

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
SEPTEMBER 22, 2025
6:00 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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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. 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.

ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – OPENING ITEMS - PART 1

ITEM A. – PLEDGE OF ALLEGIANCE

ITEM B. – STATEMENT OF CONFLICT OF INTEREST

ITEM C. – MAYOR'S INSPIRATION AWARDS

ITEM 4 – MEETING RECESS

ITEM 5 – OPENING ITEMS - PART 2

ITEM A. – PROCLAMATION - SEPTEMBER HUNGER ACTION MONTH

ITEM B. – PROCLAMATION - OCTOBER AS CYBERSECURITY AWARENESS MONTH

ITEM C. – COLORADO LOTTERY STARBURST AND PEOPLE'S CHOICE AWARDS FOR BEAR CREEK TRAIL

ITEM 6 – INITIAL 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.

**CONSENT AGENDA
ORDINANCES ON FIRST READING**

ITEM 7 – – RESOLUTIONS

**ITEM A. – APPROVING THE 2026 BUDGET FOR THE ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)**

**ITEM B. – APPROVING THE 2026 OPERATING PLAN FOR THE ALAMEDA
CORRIDOR BUSINESS IMPROVEMENT DISTRICT (BID)**

**ITEM C. – R-2025-58 – APPROVING THE 2026 BUDGET FOR THE LAKEWOOD-
WEST COLFAX BUSINESS IMPROVEMENT DISTRICT (BID)**

**ITEM D. – APPROVING THE 2026 OPERATING PLAN FOR THE LAKEWOOD-
WEST COLFAX BUSINESS IMPROVEMENT DISTRICT (BID)**

**ITEM E. – APPROVING THE NOMINATION OF RYAN MCNEILL FOR
APPOINTMENT TO THE BOARD OF DIRECTORS FOR THE
LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
(BID)**

- F. APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
JEFFERSON COUNTY, THE CITY OF ARVADA, THE CITY OF
EDGEWATER, THE CITY OF GOLDEN, THE CITY OF
WESTMINSTER, AND THE CITY OF WHEAT RIDGE REGARDING
REGIONAL COLD WEATHER RESPONSE FOR THOSE
EXPERIENCING HOMELESSNESS

ITEM 8 – – ORDINANCE ON FIRST READING

ITEM A. – O-2025-30 – 1ST READING ORDINANCE - ZONING CODE: ZONING MAP

ITEM 9 – – APPROVING MINUTES OF THE CITY COUNCIL MEETINGS

END OF CONSENT AGENDA

ITEM 10 – ITEMS REMOVED FROM CONSENT AGENDA

**ORDINANCES ON SECOND READING
AND PUBLIC HEARINGS**

ITEM 11 – – PUBLIC HEARINGS — ORDINANCE ON SECOND READING

- A. VACATING RIGHT OF WAY LOCATED AT 10500 WEST 25TH AVE.,
LAKEWOOD, COLORADO
- B. AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND
REPLACING ARTICLE 3 OF TITLE 17 OF THE LAKEWOOD
MUNICIPAL CODE

ITEM 12 – GENERAL BUSINESS

ITEM 13 – EXECUTIVE REPORT

ITEM 14 – MAYOR AND CITY COUNCIL REPORTS

ITEM 15 – ADJOURNMENT

[MEET_FOOT]

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 3

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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 3C

To: Mayor and City Council
From: Benjamin Goldstein, Deputy City Manager
Subject: **Mayor's Inspiration Awards**

SUMMARY STATEMENT: City Council will formally recognize and honor nine remarkable residents, businesses and organizations for their inspiring work and commitment in the community with the Mayor's Inspiration Award.

A panel of evaluators made up of city staff and resident volunteers reviewed the 19 nominations and Mayor Wendi Strom made the final selection based on contributions in community engagement, collaboration, inclusiveness, diversity, innovation and community impact.

BACKGROUND INFORMATION: The Mayor's Inspiration Award's inaugural year was 2017. The Lakewood Advisory Commission, which consists of residents who advise City Council on issues important to Lakewood, recommended the creation of the award to acknowledge those having a significant impact in the community. The awards program is also carrying forward the values of the All-America City Award that Lakewood won in 2016 and 2011 by recognizing contributions in community engagement, collaboration, inclusiveness, diversity, innovation and community impact. Due to the COVID-19 pandemic, there was no 2020 Mayor's Inspiration Awards process.

Individual Winners:

- Gerald Hilton
- Felix Cook, Sr. (In Memoriam)
- Amber Varwig
- Doug and Judy Whitten
- Ellen Rucker

Organizational Winners:

- 40 West Arts District
- The Chanda Center for Health

Business Winners:

- Westerra Credit Union
- VL Builders

BUDGETARY IMPACTS: This is no significant budget impact associated with the recognition of

these award winners.

STAFF RECOMMENDATIONS: Staff recommends that City Council recognize the selected winners.

ALTERNATIVES: City Council could decide to postpone or delay the recognition to a later time.

PUBLIC OUTREACH: Significant public outreach regarding the awards has occurred, including promotion in Looking@Lakewood, the Friday Report and on social media and various media outlets.

NEXT STEPS: There is no further action required for this item.

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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 4

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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 5

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 5A

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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 5B

To: Mayor and City Council
From: Alina Walters, Chief Information Officer
Subject: **Proclamation - October as Cybersecurity Awareness Month**

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. Proclamation - October 2025 as National Cyber Security Awareness Month

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

PROCLAMATION

RECOGNIZING OCTOBER 2025 AS NATIONAL CYBER SECURITY AWARENESS MONTH

- WHEREAS,** National Cybersecurity Awareness Month emphasizes making cybersecurity a shared responsibility and empowering our community with knowledge and resources to protect their digital lives and promote safe online practices; and
- WHEREAS,** the City of Lakewood relies on digital information systems to support essential functions, emergency response, and public safety services; and
- WHEREAS,** advances in technology bring increasing threats of cyberattacks that can cause financial losses and privacy breaches; and
- WHEREAS,** education and collaboration enhance our cybersecurity posture, encouraging vigilance and proactive behaviors to prevent cyber incidents; and
- WHEREAS,** the City of Lakewood is dedicated to identifying, preventing, and responding to cyberattacks to protect sensitive information and ensure operational continuity; and
- WHEREAS,** as we observe the 21st anniversary of Cybersecurity Awareness Month, we recognize the progress in cybersecurity education, the need for ongoing vigilance, and the professionals protecting our digital world; and
- WHEREAS,** the City of Lakewood joins the nation in recognizing October as National Cybersecurity Awareness Month.

NOW, THEREFORE, on behalf of the City Council and the people of the City of Lakewood, I, Wendi Strom, Mayor of the City of Lakewood, Colorado, by virtue of the authority vested in me, do hereby proclaim

OCTOBER 2024 AS NATIONAL CYBER SECURITY AWARENESS MONTH

GIVEN under my hand and Seal of the City of
Lakewood, this 22nd day of September 2025.

Wendi Strom, Mayor

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 5C

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: SEPTEMBER 22, 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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7A

To: Mayor and City Council

From: William Chan, Economic Development Director & LRA Executive Director , +1
3039877732

Subject: **Annual Approval of Alameda BID 2026 Budget**

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

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

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

The attached 2026 ACBID Budget has been approved by the BID Board.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends the City Council approves resolutions approving the 2026 Budget for the Alameda Corridor Business Improvement District.

ALTERNATIVES: The City Council may decide not to approve the resolution for the Alameda Corridor Business Improvement District 2026 Budget.
The City Council may take action to table consideration of these resolutions to a future date.

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

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

NEXT STEPS: None

ATTACHMENTS:

1. Resolution R-2025-56
2. ACBID 2026 Budget
3. ACBID Resolution 2025-11

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

R-2025-56

A RESOLUTION

APPROVING THE 2026 BUDGET FOR THE ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's 2026 Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID 2026 Budget as presented by the BID.

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

SECTION 1. The Alameda Corridor BID 2026 Budget for the Alameda Corridor Business Improvement District is hereby approved.

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

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

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 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 McKenny Brown, City Attorney

**Alameda Corridor Business Improvement District
2026 Budget and Mill Levy: 5.72 mills**

	Total Actual thru 6/30/2025	2025 Budget	2026 Proposed Budget
Income			
Grant Revenue		60,000.00	
Interest - Property Tax		75.00	75.00
Interest-savings/short-term inv	4,620.67	5,000.00	5,000.00
LRA-Lakewood Reinvestment Auth	11,297.30		
Miscellaneous Income		2,500.00	2,500.00
Property Taxes	648,773.21	725,000.00	725,000.00
Reimbursements Received			
Specific Ownership Taxes	17,941.74	40,000.00	40,000.00
Total Income	\$ 682,632.92	\$ 832,575.00	\$ 772,575.00
Gross Profit	\$ 682,632.92	\$ 832,575.00	\$ 772,575.00
Expenses			
Administrative Expenses			
Advertising			
Audit	2,640.00	5,700.00	5,700.00
Bank Fees	16.75	20.00	20.00
Computer		2,340.00	
Internet, Supplies & Software	225.00	4,000.00	4,997.00
IT Support & Website Compliance			6,768.00
Total Computer	\$ 225.00	\$ 6,340.00	\$ 11,765.00
Dues/Subscriptions/Permits	1,224.31	2,000.00	2,000.00
Legal/Professional Services	352.00	3,500.00	3,500.00
Liability & Work Comp Insurance	5,308.98	12,000.00	12,000.00
Miscellaneous		300.00	300.00
Office Supplies/Printing	2,529.29	700.00	700.00
Postage	1.10	200.00	200.00
Rent	7,528.53	16,292.00	11,856.00
Staff Education & Training	12.61	3,000.00	1,000.00
Telephone and Internet	1,396.61	3,500.00	moved to computer
Travel & meetings expenses			
Board Training		1,000.00	1,000.00

Meeting Expenses & Conferences	1,212.88	1,000.00	3,000.00
Total Travel & meetings expenses	\$ 1,212.88	\$ 2,000.00	\$ 4,000.00
Total Administrative Expenses	\$ 22,448.06	\$ 55,552.00	\$ 53,041.00
Membership Dues	\$ 525.00		
Other			
LCC Property Tax Reimbursement			
Treasurers Fee		4,725.00	4,725.00
Urban Tax/Int	200,724.18	121,000.00	121,000.00
Total Other	\$ 200,724.18	\$ 125,725.00	\$ 125,725.00
Programs and Initiatives			
BID Events - Blarney, Cider Days, Movie, Cruiser Rides	14,445.79	20,000.00	22,000.00
Corridor Landscape Maintenance	78,818.62	160,000.00	130,000.00
Economic Dev - General	1,305.00	12,500.00	10,500.00
Grants			
Beautifying Alameda Grants		30,000.00	30,000.00
Businesses Grants	50,000.00		
Greening Alameda Grants		15,000.00	12,500.00
Securing Alameda Grants	15,000.00	30,000.00	20,000.00
Total Grants	\$ 65,000.00	\$ 75,000.00	\$ 62,500.00
Sponsorships - Belmar, Lakewood, BGC, YA, DCI	27,500.00	65,000.00	65,000.00
Street Beautification	18,331.37	50,000.00	50,000.00
Total Programs and Initiatives	\$ 205,400.78	\$ 382,500.00	\$ 340,000.00
Services Contract (AGCA)			
Administration	120,000.00	240,000.00	252,000.00
Total Services Contract (AGCA)	\$ 120,000.00	\$ 240,000.00	\$ 252,000.00
Total Expenses	\$ 549,098.02	\$ 803,777.00	\$ 770,766.00
Net Operating Income	\$ 133,534.90	\$ 28,798.00	\$ 1,809.00
	2025		2026
Fund Balance estimates at year end	\$ 376,000.00		\$ 300,000.00

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

Resolution No. 2025-11

**A RESOLUTION APPROVING THE PROPOSED 2026 BUDGET FOR
THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT**

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

Section 1. The Board of Directors reviewed the proposed 2026 Budget for the Alameda Corridor Business Improvement District at a regular board meeting held on August 28, 2025. This meeting was properly called and posted in accordance with Colorado Law and open to the public.

Section 2. The Board hereby approves and adopts the proposed 2026 ACBID Budget and authorizes its submission to the City of Lakewood for approval.

ADOPTED AND APPROVED this 28th day of August 2025.

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

By: _____

Board Officer

ATTEST:

By: _____

Clare Johnson, Secretary

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7B

To: Mayor and City Council

From: William Chan, Economic Development Director & LRA Executive Director , +1
3039877732

Subject: **Annual Approval of Alameda BID 2026 Operating Plan**

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

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

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

The attached 2026 ACBID Operating Plan has been approved by the BID Board.

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

STAFF RECOMMENDATIONS: Staff recommends the City Council approves the resolution of 2026 Operating Plan for the Alameda Corridor Business Improvement District.

ALTERNATIVES: The City Council may decide not to approve the resolution for the Alameda Corridor Business Improvement District 2026 Operating Plan.
The City Council may take action to table consideration of this resolutions to a future date.

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

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

NEXT STEPS: None

ATTACHMENTS:

1. Resolution R-2025-57
2. ACBID 2026 Operating Plan
3. ACBID Resolution 2025-10

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

R-2025-57

A RESOLUTION

APPROVING THE 2026 OPERATING PLAN FOR THE ALAMEDA CORRIDOR
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Alameda Corridor Business Improvement District (the "BID") has filed with the City Clerk the BID's 2026 Operating Plan, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the Alameda Corridor BID 2026 Operating Plan as presented by the BID.

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

SECTION 1. The Alameda Corridor BID 2026 Operating Plan for the Alameda Corridor Business Improvement District is hereby approved.

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

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

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 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 McKenny Brown, City Attorney

Alameda Corridor Business Improvement District 2026 OPERATING PLAN

I. INTRODUCTION AND BACKGROUND

The Alameda Corridor Business Improvement District (ACBID) 2026 Operating Plan and Budget:

Pursuant to the Colorado Business Improvement District Act at Section 31-25-1202, Colorado Revised Statutes, the Alameda Corridor Business Improvement District (ACBID) serves the public purposes of promoting the health, safety, prosperity, security and general welfare of the inhabitants of the ACBID service area, the property owners therein, and all the people of the state; will promote the continued vitality of commercial business areas within the City of Lakewood; and will be of special benefit to the property within the boundaries of the district. ACBID was formed in 2003 by vote of the commercial property owners on West Alameda.

ACBID Mission and Vision Statements:

Mission: We promote a vibrant community in the Downtown Lakewood Business Corridor through thoughtful financial stewardship and strategic partnerships.

Vision: Inspiring a thriving business corridor where people desire to be.

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

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

ACBID Service Area: The ACBID service area is situated along West Alameda Avenue in Lakewood, CO. ACBID primarily promotes businesses and organizations in its service area.

The boundaries of the ACBID service area are Denver at Sheridan Boulevard at its eastern edge; with Carr Street at its western edge on the north side and Ohio Ave on the south side. An interactive map can be found on the ACBID website.

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

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

East of the core, extending to Sheridan Blvd., the service area includes the major redevelopments of:

- All-Star Ballpark
- Gold Crown Foundation Fieldhouse
- Red Rocks Church
- Metro West Housing Solutions Fifty-Eight Hundred
- Alameda Crossing Shopping Center, which includes the Ballmer Peak Distillery
- Solera Bank

ACBID Brand: ACBID views all potential programs and projects through the filter of its brand. ACBID's brand is built upon its adopted mission and vision of promoting a thriving community and vibrant business corridor on W. Alameda. The cornerstone of this brand is focusing resources on creating a sense of place in Downtown Lakewood on the Alameda Corridor through relationship building, public events, increasing public safety, and street beautification.

II. EXECUTIVE SUMMARY

Introduction: The ACBID Board of Directors has identified four, top-priority, long-term major initiatives for its service area focused around Placemaking on the Alameda Corridor:

- Economic Development and Marketing
- Corridor Beautification
- Sustainability
- Corridor Safety and Security

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

ACBID also promotes the Alameda Corridor with strategic event sponsorships, business grant opportunities, and community partnerships.

A multi-modal transportation system serving all users is vital to economic development. West Alameda Avenue provides a safe corridor for all forms of travel including bicycle, electronic bicycle, electronic scooter, pedestrian, wheelchair, and public transit. In 2026 ACBID will continue to work with the City of Lakewood and other partners to expand transportation choices and mobility as well as foster pedestrian and driver safety along the Alameda Corridor.

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

In March 2022 ACBID assumed responsibility for management and stewardship of the extensive landscape improvements built for the Alameda Streetscape Project. This investment stretching from Wadsworth Blvd to Sheridan Blvd was completed in 2020. ACBID's goal is to maintain attractive, sustainable, drought-resistant landscaping on the Alameda corridor to foster a thriving environment for businesses and residents.

Additionally, since 2007 ACBID has added over 120 public art installations to the creative landscape in the service area as part of the Arts Along Alameda program. ACBID public art installations are a major component of the Lakewood Public Art Master Plan (updated, 2025). In the past six years ACBID has expanded its public art programs to include wall murals, mobile murals, traffic box art wraps, sidewalk history icons, sidewalk murals, and storm drain art wraps.

Further, in 2022 ACBID officially launched the *Discover Alameda* trail. *Discover Alameda* brings together all the public art, history and landscape elements on the Alameda Corridor to create a unique user experience (through a smart phone app and printed map distributed at various public locations in the area).

Sustainability: Sustainability is a core value of ACBID with the long-term vision of transforming Alameda into a sustainable business corridor. ACBID supports sustainability through promotion of energy efficiency and recycling, financial support for the City of Lakewood's Earth Day Celebration and other initiatives. Additionally, ACBID follows sustainable practices in management of landscaping on the Alameda Corridor.

Corridor Safety and Security: ACBID, since its inception, has aligned with and promoted the programs and initiatives of the Lakewood Police Department including Crime Prevention Through Environmental Design (CPTED). In 2023, ACBID launched a Security Grants program for improvements such as security lighting, surveillance cameras, and fencing. In 2024 ACBID rebranded this grants program as “Securing Alameda”. This program will continue in 2026.

In 2023 ACBID began holding regular business crime roundtable meetings for Alameda corridor businesses. The primary goal of these roundtables is to facilitate discussion on crime challenges, concerns, and best practices on retail security. These roundtables will continue in 2026. Additionally, ACBID is working with the Lakewood Police Department on a Pilot “Hot Spot Extra Patrols” Program to further enhance crime deterrence. Since 2022, ACBID has followed a zero-tolerance policy for graffiti in its service area. ACBID intends to continue this successful policy in 2026.

Finally, ACBID released a public survey in 2025 asking local businesses and property owners for data and anecdotes about their experiences with both nonviolent and violent crime. The data will be released in the fall of 2025 and will help craft future initiatives and investments

III. PROGRAMS AND INITIATIVES

A. ECONOMIC DEVELOPMENT AND MARKETING

Introduction:

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

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

The 2026 ACBID operating plan recognizes the continued support of the Belmar District, (Downtown Lakewood); Lakewood City Commons; and redevelopment efforts among properties along the Alameda Corridor, including Belmar Crossing and Alameda Crossing Shopping Centers. ACBID will identify and support programs that strengthen the marketing efforts of area merchants.

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

Placemaking- Economic Development and the Arts:

ACBID supports ongoing promotion of creative industries to enhance economic development opportunities on the Alameda Corridor. In 2025 ACBID began the process of forming a Call Yourself Creative district for Downtown Lakewood through Colorado Creative Industries. The goal of forming a creative district is to draw visitors to Downtown Lakewood through an arts experience unique to the Alameda Corridor.

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

Economic Development and Marketing Programs and Initiatives:

Communication/Marketing Services

- **Email Newsletters and Social Media-** AC/ACBID weekly email marketing newsletters are sent to an expanding list of over 3200 business and community leaders gathered through extensive ongoing community engagement and outreach, an almost 50% increase since 2023. The weekly marketing newsletter promotes corridor events and the district's businesses and organizations by strategically targeting Lakewood residents in outlying neighborhoods to increase customer traffic and business profitably along the corridor. It also promotes business development courses through the Colorado Small Business Development Center and SCORE Denver to encourage our small businesses' success.

Partner postings, events and other information are shared daily via Facebook and Instagram. We also use LinkedIn, YouTube, Reddit, and MailChimp as relevant. ACBID staff continuously work to improve and expand these social media communications.

- **Website and Branding-** Alameda Connects and ACBID maintain their separate websites with some shared content. ACBID uses its website to promote the mission and vision of the BID; provide information regarding BID board meetings, board member listings; a map of the service area, and BID projects along the corridor.

Outreach to Businesses in the ACBID Service Area- Relationship building is key to successful economic development. Best practices, for business improvement districts, include regular outreach to businesses and property owners as well as service area residents and community members within our “Impact Ecosystem”. ACBID has developed and expanded an outreach plan emphasizing individual written and personal contacts via business visits with businesses, commercial property owners, and nonprofit organizations on the Alameda Corridor.

ACBID has expanded use of Neon, our Customer Relationship Management system (CRM). Working from the various databases available to us, we uploaded information about property owners, business owners, store managers, and more for each address point in the BID boundaries to have information readily available to us. We also created an interactive map for our website, clearly identifying the ACBID boundaries and the businesses within them, to help property and business owners better visualize their role in the community. We developed marketing materials in both English and Spanish and bring these to every event and business visit.

Additionally, as part of a new outreach initiative, all ACBID businesses are now “Honorary Level” Alameda Connects members. This level of membership provides all BID members access to the weekly e-newsletter, attendance at the monthly community meeting, business and property grants, and invitations to VIP networking events with the Alameda community. They receive a window decal promoting Alameda Connects to showcase pride in the Alameda corridor and to encourage brand recognition. We urge those businesses, with Honorary Level status, to upgrade their membership for more perks, such as advertising in our e-newsletter and supporting the organization in general. The purposes of this outreach initiative are to increase awareness of the BID and its programs, increase engagement with businesses in the BID service area, and contribute to the attraction/retention of quality enterprises.

Grants Programs- In 2021 ACBID expanded its strategic grants programs to invest in businesses and nonprofits on the Alameda Corridor. 2026 grants programs have been uniformly branded highlighting our priorities, such as “Securing Alameda”, “Beautifying Alameda”, “Greening Alameda”, etc. These programs will launch at different times of the year depending on availability of funds:

- *ACBID “Beautifying Alameda” Grants* for transformational improvements to commercial properties on the Alameda Corridor.
- *“Greening Alameda” Energy Grants Program*- Energy efficiency grants program for businesses completing free energy audits to help them implement audit recommendations.
- *“Securing Alameda” Grants* for safety improvements based on CPTED recommendations.

Strategic Public Event Sponsorships and Promotion- Public events are a key component of placemaking - bringing people together to create an emotional connection to community through music and fun. In 2025, ACBID continued and expanded its strategic sponsorship and active promotion of exciting public events, on the Alameda Corridor, through our e-newsletter and social media.

Sponsored and/or promoted events for 2025-26 include:

- Farmers' Market at Mile-Hi Church
- City of Lakewood Events:
 - Big Belmar Bash, with Belmar
 - Mayor's Tree Lighting
 - Sounds Exciting Summer Concert Series
 - Summer Bike to Work-Day
 - Lakewood Cider Days, ACBID Music Stage with local musicians and bands representing the spectrum of Americana music including bluegrass, country, mariachi, blues, indigenous, and roots music.
- Belmar Events
 - Belmar concerts and events
- ACBID/Alameda Connects Events
 - Monthly Community Cruiser Bike Rides in the summer starting and ending in Belmar.
 - Monthly community meetings open to everyone.
 - Alameda Connects Free Summer Movie in the Park at O'Kane Park with a family-friendly movie.
 - Blarney on Belmar St. Patrick's Day Festival, in March, with local and internationally renowned Irish music groups.
 - Free Haunted History walking tours of Heritage Lakewood in October, in collaboration with Heritage Lakewood and the Belmar Library.
 - Weird Lakewood History – Informal history talks at a local watering hole in the Alameda Corridor area.

In 2026 the emphasis will remain on evaluation of strategic event sponsorships to highlight and create a sense of place on the Alameda Corridor. In addition, ACBID is working in partnership with AC, the City of Lakewood, and other partners to look for opportunities to bring exciting new events to the Alameda Corridor.

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

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

Transportation and Mobility- A world-class multi-modal transportation system, serving all users, is vital to economic development. The Alameda Streetscape Project brought new, 10-foot-wide concrete multi-use paths to long stretches of Alameda east of Wadsworth, improving the existing trail system. These sidewalks created a safer and more enjoyable experience for all forms of travel including bicycle, e-bicycle and scooter, pedestrian, wheelchair, and public bus transit. ACBID supports and participates in planning for future public transit improvements for West Alameda, including a possible RTD bus rapid transit line and a circulator bus to connect Alameda with RTD's West Line.

ACBID supports transportation mobility through the following programs and efforts:

- Sponsorship of activities for Lakewood's Bike to Work-Day
- Sponsorship of summer Saturday Cruiser bike rides in Belmar to encourage cycling on the Alameda Corridor
- Installation of bicycle infrastructure facilities including bike racks and bike repair stations.
- Educational outreach on pedestrian and cyclist safety in partnership with the City of Lakewood Traffic Operations and Bicycle Colorado
- Staff participation in the Lakewood Bike Master Plan Process.
- Staff participation in the DRCOG Sheridan Study focus group
- Staff participation in the DRCOG Alameda Study focus group

B. SUSTAINABILITY

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

Sustainability Programs and Initiatives Ongoing in 2026:

- *Promotion of Business Energy Audits-* Partnering with the Lakewood Sustainability Division to promote free energy audits from Xcel Energy for all businesses on the Alameda Corridor.
- *Promotion of Recycling-* ACBID is committed to making all its events as close to zero waste as possible with recycling containers donated by Zero Waste Services in 2020.
- *Storm Drain Art Program-* Program to enhance stormwater infrastructure, with colorful artwork, and to educate the public on stormwater and the importance of protecting water quality. This project furthers ACBID's established priorities of street beautification and sustainability.
- *Sustainable Landscape Maintenance-* ACBID works with its landscape contractor to sustainably manage the landscape maintenance for the Alameda Streetscape Project. This includes maintaining pollinator friendly plants and drought tolerant native grass areas and continually seeking out and applying for relevant grants to support these initiatives.

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

C. CORRIDOR BEAUTIFICATION

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

Street Beautification Programs and Initiatives:

Landscape Stewardship: The LRA and Lakewood Public Works worked with Civitas Landscape architects to design the Alameda Streetscape Project (ASP). Constructed between 2018 and 2020 the purpose of this extensive and transformative project was to create a sense of place and a unique streetscape appearance along Alameda. The ASP is comprised of place-making improvements intended to bolster the economic vitality of the Alameda corridor in Lakewood, helping to produce lasting benefits to the local economy — and branding the Alameda Corridor as a well-designed, efficient area where businesses thrive. Motorists, pedestrians, bicyclists, and mass transit users also find the corridor more visually interesting, inviting, and accessible.

More than 5 years in design and planning, the project included both hardscape and softscape improvements. Then softscape includes a carefully designed mix of trees; planting beds with low water use deciduous shrubs and ornamental grasses; and native grass areas, planted with a native grass mix or Blue Grama – Colorado’s official state grass. The intention behind the native grass areas is to create a grassland appearance like the short grass prairie of Colorado.

The plantings included over 6000 plants and an extensive irrigation system requiring regular maintenance and repairs. In addition to appearance, the landscaping was designed as a refuge for pollinators- bees, butterflies and other insects. The landscape design included pollinator friendly plants such as Red Yucca, Catmint, and Spirea.

In March of 2022 ACBID assumed responsibility for management and stewardship of the softscape landscaping under an IGA with the LRA and City of Lakewood. The improvements installed for this project are a key component of ACBID’s street beautification program. ACBID is working with its contractor and the City of Lakewood on planning for the sustainable, long-term management of landscape improvements on West Alameda.

Long-term, sustainable stewardship of the public investment in Alameda landscape improvements requires continued cooperation between the City and ACBID. ACBID will commit financial resources to maintenance as well as oversight of maintenance activities. Additionally, successful ongoing maintenance requires both financial and in-kind contributions from the City.

Public Art and Arts Along Alameda- Public art is another important component of placemaking. In March 2025, Lakewood adopted a new Public Art plan. The value of public art is shown by the results of the public survey, conducted for the plan, showing 85% of Lakewood residents responding said they’ve noticed or enjoyed public art and 65% saying the arts are *very important* to their families. Public Art Is *free*, outdoors, and integrated into parks, trails, neighborhoods, and transit areas. Public art enhances placemaking, promotes tourism, boosts small business visibility, and fosters pride and inclusivity.

From its formation, ACBID has strongly supported public art on the Alameda Corridor. ACBID’s financial investments in public art, to date, total over \$750,000 with over 120 public art installations commissioned or sponsored.

Under its Arts Along Alameda program, ACBID purchases, or commissions, sculptures and murals for placement at locations on the Alameda Corridor. Installations as part of Arts Along Alameda are:

- “Flow” - Alameda and Sheridan median, (2007)
- “Actors” - Allison/Alameda median (2009)
- “Aspens and the Moon” - Allison north Civic Center round-a-bout (2009)
- “Joyfully Dancing” - Belmar Library round-a-bout (2010)

- “Rayonism” - Belmar Crossing Shopping Center (2011)
- “A Girls Best Friend” - 7301 W. Alameda – D’Anelli Bridal (2014)
- “Griesal Grasses” - north end of the Civic Center Plaza (2016)
- “Girasoles” (Sunflowers) - Metro West Housing Solutions 5800 (2018)
- “Tree of Life” - Village at Belmar (2018)
- “American Primitive” - Young Americans Center for Financial Education (2018)
- “Eye on the Ball” - All Star Park (2019);
- “Desert Plants” - Belmar Crossing Shopping Center at Saulsbury and Alameda (2019)
- “Arc of Peace”- in front of the Village at Belmar on the northwest corner of Yarrow and Alameda (2019)
- “Steel Dream” – “Belmarsh Pond” in the far SE corner of Belmar (2021)
- “Windy Daze” – “Belmarsh Pond” in the far SE corner of Belmar (2021)
- Wood Carvings Art at the Pierce And Alameda bench area (2023)

In 2018 ACBID added murals to its arts program with these murals completed to date:

- Wall mural on the Belmar Whole Foods parking garage across from Chuy’s (2018)
- Wall mural at Panaderia Rodriguez (2018)
- Wall mural at Village Roaster (2018)
- Mobile plywood mural called “Spirits of the Plaines” on the east wall of the Belmar Hyatt, (2020)
- Eight mobile murals created for display in Belmar (2020)
- Murals on the back of 8 bus shelters on Alameda in 2021 and 2024.

Discover Alameda- Arts and Nature Trail Experience- In 2022 ACBID formally launched *Discover Alameda*. The goals for *Discover Alameda* are to: (1) promote the health of the community by providing opportunities for safe, active, and sustainable transportation and recreation; (2) to advance economic development by drawing more visitors to the Alameda Corridor; and (3) serve the general welfare of the community by creating an educational resource for outdoor public art, history, and nature education.

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

In 2024, ACBID released the *Discover Alameda Art & History Downtown Guide*. This paper guide to art and history in Downtown Lakewood is available at the Lakewood Cultural Center, Heritage Lakewood Museum, Belmar Library; and many other locations.

The major elements of *Discover Alameda* include:

- *History on the Alameda Corridor*- The *Discover Alameda* experience includes sandblasted blue sidewalk history icons, placed to allow the public to take self-guided history tours and participate in organized bike and walking tours. ACBID has installed a total of 16 history icons to date with plans to add 1-2 per year until the entire corridor is included.
- *Pocket Parks Program*- In 2021 ACBID completed installation of the first pocket park at the Chase Street benches location, with new matching benches, a trash can, bike repair station, and inspirational, historic, nature quotes in the concrete. The purpose of this program is to create pedestrian and cyclist rest and gathering spaces, to enhance the *Discover Alameda* experience. In 2025, ACBID installed new solar lighting, at this location, to improve safety and security.
- *Traffic Box Art Wraps*- In 2019 ACBID launched a program to wrap city electrical boxes, on Alameda, with colorful art wraps as part of its *Discover Alameda* vision. ACBID completed the first phase in 2019-2020, with installation of nature themed art wraps, on a total of twelve electrical boxes, at ten intersections on Alameda from Depew to Garrison. In 2021, ACBID added seven additional box art wraps, bringing the total to 19.

Street Beautification Grants Programs

- *“Beautifying Alameda” Grants Program*- In 2022, ACBID launched its “Grow Grants” program to facilitate transformational improvements on commercial properties in the Alameda service area. In 2025, ACBID launched the new “Beautifying Alameda” grants program to speed up major improvements elevating and quickly upgrading the appearance of the corridor.

New and Ongoing Beautification Programs for 2025-2026

- ***Formation of a “Call Yourself Creative” District for Downtown Lakewood***- In 2025, ACBID started the process of forming a Call Yourself Creative district for Downtown Lakewood. The goal of forming a creative district is to strengthen the sense of place in Downtown Lakewood by developing an arts experience unique to the Alameda Corridor. The first step towards certification is the DIY “Call Yourself Creative” district process. ACBID is currently working with stakeholders and partners to form the “Call Yourself Creative” District for launch in 2026.

- **Expanded Public Art Sponsorships-** To encourage more public art on the Alameda corridor, ACBID awards public art grants and sponsorships for murals and other artwork by corridor partners. ACBID was the financial sponsor for the Belmar Street Art Showcase in 2023 with 14 sidewalk murals created. In 2024, ACBID sponsored a large mural on the stairs at the Belmar Whole Foods. In 2025, ACBID provided a grant to Lakewood Kaiser for a mural on the wall of the new Kaiser building, with completion scheduled for late 2025. In 2026, ACBID will continue these grants programs to expand public art on the corridor by supporting corridor partners and stakeholders.
- **Storm Drain Art-** In 2024, ACBID partnered with the Lakewood Stormwater Management Utility in a pilot program to add water-themed artwork to storm drains and manholes on the Alameda Corridor, beginning with Belmar. This program is intended to enhance stormwater infrastructure with colorful artwork and to increase public awareness of the importance of protecting stormwater quality. The artwork is printed on adhesive aluminum wrap material and placed on the concrete next to storm drains.

The pilot was launched in 2024 with over 20 locations in Belmar. In 2026, ACBID plans to expand this program to include storm drain infrastructure art on other parts of Downtown Lakewood to touch on both the values of art and sustainability.

- **Art Wraps Program-** Blank concrete walls and other surfaces are a frequent target of graffiti taggers. In 2025, ACBID installed vinyl art wraps on 3 sections of Alameda retaining walls as part of a pilot project with the dual purposes of graffiti mitigation and increasing the presence of public artwork.

Vinyl and acrylic wraps are a cost effective and flexible way to provide more public artwork in new areas. They can be used on all types of walls, lights, sign poles, and other common structures. They are temporary, easily cleaned, and can be readily replaced by printing a new wrap. ACBID will expand this program in 2026 to cover additional walls and other types of structures.

D. CORRIDOR SAFETY AND SECURITY

Introduction: To connect people to a place they first must feel safe in public spaces. As the West Metro Denver region continues to grow, corridor safety and security are of paramount importance to ACBID, AC, the Lakewood Police Department (LPD), City of Lakewood and its partners. Long-term partnerships, with LPD and other safety-minded partners, provide a continuous pathway for making public safety and crime prevention improvements throughout the

Alameda Corridor. Crime trends, such as graffiti, retail, and auto theft, continue to be cyclical and fluid in nature, necessitating flexibility and adaptability in response. As conditions change and evolve, ACBID will continue to work with its partners on new initiatives, to improve safety and security on the West Alameda Corridor now and in the future.

Furthermore, ACBID is dedicated to a humane and results-oriented approach to unhoused issues, on the Alameda corridor, through cooperation with the Lakewood Police, its Community Action (CAT) Team, and Homeless Navigators.

Corridor Safety and Security Programs:

Public Safety Updates at Monthly AC Community Meetings- Updates from the Lakewood Police Department and West Metro Fire Rescue are a mainstay of the AC Community Meetings, held on the first Wednesdays in January-June and September-November. These updates include valuable information and tips on crime trends, crime prevention and safety for businesses and the public.

(CPTED) "Securing Alameda" Grants Program- In 2022, ACBID launched a pilot "CPTED grants" program to facilitate crime prevention in key areas on the corridor. In 2024, ACBID renamed the program "Securing Alameda." Grants are awarded for improvements such as security lighting and surveillance camera systems. In addition, ACBID continues to monitor new developments in the security technology field to help corridor businesses improve security and thrive.

Semi Annual Business Crime Prevention Roundtables- In 2023, ACBID and Alameda Connects began holding quarterly business crime prevention roundtables, for corridor businesses, with representatives from the Lakewood Police Department, Jefferson County District Attorney's office and others. Our goal is to give businesses an opportunity to discuss their challenges and concerns, ask questions, and share best practices for crime prevention. These well-attended roundtables feature different topics such as retail theft and fraud prevention. These roundtables will continue in 2026.

Zero Tolerance Graffiti Removal Policy- All graffiti on ACBID artworks, benches and other structures is removed immediately by ACBID staff or contractors. Graffiti on other public and private property is reported the same day through Request Lakewood.

Expanded Solar Security Lighting- Some pedestrian segments of the Alameda corridor, east of Pierce Street, are poorly lit, leading to safety concerns. To improve safety and security ACBID installed two solar lights at the Chase St. covered benches area in 2025. ACBID plans to continue this strategic lighting program in 2026.

IV. COMMUNITY ADVOCACY

In addition to its key priority programs, ACBID works with Alameda Connects to promote and champion positive change in the Lakewood Community. This is done through:

- Participation in City of Lakewood planning task forces and working groups.
- Written comments to Lakewood City Council on important issues.
- Letters of support for projects and grant applications by Lakewood Community Resources, Public Works, and other departments.

V. SUMMARY

ACBID will work with our community to confront challenges, while moving forward with planned projects for corridor improvement. To continue building a sense of place ACBID will expand on its street beautification, economic development, sustainability, and public safety initiatives, in 2026, and beyond.

VI. CORRIDOR MANAGEMENT

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

The current ACBID directors are:

Director	Term
Ed Boyle – <i>Belmar Crossing Shp Ctr</i>	3 years-07/01/23-6/30/26
Max De La Bruyere – <i>Alameda Crossing Shp Ctr</i>	3 years-07/01/25-6/30/28
Sonya Estes- <i>Runner’s Roost</i>	3 years-07/01/24-6/30/27
Patty Denny – <i>Telluride Truffle</i>	3 years-07/01/23-6/30/26
Teri Romero, <i>Kaiser Permanente</i>	3 years- 07/01/25-6/30/28
Susan Summers – <i>Lakewood City Commons</i>	3 years- 07/01/25-6/30/28
Heidi Westlund– <i>Belmar/Bridge 33 Capital</i>	3 years-07/01/25-06/30/28

Additional duties and responsibilities include:

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

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

Resolution No. 2025-10

**A RESOLUTION APPROVING THE PROPOSED 2026 OPERATING
PLAN FOR THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT
DISTRICT**

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

Section 1. The Board of Directors reviewed the proposed 2026 Operating Plan for the Alameda Corridor Business Improvement District at a regular board meeting held on August 28, 2025. This meeting was properly called and posted in accordance with Colorado Law and open to the public.

Section 2. The Board hereby approves and adopts the proposed 2026 ACBID Operating Plan and authorizes its submission to the City of Lakewood for approval.

ADOPTED AND APPROVED this 28th day of August 2025

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

By:  _____
Board Officer

ATTEST:

By:  _____
Clare Johnson, Secretary

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7C

To: Mayor and City Council

From: William Chan, Economic Development Director & LRA Executive Director , +1 3039877732

Subject: **Annual Approval of West Colfax BID 2026 Budget**

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

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

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

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

The attached 2026 BID Budget, BID Operating Plan has been approved by the BID Board.

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

STAFF RECOMMENDATIONS: Staff Recommends Council moves and votes in favor of the 2026 Lakewood-West Colfax Business Improvement District Budget and Operating Plan.

ALTERNATIVES: City Council could vote to not approve a resolution approving the 2026 Lakewood-West Colfax Business Improvement District Budget and Operating Plan.

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-2025-58
2. 2026 LWCBID Operating Plan & Budget

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

R-2025-58

A RESOLUTION

APPROVING THE 2026 BUDGET FOR THE LAKEWOOD-WEST COLFAX
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Lakewood-West Colfax Business Improvement District (the "BID") has filed with the City Clerk the BID's 2026 Budget, attached hereto, and requested that the City Council review and approve these documents; and

WHEREAS, the City Council has reviewed the West Colfax BID 2026 Budget as presented by the BID.

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

SECTION 1. The West Colfax BID 2026 Budget for the West Colfax BID Business Improvement District is hereby approved.

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

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

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 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 McKenny Brown, City Attorney



LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Operating Plan & Budget 2026

CORRIDOR CONTEXT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Also in 2021, as planned, we wrapped up our ten-month-long review and update of the West Colfax VISION 2040 Action Plan. The BID team of Yoshida and Marino first formed a core team to discuss the process and then rolled out a plan that involved recruiting 20+ West Colfax Ambassadors to serve on a review committee. This collection of people was called the Vision Implementation Group or (the VIG for short). More than two dozen ambassadors signed up to participate in a review process, with the following stated purpose: *The **Vision Implementation Group** exists to provide an inclusive community forum to integrate input, distill ideas, isolate priorities, marshal resources, and report status on the West Colfax Vision 2040 Action Plan.*

As stated prior, the purpose in convening this group was to ensure the Vision 2040 Plan remains current by revisiting priorities every 5-years. Starting in August 2020, amid a global pandemic, this Vision Group met monthly (sometimes twice) via Zoom and rated the importance of every goal in the original plan, and then they collaborated on priorities for the next 5 years, with an emphasis on revitalization strategies along the corridor's west. The schedule and activities of this endeavor (including Ambassadors' homework) is captured on the landing page for the West Colfax Ambassadors at <https://bid.westcolfax.org/2040>. Key Focus Areas were the following:

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

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

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

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

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

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

We all know that West Colfax is still in transition. There is still major work to do. The economic inequities of our society are evident here. Worsening conditions have increased homelessness and the prevalence of encampments and trash heaps. The need for more human services is profound. As vocal advocates for this community, we have been working with the city of Lakewood on these and other issues since our inception. We want to be part of the solution, but as a group of small, local, civic, and non-profit organizations, we lack the resources and capacity to make a sustained impact—but we are trying! We helped organize efforts to clean up the corridor, to support free

art programming through 40 West Arts and the ArtLine, to conduct fundraiser for local schools and nonprofits, to raise money and collect food for the Action Center, and to plan and host the first-ever FREE 40 West Summer Youth Camp at our newly renovated Hub building in 2023.

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

Together, throughout 2023-24, we have made some incremental progress—and there are positive happenings: a reopened Casa Bonita in 2023 is still generating excitement and again drawing visitors to the corridor, the West Colfax Safety and Streetscaping Project is scheduled to break ground on Phase 1 later in 2024 and on Phase 2 in 2025, a new, state-of-art Porsche dealership on Colfax by Prestige Imports is under contraction and scheduled to open in fall of 2024, multiple new TOD multifamily communities near the W Line are nearing completion, and significant redevelopment opportunities at 10th & Sheridan and Westland Town Center are in the early stages of planning. We're closer to the tipping point. Since the inception of our Arts District (2011) and its state-certification (2014), there has been a 300% increase in creative enterprises and related jobs in this area and more than 200,000 visitors to our creative venues during that time frame.

2025 ushered in more milestones and challenges. The long-awaited North Dry Gulch and West Colfax Transportation Safety projects (finally) began in earnest. These improvements will bring opportunities for new investment in redevelopment, spurring further revitalization. But economic uncertainty still casts a shadow on the future and continued challenges with our unhoused population undermines public perception of our ongoing revitalization. While we are grateful for the city's investments in ongoing services and the new navigation center to open in 2025, we also looked to the city for new policies to help address current conditions. We believe a brighter future is on the horizon. Our shared vision for West Colfax is in reach—if we can move forward with the funding, focus, and collaboration needed to address issues and challenges together.

West Colfax is the convergence of a rich history and a bright future. It is a creative community that embraces a freedom-loving lifestyle and the energy of American entrepreneurship. It's the historic soul of Lakewood. How do we leverage the nostalgia of the past, the energy of the present, and harness it for the future? The answer: continued collaboration. With sustained, integrated efforts among the City of Lakewood, our three West Colfax-based organizations—and our active businesses and neighborhoods, West Colfax can continue its renaissance and tell the world about the experiences and opportunities in Lakewood’s historic Colfax corridor . . . about a community rising up to celebrate the glory of the past and the glitter still to come.

PLAN APPROACH - BACKGROUND & FRAMEWORK

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

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

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

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

These general activity areas appear in the 2006 West Colfax Avenue Action Plan, align with the results of the 2011-12 survey of corridor property and business owners, and are referenced and updated in the 2015 adopted West Colfax Vision 2040 Action Plan (reviewed & revised in 2021.)

The following pages provide more detail on the BID Operating Plan for 2026. This year builds on

programs and activities funded and approved in the 2024-25 plans. The BID Board may amend programs in subsequent years within the categories authorized by state law and within the context of the approved annual operating plan and budget. Programs and budgets are subject to approval by the BID Board of Directors and annual review by the local jurisdiction, designated as the Lakewood City Council. The BID budget projections are based on information derived from past and current fiscal years and/or the most recent guidance from Preliminary Assessed Valuation (PAV) projections from Jefferson County.

GENERAL BID PROGRAMMING OVERVIEW

Programs and activities fall into three broad categories: 1) Economic development support and district awareness; 2) District image and identity; and 3) Program management and related communications. Please note, however, that specific programs don't always fit in a single category. Please see BID OPERATIONS: 2026 Themes, Goals, and Focus Areas for details beginning on page 11. An exploration of specific programming that spans these general themes and categories is provided therein.

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

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

Business Support Programs will help businesses stay, grow, and flourish within the Lakewood-West Colfax District. The BID will support efforts and programs for businesses that help promote collaboration among businesses and other corridor organizations for such initiatives as web awareness, promotions, media relations, social media, and special events. Our web resources (westcolfax.org, gowestcolfax.org, and 40WestArts.org), our social media platforms (Facebook,

YouTube, & Instagram), and email newsletters are the cornerstones of our business support and outreach efforts. The BID, in collaboration with our partners in Lakewood's Economic Development Department, can also provide guidance to aid businesses and developers navigating through the jurisdictional development review and permitting process.

Community Engagement Programs will help to promote the district and the businesses and destinations along the Lakewood-West Colfax Corridor. Options include collaborative planning efforts and cross-marketing activities among organizations and businesses to promote the area as well as establishing a periodical and/or other digital media to circulate within the corridor and throughout the neighborhoods to promote the corridor within the district and outside the region to attract more and new customers and more and new investment to the area.

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

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

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

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

- Gateway signs and/or treatments
- Street furniture and amenities / Bus stop improvements
- Streetscape and landscape design and implementation
- Seasonal banners and decorations (as possible)

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

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

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

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

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

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

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

Additional coordinated efforts with public and private agencies to support

“green” business practices that lead to energy and resource conservation and greater sustainability for the district.

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

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

BID OPERATIONS: 2026 MAIN THEMES

Service Impact

- Civic & Neighborhood Organization Support (free meeting space, technical assistance, micro-grants programs); Homeless Population (direct outreach and services via corridor partners)
- Corridor Identity & Clean up (wayfinding, clean-up events/services, shopping cart corrals, participant recognition)
- Local Youth/Senior Support (accessibility, free on-site programming, free transportation to events through partners agencies)

Community Engagement

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

Economic, Social, and Environmental Sustainability

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

BID OPERATIONS: 2026 GENERAL GOALS & OBJECTIVES

Service Impact

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

- Provide free meeting space for civic, community, local non-profit groups
- Contribute to the human needs of our community (*safe parking initiative, lockers, laundry, showers/bathrooms, computer use, employment opportunities*)
- Explore partnerships to provide for services for unhoused population and

innovative ways for transitional or workforce housing

Community Engagement

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

- Expand partnerships to address key issues & focus areas: *(primarily by advancing community driven goals in West Colfax ISION 2040 Action Plan)*
- Continue to offer forums for accurate information sharing to spur collaboration
- Work to create more gathering people spaces in corridor nodes *(parks/plazas and performances/green spaces)*
- Rally other companies and organizations to participate in Business & Neighborhood Watch Programs *(outreach to local businesses, neighborhoods, and apartment communities)*
- Be a force for advocacy and continued investment in the whole corridor

Economic, Social, Environmental Sustainability

GOAL: *Enhance corridor vitality through sustainable practices*

- Continue to evaluate and evolve our sustainable stewardship
- Embrace innovation to help achieve goals *(West Colfax Transportation/Safety Project, services for housing homeless population, safety & security initiatives)*
- Mindfully deploy resources in an equitable and inclusive way
- Strive to be a role model in how we honor and respect each other and the environment; be a positive force for good!

BID OPERATIONS: 2025 FOCUS AREAS

As mentioned prior, this section drills deeper into the categories and program options outlined above and provides more specificity on focus areas and programs planned for next year. Building on our 2025 programs, below are the top initiatives for 2026, including a brief descriptive statement or purpose, and a metric or metrics for each.

Background:

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

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

THEME: SERVICE

“Leadership through Service—modeling the way!”

1. Maintain ongoing operational platform and financial support for WCCA business & community programs *(monthly report dashboard metrics, including financials, membership, attendance, impact funding, & volunteerism to boards and at WCCA community meetings)*
2. Maintain ongoing operational platform and financial support for 40 West Arts programming *(quarterly report metrics – including financials, membership, programming events, visitorship, & volunteerism] to the boards and at WCCA community meeting when requested)*
3. Continue to operationalize and improve our 6501 W. Colfax Ave property and explore future option for the property to serve our community *(metrics - ensure the building is accessible for use for other local nonprofits, civic, and neighborhood groups; maintain >90% occupancy throughout 2025-26 and beyond)*
4. Continue to catalyze safety/security and identity efforts *(metrics - add 10 more participants in the Neighborhood & Business Watch Programs and conduct at least 2 Colfax clean-up and work programs [with service partners who are better equipped to provide direct outreach, services, and low-barrier-to-entry employment that helps clean-up the corridor and provides work options for the unhoused. This builds on BID-led pilot completed in 2022, and then was maintained by the city/county in 2023-24; we continue to advocate for this program--but need a new partner to replace Bayaud Enterprises].*
5. Monitor West Colfax Transportation/Safety and N. Dry Gulch Projects and convey accurate information to the community *(metrics - participate as team members throughout the City-led project and report progress to boards, at WCCA meetings; and through newsletters, recurring open houses & community input facilities)*
6. Support ArtLine/Ward 2 and West Colfax/Ward 1 beautification projects *(metric – at least 3 new or refreshed murals or art installations in 2025-26 and 2-3 new activation strategies in the district and/or around the ArtLine in 2026)*

THEME: COMMUNITY ENGAGEMENT

“Working Together—Anything is Possible!”

7. Continue to strengthen relationships with key redevelopment partners as part of the VISION 2040 Plan *(metrics - in collaboration with the city–meet with key redevelopments partners quarterly or more often as activity increases; advocate for policies that align with VISION 2040 Plan)*
8. Celebrate corridor progress via West Colfax Lately Magazine or Podcast to showcase the corridor and to recognize the people, businesses, and venues that are part of the progress *(metrics - publish, post, & promote as part of the VISION 2040 Plan in 2026 and generate at least \$10,000 in advertising revenue for the district)*

THEME: SUSTAINABILITY**“By shaping change today—we can change the world of tomorrow!”**

9. Conduct the 5-year update of Vision 2040 Plan in and continue to implement goals in the Plan and track/report progress with Sustainability as a key element *(metrics– track and report progress to the board and at community meetings; Other key considerations:*
 - *Continue to advocate for progress on North Dry Gulch Improvements*
 - *Advocate for better safety/security on RTD’s W Line (invite RTD to speak at WCCA and follow up with letter writing campaign; report on progress to the board and at WCCA meetings)*
 - *Build/Expand relationships with Artesia for Westland redevelopment, the new Casa Bonita team, and T.O.D. Properties & Trailbreak Partners for 10th & Sheridan redevelopment, and Riverpoint Partners for Brickyard redevelopment, and QuikTrip for Pierce & Colfax redevelopment (metrics - report on progress to the board and at WCCA meetings)*
 - *Continue collaborative business attraction activities with Lakewood Economic Development (metrics– hold quarterly meetings with Lakewood Economic Development staff; report on progress to the board and at WCCA meetings)*
 - *Continue to support the ArtLine and other place-making initiatives (metric - report on progress to the board and at WCCA meetings)*
 - *Continue identity and IGA maintenance programs (metrics - report on progress to the board and at WCCA meetings)*
 - *Continue outbound communication platforms (web presence, monthly newsletters, and social media (metrics - report on metric/progress at board and WCCA meetings)*
 - *Continue to promote and amplify city-led sustainability programs and practices (metrics - report on metric/progress to the board and at WCCA meetings)*
10. Solidify Environmental/Energy Initiatives, Leadership Succession Planning, and 2026 LRA Gap funding for the sustainability of the district. *(metrics–lead by example: install EV Charging Station (accomplished); conduct energy audit in 2026, and enact recommendations as budget will allow; promote city-led sustainability efforts and put in place at the BID board documentation for management/leadership succession*

BID BUDGET

After the excitement (and trepidation) of the acquisition and adaptive reuse renovation of the “HUB” building at 6501 W. Colfax Ave. and the associated major capital campaigns conducted jointly by the BID and 40 West Arts to fund the purchase and renovation, the BID 2026 Budget remains a key area of concern, as the BID is continuously asked to do more and more—without more revenue. There are multiple factors exacerbating this dilemma.

Factors impacting the 2026 Budget include the following:

1. **TAX INCREMENT FINANCING (TIF):** The ongoing TIF in place (until 2030) redirects increases in mill levy revenue collections above the established 2011 baseline to the Lakewood Reinvestment Authority (LRA); for example, in 2023 our TIF area increment was \$8M+, and in 2024 it was \$12+. In these two years alone, more than \$40,000+ & \$60,000+, respectively, was redirected by the TIF to the LRA in 2023 & 2024.
2. **INFLATIONARY PRESSURES:** Rising personnel and service costs and overall inflation are an ever-increasing burden on the BID's budget; these pressures affect all three of our organizations, and the impact is compounded by #1 above.
3. **2024 STATE LEGISLATIVE ACTIONS:** The impact of the passage of SB24-233 on the last day of the 2024 legislative session negatively impact the BID's revenue by reducing the taxable percentage of commercial property, thereby reducing the aggregate amount of our overall Mill Levy collection.

With these factors taken into consideration, the Lakewood-West Colfax BID present the following projected revenue and expenses for 2026. The BID typically receives Preliminary Assessed Valuation (PAV) in August from Jefferson County, but as of this filing, a PAV is not yet available from county; Therefore, the BID is using its best effort to estimate projected mill levy revenue of \$340,000 for 2026. Conversations are ongoing on ways to best address the BID's need for more funding.

The BID projects Mill Levy revenue of \$340,000 and approximately \$488,000 from pass-thru master leases, intra-organizational payments, various sponsorships, grants and IGAs, and carry-over funds from 2025 of \$120,000 (projected), thus bringing total projected 2026 available funds to \$948,000. Note: Higher than normal carry-over funds are primarily due to capital repairs (such parking lot repaving) moved into the next budget year.) As mentioned prior, we have not received an official preliminary assessed valuation of the commercial properties in the BID catchment area. Thus, this is a best-effort estimate, subject to minor adjustment (2-3 percent) when more information from the county is available.

Revenue may also be augmented through other public or private grant opportunities, pursued collaboratively with WCCA and/or 40 West Arts. While a few grants are pending, these monies are not included in the budget, as they are earmarked for specific projects, and in most cases (such as NPP grants), do not flow through the BID budget, thus are not administered by the BID. Expenses are projected to be approximately \$948,000, including a \$40,000 contingency reserve. Revenue and expenses projection are based on available information at this time. Please see more details in the 2026 Proposed Operating Budget on page 19.

Bonds: The BID is authorized to issue bonds at the BID Board of Directors' discretion. While the Board is investigating options for leveraging the BID's perpetual revenue stream to accelerate targeted improvements, there are no plans for bonding in 2026.

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

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

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

BID GOVERNANCE AND PROGRAM MANAGEMENT

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

- East of Welch and west of Miller (Wright and McNeill-*once approved*)
- East of Kipling and west of Garrison (Rockley *[on leave]* and West)
- East of Garrison and west of Pierce (Enger and Yoshida)
- East of Pierce and west of Sheridan (Yockey and Fitch)

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

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

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

- **Brent Fitch (President)** – Rocky Mountain College of Art + Design (Higher Education) 1600 Pierce Street 80214 *(Term through 2028)*
- **Gloria Enger (Owner)** – Enger Enterprises (Real Estate & Property Management) 1530 Teller Street 80214 *(Term through 2026)*
- **Nina Rockley (Owner-retired)** – Rockley Music (Retailer, Music Education, & Family Foundation/Event Center) 8555 W. Colfax Ave., 80215 *(currently on leave-term through 2025)*
- **Scott West (Shareholder)** – Prestige Imports (Luxury Sales and Service -Audi & Porsche) 9210 W. Colfax Ave., 80215 *(Term through 2026)*
- **Stu Wright (Sr. Vice President)**– FirstBank (Banking & Financial Services) 12345 W. Colfax Ave. 80215 *(Term through 2025)*
- *(proposed new appointee)* **Ryan McNeill (Sr. Vice President)**– FirstBank (Banking & Financial Services) 10403 W. Colfax Ave. 80215 *(Term 06/2029)*
- **Kevin Yoshida (Owner)** – Ideate Design (Architecture & Urban Design) 1615 Reed Street., 80214 1600 *(Term through 2026)*
- **Tom Yockey (Founder & Board Member)**– Broad Street (Real Estate Brokerage, Investments, & Property Mgmt.) 6701 W. Colfax Ave. 80214 *(Term through 2026)*
- **William Marino – (Ex Officio member, non-voting)**, LWCBID Chief Executive / Board Secretary & Fiscal Agent for the building at 6501 W. Colfax Ave. 80214 *(Term through 2027)*

From inception in 2011, board member terms have been staggered to allow for new members to join the board as needed, while maintaining strategic and operational continuity. The slate of Board members was renewed in 2023. Board members shall serve until qualified successors are appointed. With this plan, we are reaffirming the terms of our current slate of board members.

CITY SERVICES

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

BID TERM

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

LAKEWOOD-WEST COLFAX IMPROVEMENT DISTRICT MAP

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

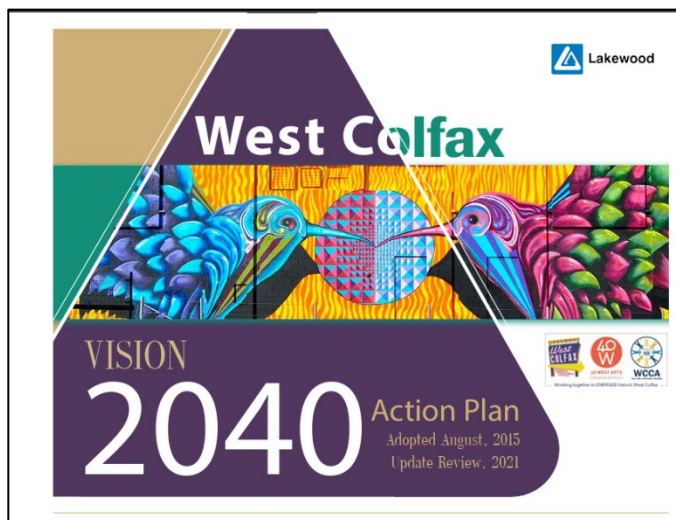
Please see Appendix for District Map

LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Budget - 2026			
	2024 Actual	2025 Estimated	2026 Projected
BEGINNING FUNDS AVAILABLE	\$75,782	\$212,000	\$120,000
REVENUE			
Property taxes (BID mill levy)	364,667	335,000	340,000
Specific ownership taxes	0	0	0
Special Assess. - Principal	0	0	0
Special Assess. - Interest	0	0	0
Special Assess. - Collection fee	0	0	0
Interest income	0	0	0
Other monies: rents, grants, IGAs, etc.	557,292	481,000	488,000
Total revenue	921,959	816,000	828,000
Total funds available	997,741	1,028,000	948,000
EXPENDITURES			
General Administration/Overhead			
Adm./Support Services/Prog. Mgmt.	14,458	18,000	10,000
Office/Facility/Utilities/Supplies	57,903	64,000	65,000
Professional Services/Fees/Technology	27,768	45,700	40,000
Insurances	6,076	7,500	8,000
District/Corridor Programs			
Programming Direct Support	42,191	29,000	30,000
Projects-Maintenance/Identity/EcDev	49,990	28,000	29,000
Program Personnel / Mgmt Services	216,828	256,500	263,000
Affiliated Rents/CAM	235,908	330,640	333,500
Acquisition Costs/Taxes (for building)	28,253	28,457	28,500
Real Estate/Building Master Lease	93,300	90,203	90,000
Building Improvements/Services	12,269	10,000	11,000
Treasurer fee - Property taxes	0	0	0
Treasurer fee - Special Assess.	0	0	0
Contingency/Reserve/Misc. Expenses	0	10,000	40,000
Total expenditures	784,944	918,000	948,000
ENDING FUNDS AVAILABLE	\$212,797	\$110,000	\$0

Lakewood-West Colfax BID Operating Plan and Budget - 2026

Appendix

1. District Map – General Services Area
2. Recommended Additional Resources
3. Overview of Three Key West Colfax Organizations
4. Snapshot of Programming by Organization
5. Key Accomplishments / Milestones to Date: 2009-to present (August 2025)
6. Comments from Community Members/Stakeholder (compiled during the five-year of the Lakewood-West Colfax BID review)



2020-2021 Update

Guiding Principles

- **PRINCIPLE #1:** This document regards Lakewood's West Colfax corridor as a whole—from a **360-degree perspective**—with a common heritage and complementary character but with different nodes of activities that require integrated and synergistic strategies
- **PRINCIPLE #2:** To keep this document not only relevant, but organically nimble and vibrant, we recommend a review of this document at least **every five years** with broadly **inclusive engagement**, with residents from as many neighborhoods as possible, representative property owners and business operators throughout the corridor, and strategic partner organizations, including the City
- **PRINCIPLE #3:** This document emphasizes the essential **value of local voices** but recognizes that **City elected leaders and staff are fundamental** to sustained progress on the implementation this plan



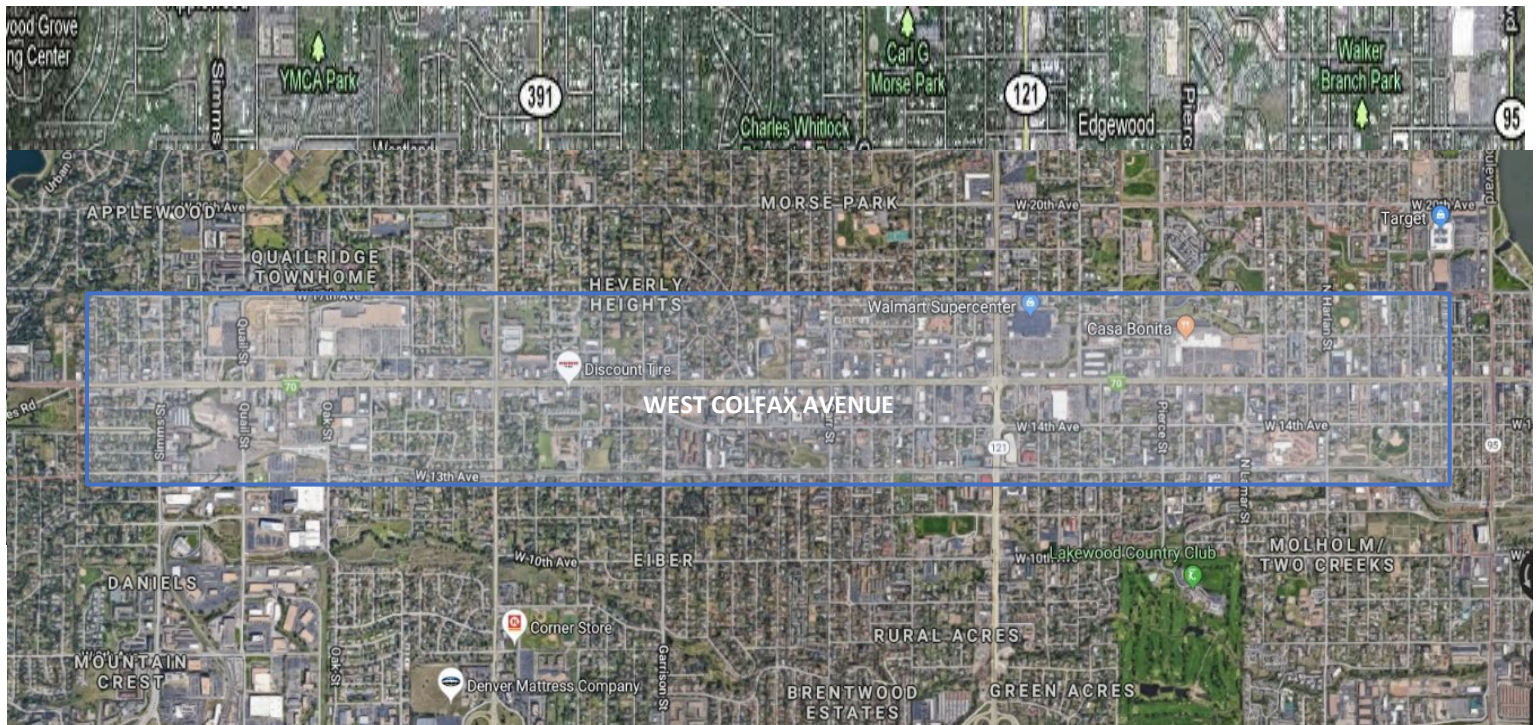
→ **Guiding Principles** emphasize the core tenets that are the underpinning the document as a guide to future implementers and reviewers.

2

This seminal community-generated plan is central to our collective mission – please see links in Recommended Additional Resources on page 22.

District Map – General Service Area

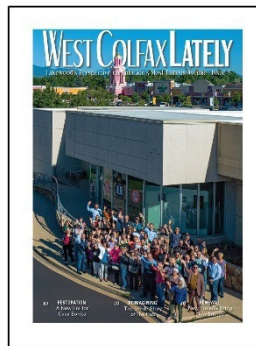
While the actual BID property footprint is not required to be contiguous, the BID service area is contiguous. Only commercial properties are included in the BID catchment area—no residential properties are included in the BID or assessed a mill levy on behalf of the BID by Jefferson County. The Lakewood-W. Colfax BID is perpetual business improvement district, formed by petition drive, special election, city ordinance in 2011, and extends for 4.1 miles along West Colfax from Depew Street on the East to Welch Street on the West.



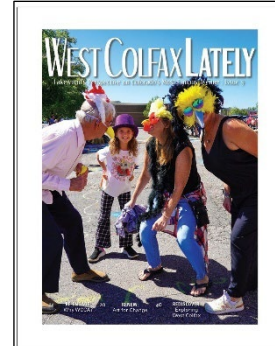
Recommended Additional Resources

- See the entire updated West Colfax Vision 2040 Action Plan [HERE](#).
- Excerpt from *West Colfax Lately* Magazine: “Dare to Dream: West Colfax Charts a Course for 2040” Click [HERE](#) for a link to the story
- Excerpts from *West Colfax Lately* Magazine (2021): Photo Essay: 40 West Arts Celebrates 10 Years - [HERE](#)

- For the full 2023 edition of West Colfax Lately, click [HERE](#).



2023



2024



2025

- For all editions of West Colfax Lately, click [HERE](#).
- 2025-2026 Schedule for the West Colfax VISION 2040 Action Plan [HERE](#).
- Gateway Page to all three of our West Colfax-based Organizations [HERE](#).
- NOTE: Because this document was prepared in August and there are 4 more months in 2025, more links may be added when this document is posted online.

Three Local Organizations

Working Together to ENERGIZE Historic West Colfax



WCCA
West Colfax Community Association

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



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



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



Programming Snapshot

WCCA Programs/Activities

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

40W Programs/Activities

1. Gallery Exhibitions
2. Art Walks with free activities
3. 40 West Connects! Program and related grant reporting
4. Creative District Programming Support
5. Creative District Event & Venue Support
6. FREE Youth Summer Camps
7. Artists in Residency Program
8. 40W Advisory Council
9. 40W ArtLine & Place-making Collaboration
10. Colfax Chicken Fest
11. Placemaking Administration & Art Curation
12. Gallery Staffing & Management
13. Volunteer/Membership Management
14. 40 West Arts Web/eNews/Social Media Mgmt
15. Grant Writing & Fundraising

BID Corridor Programs/Activities

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

Key Accomplishments/Milestones for the Corridor since Inception

2009-2011

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

2011

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

2012

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

2013

- BID and 40 West facilitated The Edge Theater move into the creative district
- Corridor organizations awarded NPP grant for public art installation in 14th & Lamar roundabout; BID provided \$7250 matching funds
- Corridor organizations supported and produced, along with Alameda Gateway, the annual State of the City event, raising more than \$7,000 for Lakewood-based charities
- BID supported ULI TAP study of Oak Street Station area
- BID led the reorganization and operational transition of WCCA
- BID supported ULI Developers Tour of West Colfax Corridor
- All three local organizations supported light rail opening with multiple events at the Sheridan, Lamar, and Wadsworth stations
- Corridor selected as a Study Area by Artspace and schedule formal feasibility visits
- Corridor organizations contributed to the six-month effort to arrive at a City-wide Public Art Master Plan, published in June
- 40 West Arts filed district annual report and successfully qualified for CCI Creative District grant
- BID provided additional funding for public art in Lamar/14th roundabout to increase the scale of the installation
- Corridor received commitment from Colorado Guides Association to conduct a FAM Tour—a tour of tour

guides to West Colfax in March 2014

- Artspace Feasibility Study conducted (report issued in Oct. recommends Market Demand Survey)
- BID and local organizations helped to facilitate the establishment of a West Colfax Vision Group to update the West Colfax Action Plan
- Corridor is awarded State Historical Fund Grant (\$50K with \$12,500 matching funds from the BID) for an historic resource survey of West Colfax structures more than 50-years-old
- Corridor selected as panelist/presenter for DRCOG Symposium “The Last Mile” and “Attracting/Retaining Creative Enterprises”
- BID organized and arranged funding for the 40W-RMCAD Artist in Residence Program at Lamar Station Crossing in partnership with RMCAD and Metro West Housing Solutions

2014

- BID provided financial and logistic support for ULI TAP at Sheridan Station
- Faye Crowe Architect and Fine Artist moved studio to 40 West Arts District
- WCCA and 40 West awarded a \$35,000 Neighborhood Participation Grant to fund the design, development, and installation of a series of historical interpretive signs telling the entrepreneurial history of West Colfax. The series of six large interpretive signs will be installed at Lakewood-Wadsworth Light Rail Station through a partnership with RTD (Installation scheduled for Aug. 2015)
- Corridor conducted first-ever FAM Tour of West Colfax with RMGA
- Corridor organizations expanded the West Colfax Vision Group and set schedule with City staff to have a new plan in less than one year
- In partnership with the City, the Corridor launched Market Demand Survey Campaign for Artspace Project
- BID, WCCA, 40W, along with Alameda Gateway, supported and produced the annual State of the City event, raising more than \$8,000 for Lakewood-based charities
- BID arranged and conducted an 11-stop State Senate Tour of West Colfax with Sen. Andy Kerr
- BID collaborated with commercial brokerage and City of Lakewood to help complete the sale of 191,000 sf of JCRS Shopping Center to Broad Street Realty
- Corridor conducted successful Kickstarter campaign for gallery renovation, totaling \$12,000, and completes first phase of improvements
- The Abo Group, a sustainable architecture and urban design firm, relocated to the corridor, purchasing the historic Lakewood Lanes building
- The City and Corridor dedicated Lonnie Hanzon’s “Lakewood Legacy Trees” public art installation at Lamar Station
- Corridor collaborated with Broad Street on new name for center: Lamar Station Plaza
- Casa Bonita and Planet Fitness signed long-term anchor leases at Lamar Station Crossing
- Field work began with a dozen volunteers for West Colfax Historic Resource Survey
- 40 West Arts achieved full state certification as an official Creative District—one of only 12 in the state of Colorado (at this time)
- 40 West Arts receives both \$20K CCI Grant and Boettcher Foundation Grant for creative districts
- City launched Developer/Broker Outreach initiative called “Embrace the Fax” campaign
- Corridor participated in West Colfax Tour with Senator Bennet on the W Line
- 40 West/BID selected by Colorado Creative Industries as “Best Practice Model” for organizational structure, a model for future creative district candidates
- 40 West approved by Community First Foundation to have 40 West Arts included in Colorado Gives Day program
- Corridor announced to community the plan to hold the first annual West Colfax MuralFest in 40 West Arts District in August 2015
- Corridor selected by Colorado Creative Industries as host for creative district new candidate convening
- BID served as facilitating entity for federal funds for the “Hear the Train a Humming” mural by Bobby Magee

Lopez at Lamar Station

- 40 West Arts and BID commit funding for new mural at The Action Center
- 40 West Place-making Implementation Task Force kicks off with goal to complete first phase of work by summer 2015
- 40 West Arts collaborated with the City of Lakewood, with funds provided by RTD, to engage local artists to design and install location-specific art wraps on more than 30 light rail electrical boxes along the W Line to highlight elements of the community and bring color to the corridor
- Funded by the BID and produced by 40 West Arts creatives, the Corridor partnered with RMPBS CH12 to create and air a video series to showcase local public art and artist
- Partnered with Sprout City Farms and the City of Lakewood to add a community mural at Mountair Park, supported by 40 West's Artist in Residence with funding from the BID
- Sales Tax in the West Colfax Corridor: 2012 thru 2014 – up 11.5% (\$9,294,029 in 2012 to \$10,366,792 in 2014)

2015

- The community celebrated the unveiling of the following public art projects:
 - a \$15,000 Active Staircase Art Project by 40 West artist Laura Phelps Rogers at Lamar Station Crossing (Funding provided by a grant written by Metro West Housing from Colorado Health)
 - a \$42,000 public art installation, entitled “Connected” by Colorado artist Christopher Weed in the new roundabout at 14th and Lamar. (Funding through a NPP grant & support from the BID)
 - a \$7,500 mural by 40 West artist Martha Pinkard at The Action Center (donated to The Action Center by 40 West Arts, WCCA, and the Lakewood-W. Colfax BID)
- Corridor partners fully funded the 40 West Artist in Residency Program for second consecutive year
- The Abo Group (architecture & urban planning firm) and 40 West Arts District partnered to open Gallery 8025, a new innovative sculpture venue in the district, at 8025 W. Colfax in the circa 1950 Lakewood Lanes building
- The Lakewood-W. Colfax BID and 40 West Arts, with support from Lakewood's Economic Development Department, partnered to launch *West Colfax Lately Magazine* (in print and online), a new, creative publication showcasing the people, places, and activities creating the momentum for the renaissance occurring in the West Colfax Creative Corridor
- FirstBank began construction on its 120,000 square-foot expansion at its headquarters on West Colfax
- Terumo BCT opened its new, 130,000 square-foot global headquarters near Oak Street Station
- 40 West Arts was selected as presenter on community revitalization initiatives and the impact of arts and culture for CCI Creative District Summit in Ft. Collins
- Golden Music opened at 10395 W. Colfax, a new flagship location, revitalizing a classic mid-century building that had been slated for demolition and adding its rich musical programming and its impressive strings collection to the corridor (collection includes violins that are more than 300 years old)
- BID successfully negotiated a new home for Lakewood Arts Council, Lakewood's oldest arts organization (25+ years), moving its community gallery and arts center to 40 West in Lamar Station Plaza (next door to Casa Bonita) . . .and with it bringing its robust art class programming and slate of exhibitions—its grand opening on March 28th attracted 500+ people and resulted in the highest single-day art sales in the organization's 25-year history
- Colorado Business Committee for the Arts (CBCA) recognized the leadership of the BID / 40 West Arts for its influence and vision for the West Colfax Creative Corridor with its John Madden Jr. Leadership Award at its 30th annual awards luncheon
- After a successful Feasibility Study, an extraordinarily strong Market Demand Survey, and an in- depth Council Study Session at 40 West Gallery, City Council unanimously approved investing in a pre-development contract with Artspace to bring a catalytic artist live/work project to 40 West Arts District
- West Colfax mainstay, Colorado Frame & Art Restoration opened its striking new building on West Colfax across from its old location
- Historic Veldkamp's Flowers & Gifts completed a multi-million-dollar renovation at its headquarters location on West Colfax

- Denver's *Westword* conducted a series of reader surveys for its Best of 2015 edition— The EDGE Theatre won Best Suburban Theater and 40 West Arts District had two first place finishes for Best New Public Art for “Connected” by Christopher Weed and “Hear the Train A Humming” mural by Bobby MaGee Lopez (both tied for 1st place)
- Andy Sprenger, owner of Sweet Bloom Coffee Roaster (a 40W creative venue) was featured on the March cover of Barista Magazine for his accomplishments as an award-winning coffee roaster
- Iconic Mexican restaurant and entertainment destination Casa Bonita was awarded an historic designation and bronze plaque from the Lakewood Historical Society
- West Line Flats, a 155-unit, market rate multi-family project, one-block from the Lamar light rail station filed plans and intends to break ground in August/September 2015
- A new brewery, The WestFax Brewing Company (named for a combination of West Colfax and 40 West Arts), signed a new lease at Lamar Station Plaza and will locate next to the Lakewood Arts Council gallery. Build-out is underway and is expected to take six months
- Other new arrivals of note include: The West End Theater and Arts Center—another new gallery and a new 50-seat theater by 40 West artist Sophia Rose at 9393 W. Colfax, Studio Nova at 6464 W 14th Ave.—a new venue for media and events for the inspired life, Collective Yoga Studio at 1492 Ammons (½ block south of W. Colfax and across from historic Lakewood Grill), and a new sports bar & music venue, called Misfits (formerly Shark's Saloon) opened at 11475 W. Colfax
- The WCCA, in partnership with the BID and 40 West Arts, held the first West Colfax Lately Annual Award Luncheon on April 30th. Featuring the comedy of Naughty Pierre as the emcee, this event celebrates the beginning stage of the renaissance of our historic corridor and will honor our LEGEND Award Winner Nina Rockley of Rockley Music (in business on W. Colfax since 1946) and two Momentum Award Winners (Rocky Mountain College of Art+Design & The Abo Group)
- 40 West Arts partner Rocky Mountain College of Art + Design achieved its highest enrollment—online and on campus—in the college's history, eclipsing 1000 student enrollment for the first time
- As part of “Embrace the Fax” campaign, a campaign developed and implemented by the City of Lakewood, the Corridor hosted The West Colfax Developers Conference for 80+ developers, brokers, and investors, to showcase West Colfax momentum
- Corridor organizations celebrated the completion of the field work for West Colfax Historic Resource Survey with the first-ever West Colfax Historic Preservation Symposium, during which 50+ attendees heard from experts and historians about what we learned during this 18-month community project and more about the history of Colfax Avenue and preservation efforts in the corridor
- Work is about to conclude on two long-range, community-wide initiatives led by 40 West, WCCA, and the Lakewood-W. Colfax BID in partnership with the City of Lakewood:
 - The West Colfax Vision Group is a forum that connects community leaders and business innovators to collaborate on a compelling vision for the West Colfax Corridor and to work together on a plan that will help catalyze that future vision. The group is preparing to present its 2040 plan for West Colfax, designed to capture the goals of the West Colfax Corridor for the next generation and provide a working plan for the BID & other supporting organizations
 - The 40 West Arts Place-making Implementation Task Force is working to implement the strategies outlined in the 40 West Urban Design & Mobility Concept Plan (adopted by the City in 2012). The implementation of this plan will provide gateway and way-finding signage, public art, streetscape and pedestrian amenities, and tactical urbanism throughout the district to dramatically improve our “sense of place.” The implementation plan is scheduled for August
- Corridor organizations partnered with the City of Lakewood to provide financial and operational support for a summer camp program for children at Mountair Park, providing weekly art programming for students, delivered by 40 West's Artist in Residence
- Corridor organizations secured a \$50,000 grant from the State Historical Fund to inventory structures in the corridor that are more than 50 years old and document architectural characteristics and land use for archival purpose, and complete the survey and corresponding report by September 2016; Corridor organizations plan to write another SHF grant to support the vision for next steps: to create public-facing materials to showcase the history and heritage of West Colfax

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

2016

- For the second year in a row, Colorado Business Committee for the Arts (CBCA) recognized the leadership of the City and BID for the progress along the West Colfax Creative Corridor with its John Madden Jr. Leadership Award
- The 2nd Annual West Colfax Lately Luncheon was another huge success! This MUST- ATTEND event featured the comedy of Naughty Pierre and celebrated the ongoing renaissance of our historic West Colfax Corridor. We announced two West Colfax MOMENTUM Award winners (Broad Street and Kris & Bob Autobee) and this year’s West Colfax LEGEND Award recipient: the incomparable Joe Margotte, owner of Chicago Style Beef and Dogs.
- The Lakewood-W. Colfax BID, along with 40 West Arts District, rolled out a new collaborative, community-focused cultural program, Live at Light Rail! This program delivered 15 free musical performances during the summer months to the Lakewood-Wadsworth Light Rail Station.
- The BID’s investment in 40 West Arts continues to deliver positive returns. The momentum continues at 40 West Arts, [at the time] one of only 18 certified creative districts in Colorado. The nonprofit organization has seen significant statewide recognition and incremental growth in galleries and activities, accompanied by a doubling of creative enterprises and patronage, while contributing to the corridor’s positive economic trajectory—a more than 11% increase in sales tax revenues.
- Our key strategic partner, Rocky Mountain College of Art + Design (RMCAD) has grown its on-campus and online enrollment to more than 1100 students. But enrollment doesn’t tell the whole story. RMCAD has established deep community connections through the Artist in Residence Program, its Visiting Artist, Scholar, & Designer Program, FARMCAD markets on its historic campus, an ever-growing commitment to volunteerism, and a new degree program that hits the sweet spot: a Bachelor’s in Business of Creative Industries.
- Estimates for new residential development range from 1500-2,000 units in the W Line corridor, including WestLink at Oak Station, Zephyr Street Apartments, luxury townhomes at Mountair on 10th Avenue, the hip-and-cool West Line Flats a block from the Lamar Station, 40 West Residences at Colfax and Gray, the next phase of Lamar Station Crossing, and other projects, such as West Line Village, in various stages of planning, all bringing the “heads and beds” that drive new investment in additional retail consumer amenities.
- Major investments at Lamar Station Plaza in the heart of the arts district are a real game- changer—a key transformation for the corridor! This classic (but rundown) 1950s retail center on West Colfax is home to the iconic Mexican-themed entertainment complex Casa Bonita, plus new tenants, such as WestFax Brewing Company, Planet Fitness, Lakewood Arts Gallery, and Gallery of Everything, which makes the plaza a key destination for the burgeoning 40 West Arts scene. Since its 2015 purchase of the plaza, Broad Street has

invested millions in site improvements—and a public-private partnership with the City of Lakewood and the Lakewood Reinvestment Authority resulted in a variety of public improvements and a new public park on site that will host district and other community activities.

- As referenced prior, signature companies, such as FirstBank and Terumo BCT, built and opened new headquarters, collectively investing more than \$100M and this investment is now bringing hundreds of new jobs to the corridor. Prestige Imports, on West Colfax since 1984, is also continuing to evaluate its plans for a major expansion of its Audi and Porsche dealerships. In addition, longtime entrepreneurial mainstays, including Rockley Music, the Bettmanns of Colorado Frame and Art Restoration, and Veldkamp's Flowers and Gifts, spent millions in dollars and effort to build or upgrade their West Colfax-based businesses. All this is on top of the City's ongoing capital investments in the corridor, including improvements at light rail stations and along West Colfax, Lamar, and Pierce Streets.
- 2015 marked the first-ever West Colfax MuralFest, a one-day celebration of the arts, with live bands, 30+ art booths, food trucks, the unveiling of new murals, and fun activities for the whole family. The first installment attracted artists from throughout Colorado and across the nation, drawing more than 2000 people; the second iteration, just held on August 20th this year was bigger and better than the first, attracting an estimated 4500 people to the new venue at Lamar Station Plaza.
- Since the beginning of 2015, the district has now unveiled 20 new public art installations (sculptures and murals). *Westword* Magazine honored both Bobby Magee Lopez's "Hear the Train A Humming" mural and Christopher Weed's "Connected" sculpture as "Best of" for New Public Art Installation in 2015, joining other noteworthy installations, such as Martha Pinkard's "Stardust" mural at The Action Center and Lonnie Hanzon's "Lakewood Legacy Trees" at Lamar Light Rail Station.
- The EDGE Theater, led by Rick and Patty Yaconis, has broken new ground in local theater, staging more Denver-area and regional premieres than any other suburban theater—and in doing so, garnering a long list of recognition, including "Best Actor" and "Season of the Year" from *Westword*, while more than doubling ticket sales since moving into the district.
- Following the approval of the new, more flexible, mixed-use oriented Lakewood Zoning Ordinance, the City embarked on a forward-thinking path of comprehensive community planning that paved the way for revitalization. Milestone planning efforts included the 40 West Arts Urban Design and Mobility Plan, the new West Colfax 2040 Vision Plan, and the 40 West Arts Place-making Implementation Plan. These plans played integral roles in the formation and growth of the district and the ability to secure meaningful grants, such as those awarded from the EPA, CDOT, Colorado Creative Industries, the Boettcher Foundation, the State Historical Fund, Xcel Energy Foundation, and most recently, the National Endowment of the Arts (NEA) Our Town Grant.
- New business activity in the last two years has outpaced the previous four years combined. In addition to activity already mentioned that brought nearly 1000 new jobs to the corridor, the district has welcomed the arrival of 40 West Studios, Lakewood Arts Gallery, Gallery of Everything, Red Herring Art Supply, Guiry's Paint & Art Supply, C2 Gallery and C-Squared Studios, Hyperspace Video Arcade, Wings Stop and a host of other businesses too numerous to list and others still in the works, such as a Ross store, a Dutch Brothers Coffee, and two new restaurants.
- The corridor organizations celebrated the release of the 2nd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- Corridor organizations worked together to plan and deliver Riot V—an immersive entertainment experience, including an authentic four-course Italian meal, a gallery transformed into classic trattoria, live arias from Italian operas, and an Arthur Miller play (*A View from the Bridge*) about an Italian immigrant family in New York—all to a sold-out crowd
- On the horizon, there's still a great deal to look forward to—here are just a few highlights (excerpts from "Quintessentially Colfax!") 2nd Edition of *West Colfax Lately*:
 - 40 West Arts Loop: "It's quite an honor to receive the National Endowment for the Arts (NEA) Our Town Grant," reflects Alexis Moore, principal planner with the City of Lakewood and member of the

- 40 West Arts District Board. “We’re excited to work with the community to implement the arts loop vision they first identified several years ago when planning for the area. This grant will help us design a unique artistic experience, develop a local amenity for walking and biking, and advance place-making in a way that adds to the economic vibrancy of the district.” With the NEA Our Town Grant, the largest award in Colorado in 2016 and the largest ever for Lakewood, the City and 40 West Arts are amid a two-year process to create the first phase of an arts loop envisioned as a continuous and distinctly designed pedestrian and bicycle route circling 40 West Arts District, connecting people to unique art experiences along the way, in parks, and other public and private spaces.
- The Creativity Lab of Colorado: “With all that’s happening here, the west-side needs an entity focused on creative ventures, and that’s the core purpose of The Creativity Lab,” says Bill Marino, a West Colfax advocate who heads up the local BID and a co-founder of the Lab. “Teaming up with Colorado Creative Industries and RMCAD is a natural. Together with our community partners, we believe we can have a significant impact on existing creative enterprises and new creative start-ups.”
 - Artspace: “Affordable housing and workspace for artists and artisans is a key factor in keeping creatives in a district,” explains Kevin Yoshida, Lakewood-based architect and urban planner, who designed the Artspace project in Loveland, Colorado. “Simply put— you can’t have a creative district without creatives. Artspace solves this problem in a long-term, sustainable way and helps catalyze economic activity as well.” After successful feasibility and market demand studies and a unanimous vote of City Council in April of 2015, Artspace, a national nonprofit provider of artist creative space with 40+ projects across the country, is working with the City of Lakewood to finalize a site for a proposed 40-50 live/work units as well as flexible gallery and gathering space, creating a perpetually affordable artist enclave for the district.
 - Creative District Gateway Monuments: “I’ve seen the model and drawings,” says Kevin Crehan, the landscape architect and principal at Solara Designs who designed the new park at Lamar Station Plaza. “They’re works of art—18’ foot sculptures that communicate creative energy and serve as dynamic entry features. They say, ‘something cool is happening here!’” Lakewood-West Colfax Business Improvement District, in collaboration with the City, WCCA and 40 West Arts, is funding the creation and installation of these large 40 West Arts gateway monuments in the median on West Colfax, heralding the arrival of commuters from east and west—a key step in implementing the comprehensive strategies outlined in the place-making plan.

2017

- The completion of Lamar Station Plaza’s public improvements, including branded pedestrian amenities and kiosk, the public walkway that will serve as an east- west connector of the ArtLine, the public gathering space with shade sails called Momentum Park, and the installation of district-branded and seasonal banners.
- The completion of a number of place-making and connectivity improvements along Pierce and Lamar streets (detached sidewalks, pedestrian amenities) and artistically branded wraps on traffic signal boxes along West Colfax intersections in the arts district core.
- The BID contributed funds to two new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, and the Krystie Rose Millich art project for the 40 West ArtLine.
- The BID provided help, support and/or committed matching funds for grant awards from the Boettcher Foundation, Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- Celebrated one-year anniversaries for Gallery of Everything, Red Herring Art Supply, WestFax Brewing, 40 West Studios, C2 Gallery, Pure Colorado Pro Kitchen & Event Center, WingStop, The Creativity Lab of Colorado, and the new headquarters for both Terumo BCT and FirstBank.

- Celebrated two-year anniversary for 40 West Farmers Market, Container Collective Yoga and Bikes, Planet Fitness, Lakewood Arts Council, Sweet Bloom Coffee Roasters, the new building for Colorado Frame & Art Restoration, and Veldkamp's Flowers & Garden Center renovation and expansion.
- After more than two years of planning, the BID funded the design and fabrication of the 40 West Arts Creative District Entry Monuments, installed in the medians along West Colfax in April 2017 on the east and west ends of the arts district core.
- In collaboration with the City, the BID supported the significant progress made with the 40 West ArtLine (formerly the Arts Loop), a project funded in part by a National Endowment for the Arts grant awarded to the City of Lakewood and 40 West Arts to create a four-mile walking and biking art experience that connects three parks in the district.
- The 3rd Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Jonny “Colfax” Barber! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners (WestFax Brewing Company and Planet Fitness), and this year's West Colfax LEGEND Award recipients were Maddie Nichols and Kathi Hasfjord, who have advocated for the community for more than 40 years!
- Lakewood's ongoing collaborative work with residents, businesses, and West Colfax-based organizations to transform the West Colfax corridor and to benefit from the W line has earned it the first-ever Impact Award given in the “Inspire” category by the Urban Land Institute of Colorado. The Impact Award is like the Oscars™ for land-use, planning and development work, and it recognizes outstanding projects, related programs, and visionaries in urban development. The first-ever “Inspire” category recognized the project that has inspired the community and has a lasting impact in the public realm.
- The BID business attraction initiatives helped to engage, support, and/or promote a number of new businesses, including Miracle Street Gallery, West Line Flats, BPL Plasma, Lechuga's Italian Restaurant, Pirate Contemporary Art, NEXT Gallery, Mint & Serif Coffee House, Hyperspace Vintage Video Game Arcade, and Reed Art & Imaging.
- With support from the BID, the corridor organizations celebrated the release of the 3rd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The corridor celebrated the grand opening of the corridor's first 100% market rate multi-family residential project in decades, West Line Flats, by Momentum Development, located on 13th Avenue near the Lamar Light Rail Station. Within two months more than a third of the 155 units were leased, and it's projected to be fully leased in less than nine months from its grand opening.
- Corridor organizations planned and conducted the 3rd annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by 30+ arts vendors, food trucks, 3 live bands . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza, the venue on West Colfax for the annual festival.
- The West Colfax Corridor was selected as a destination site by Smart Growth America for a tour by a five-city delegation (Charlotte, Columbia, Akron, Macon, and Wichita) as part of its “Amazing Places Forum” in 2017.
- What's on the horizon: the opening of Ross Dress for Less at Lamar Station Plaza, ground-breaking for Dutch Brothers Coffee also at Lamar Station Plaza, the expansion of Hyperspace Video Gallery, the grand opening of Archway's 40 West Residences, additional place-making progress in the corridor, the ribbon-cutting of the first phase of the 40 West ArtLine in June 2018, and a final site selection for an Artspace live/work project in the West Colfax corridor.

2018

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

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

2019

- Supported by the Lakewood-West Colfax BID, Kanon Gallery, CORE New Art Space, and Handsome Little Devils all move to the West Colfax Corridor to participate in the ongoing momentum created by 40 West Arts District.
- Corridor annual events coming up include a sold-out Annual West Colfax Lately Luncheon at Lakewood Country Club, honoring Roger Wadnal & team with the LEGEND Award and three MOMENTUM Awardees announced at the event, plus the two-day extravaganza of the 5th Annual Colfax ArtFest held at Lamar Station Plaza.
- 40 West Arts, through its partnership with Metro West Housing Solutions and the Lakewood- West Colfax BID, named its fifth Artist in Residence, Janelle Sowers, who will serve the West Colfax community by delivering arts classes to youth and seniors for the next year in return for a live/work unit at Lamar Station Crossing
- Supported by funding partners, including Xcel Energy Foundation, Community First Foundation, and the Lakewood-W. Colfax BID, five new murals were added to community, including the most recent large mural

on Harlan Street entitled “Take Time” by DAAS, an accomplished muralist from Jax, Fla.

- Published the 5th edition of West Colfax Lately magazine celebrating West Colfax and the City of Lakewood’s 50th Anniversary with historical content and a commemorative cover illustration
- West Colfax Lately magazine achieved its highest circulation numbers in its five-year history, distributing 33,000 copies throughout the Lakewood community
- WCCA delivers a Business Beautification Project by painting the Action Center’s W. Colfax shelter
- The City and 40 West Arts received CBCA’s Business of the Arts Award for the 40 West ArtLine and the City received the DCI Governor’s Award for Best Use of Public Space for the 40 West ArtLine
- 40 West Arts and the ArtLine selected to exhibit for three months at Denver International Airport
- 40 West Arts, in collaboration with the LWCBID, partner with Colorado Mills to showcase local artists within the mall—a program that is now growing and will continue into 2020
- The owners of Lamar Stations Plaza announced four new restaurants coming to the retail center in 2019 and early 2020: CiCi’s Pizza and Salad Bar, a Pacific Island-themed seafood boil eatery, a new flavored ice and ice cream treat shop, and a family-owned Honduran restaurant
- Westword Magazine named 40 West Arts District “Best Metro Area Art District” for 2019 and selected Colfax ArtFest selected as Top 10 Best Summer Festivals in Colorado.
- Lakewood Country Club, a member of WCCA, announced that its Charity Event Committee selected 40 West Arts as a nonprofit beneficiary of its annual charity gala slated for Oct. 5th, 2019
- 5280 Magazine selects 40 West ArtLine as a 2019 “Top of the Town” pick.
- The West Colfax community celebrated all things arts & culture on August 2nd and 3rd for the 2019 Colfax ArtFest. The event included a VIP Party on Friday and live performances, outdoor games, food, vendors, trolley tours, mini murals, a car show and more on Saturday.
- WCCA completes Business Beautification Program for The Action Center. Volunteers painted a new building for The Action Center and presented them with a \$500 check.
- Banner Signs & Decals completes the installation of enormous mural on retaining wall at West Line Village themed after the history of Two Creeks neighborhood.
- 40 West Arts District hosts RIOT VIII: Colfax Curiosities featuring an accordion dance duo, a street magician a busker, a silent auction and so much more at Prestige Imports.
- Roger Wadnal from Lakewood’s Comprehensive Planning & Research Division announces plans for the refurbished Colfax Entry Features at Colfax & Sheridan.
- Indy Street Flats from Metro West Housing Solutions celebrated their grand opening on December 13th, 2019. Over 150 attendees viewed the buildings’ offices, community murals, and model rooms.

2020

- 40 West hosts its fifth annual Community Summit with 50+ people in attendance, an event that is equal parts networking session, happy hour with friends, and a chance to give feedback to the district.
- Riverpoint Partners CEO Reid Davis and his partners at CentrePoint Properties invested \$100,000 in new murals at Lamar Station Apartments, located at 1450 Lamar Street along the 40 West ArtLine.
- WCCA pivots to be the first community meeting to go fully virtual in light of COVID-19 via ZOOM meeting.
- Donations from WCCA members raise the funds needed to purchase jerseys for Jefferson High School’s boys’ and girls’ basketball teams.
- Buying local art is critical to supporting artisans, small businesses, the arts district, and our community. During our May Virtual First Friday on Friday May 1st from 6-9pm if you buy at least \$40 worth of local artwork, merchandise, certificates for classes/workshops, etc. we will match your minimum \$40 purchase (no maximum) with a \$40 donation to that artist/organization.

- WCCA, The Lakewood-W. Colfax BID launches Small Business Support Fund to provide short-term help to creative enterprises and small impacted by the COVID-19 virus. In conjunction with this fund, the BID and its partners mounted a campaign to raise additional dollars for the fund in order to help more business owners. 40+ businesses received support
- The Lakewood-W. Colfax BID launches resource page for families, small businesses, and creative enterprises to access resources (local and national) for funding and safety information.
- 40 West Arts District celebrated its first-ever virtual First Friday on April 3rd. The event, designed to support our local artists, creatives, galleries, and community kicked off at 6pm with an hour-long Watch Party hosted on Facebook, reaching more than 2,000 people.
- Rocky Mountain Ukulele Orchestra begins offering free Ukulele classes to support arts & creativity as folks move to Stay At Home.
- WCCA & the Lakewood-W. Colfax BID support Lakewood Economic Development's build out of their new Restaurant/Retail Services Map to provide citizens with information on how to support local businesses from the safety of home.
- WCCA hosts a series of panel discussions for COVID-19 Business Relief
- Metro West Housing Solutions (MWHS), a nonprofit developer and manager of affordable apartment communities, announced it was awarded Tax Credits (LIHTC) for Lamar Station Crossing (LSC) Phase II, a continuation of their successful Lamar Station Crossing campus located in 40 West Art District, less than a block from RTD's W Line Light Rail.
- Along with other community partners, the BID and WCCA help the City of Lakewood plan and execute the Economic Recovery Task Force and the associated relief funds.
- The 40 West ArtLine hosts successful Chalk the ArtLine challenge, featuring local chalk art drawings.
- Hammered & Hung launch a Farmers Market at Lamar Station Plaza, featuring local artists & vendors.
- Artist Katy Casper & crew complete first set of 12 murals at Lamar Station Apartments entitled *Wild Urban Medicine*, the largest mural project in the history of 40 West Arts District and a colorful addition to the corridor along this central spine of the ArtLine that connects Lamar light rail station to amenities along Colfax Avenue including Lamar Station Plaza.
- In conjunction with district partners, Hammer & Hung launches its "R&R on the ArtLine Installation Project." Featuring custom designed and painted Adirondack Chairs by local artists & community members featured along the ArtLine.
- West Colfax welcome Yabby Hut to Lamar Station Plaza (next to WestFax Brewing Co.), a family owned, seafood restaurant with a twist of the bayside theme and traditional Philippines way of eating.
- The 6th edition of West Colfax Lately Magazine is released with a COVID lens on this 2020 issue.
- 40 West Arts hosts virtual artist takeover for First Friday, featuring art from around the world collected by artist Adrienne DeLoe and her *Pandemic Self Portraits*.
- The District launches Facebook community group to create a sense of place online during COVID time.
- With the support of the BID and other partners, 40 West Arts and the City of Lakewood are awarded a national AARP grant (\$9,000) for community programming and art installation along ArtLine.
- City of Edgewater welcomed an extension of the ArtLine around its new civic center and commits resources to future art installations at Walker Branch Park, connecting our two cities to this ever-changing community amenity.

2021

- Launched two new programs: 1) West Colfax Passport Program campaign to support local retailers and restaurants; and 2) WCCA Connects! that supports local neighborhood organizations with website, e-newsletter, and social media training
- Celebrated 40 West Art District's 10-year anniversary with a community celebration of 40 West Champions

at Mint & Serif Coffee House

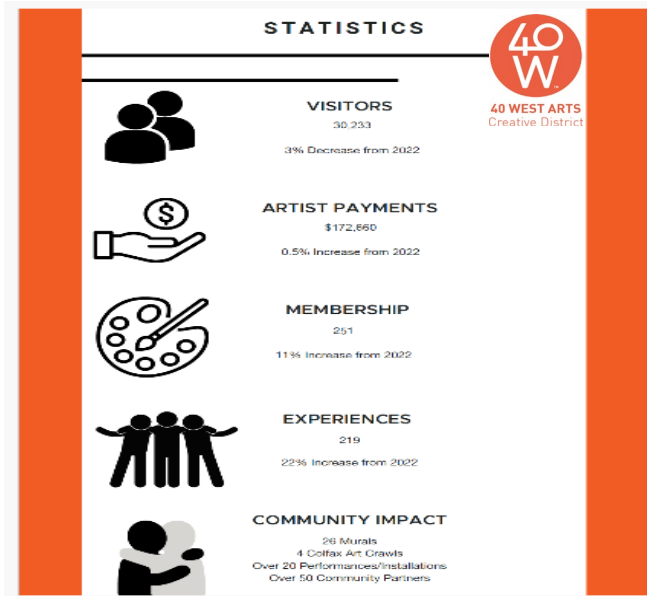
- Capital Campaign for Building Renovation raised more than \$350,000, including grants from the Gates Family Foundation, The Community Foundation, and the Lakewood Reinvestment Authority
- With the support of the city, the BID, and grant funders many arts installation and murals along the ArtLine were refreshed and new two new murals were added

2022

- In January, the BID learned that we would receive a \$600,000 Colorado Community Revitalization Grant that helped us reach our \$1M goal for the building renovation
- As part of a Community First Foundation “Helping Each Other Thrive” Grant, 40 West Arts and its partners developed an Equity in the Arts Committee to bring diversity of perspectives in choosing major art installation projects throughout the corridor
- March marked the return of Colfax Art Crawls to the district; Approx. 1,500 people attended the event at district creative venues.
- In May, all the galleries that were displaced by the sale of the Pasternack building moved into the newly renovated 6501 W. Colfax Ave building—transforming the old vacant Drumstick building into a vibrant, new arts destination in Lakewood
- on June 3rd, 2022, we dedicated the building at 6501 W. Colfax Ave. (now called The HUB at 40 West Arts) in a Grand Opening Celebration that included remarks from three Lakewood Mayors and state officials. More than 2,000 attended the festivities of the evening.
- After years of the delay (caused by pandemic and budget constraints) that unappealing, dusty (or muddy) remnant of land on the southwest corner of W. Colfax & Wadsworth Blvd. was totally transformed into a beautiful West Colfax Sculpture Walk. Installed on Aug. 5th, the large, 28-ft. tall sculpture, entitled “Evertrees” designed by Nestor Fedak anchored the space and marked the completion of this phase of the project. More sculptures will be added in the future. With funds from a Lakewood NPP grant, support from Lakewood Economic Development, Pioneer, Designscapes Colorado, WCCA and the Lakewood-West Colfax BID, Now this space is an appealing “people place” that’s an asset to our community. During weekends (in June & July), 30+ volunteers braved the Colorado sun and moved over 20 tons of cobble stone and dirt to build the infrastructure for the Sculpture Walk planters and plant the vegetations. The project was managed (and designed) by City Landscape Architect Nestor Fedak. Kudos Nestor!

2023

- With fear subsiding and post-pandemic restrictions lifted—we re-launched our signature Colfax Art Crawls—more than 2,000 visitors attended each of the three events.
- Colorado Mills renewed its commitment to the 40 West Arts-led “Curated at the Mills” Art Program.
- The aforementioned program has led to another milestone: the new ownership group at Belmar reaching out to our West Colfax-based organizations to start a similar strategic partnership with 40 West Arts to help them curate artwork throughout Belmar - Downtown Lakewood.
- The West Colfax Sculpture Walk (at Wadsworth & Colfax) received The Columbine Award for New Park Design from Colorado Park & Recreation Association.
- The new owners/management of Casa Bonita finally reopened the fully restored, beloved, and iconic destination restaurant in late May—and the new team are engaged with the local district.
- With the support of Denver Bronco and City grants funds, we planned and hosted the first-ever FREE Summer Youth Camps for our under-served local neighborhoods, capping off the first full year of operations of our HUB building.
- Funds from the 40 West Arts capital campaign—with assistance from the BID— completed paying off \$1.1M cost for the HUB building renovation (a major milestone for us).
- Please see below 40 West Arts and WCCA’s 2023 annual snapshot reports presented to the BID Board:



WCCA Monthly Dashboard				
End of 2023				
CATEGORY	LAST MO +/- or TALLY	2024 TARGETS	ALL-TIME / 2024	RESULTS
Membership:	120 -4 (20+ need renewal)	130	124 (Nov 2023) / 120	95% of goal
Attendance:	65 -4 (from 69-Oct./71-Sept)	avg. 60+	65 avg (2019) / 63	+ 5% of goal
Volunteer Hours:	1144 to date	1000+/yr.	NEW / 1144 hrs.	+14% of goal
Deployed Impact \$:	\$6,000 to date	\$5,000/yr.	\$5K ('22) / \$6K ('23)	+20% of goal

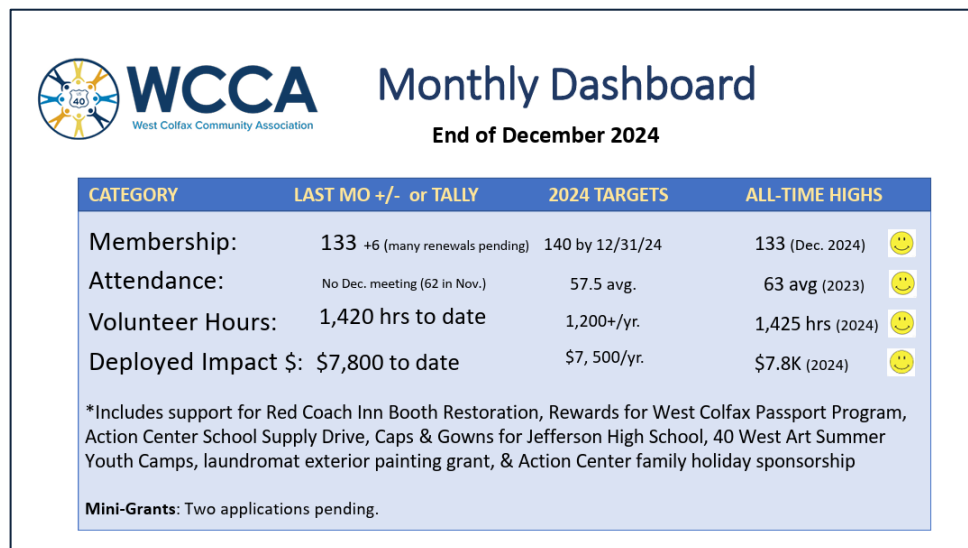
Includes support for Mint & Serif, Molholm Elementary, Colfax Clean-up, HUB Improvements, LUMC Art Café, Summer Youth Camp Lunches, Denver American Indian Festival, and Red Coach Inn project.

Mini-grants Pending: No Pending Applications

2024

- In January WCCA wrapped up its most successful West Colfax Passport Program, supporting forty-eight (48) different businesses involved in the new all-digital platform
- The BID hired Marissa Miller as Community Engagement Lead to support WCCA and overall outreach efforts
- Marissa led WCCA initiatives to have quarterly Calls to Action themes to further engage the community and support local efforts, such as food, school supply, support local drives
- WCCA achieve its highest level of membership (124) in May 2024 and 40 West Arts eclipsed 300 total members in early 2024
- 40 West Arts celebrated its partnership with Metro West Housing Solutions with a major public art installation event, “Whee” by Mike Lustig located at The Residences at Creekside
- WCCA efforts and funding helped to salvage Red Coach Inn memorabilia, booths, and bar stools and restore them for use and display at the HUB
- 40 West Arts Venue Stipend Program provided local venues stipends to activate their spaces, generating more experiences, attracting more visitors to venues, and fostering more engagement from our community
- The BID and 40 West Arts provided space at The Hub for local magicians to host classes and public performances, the CBCA weekly series, and Lakewood Arts Annual Garden Tour Luncheon. Further, we provided free exhibition space for the Colorado Scholastics Awards Exhibition, Colorado Student Printmaking Showcase and for our Artists in Residence to curate special-interest exhibitions, "OMG You're So Pretty", "The House of Medusa", and COMMUNITY, (LGBTQIA+ exhibit) with workshops, artist talks, & performances
- WCCA and Two Creeks Neighborhood held another successful Colfax Clean-up Day with more the 40 volunteers before the Colfax Marathon
- Through a partnership Bridge33 Capital, 40 West Arts facilitated the completion of major ground mural on the Whole Food Stairway at Belmar, entitled “Chromatic Cascade” by Kendall McCann
- As planned, the BID transferred ownership of the HUB building to 40 West Arts District as part of the refinancing process with FirstBank.

- Through grant funding from the city and additional support from the BID, WCCA, RMCAD, and Casa Bonita, 40 West Arts held its 2nd Annual FREE Youth Summer Camps (This year campers were treated to lunch and fun at Casa Bonita on the camp's last day.)
- 40 West Arts Artists in Residence Program held two exhibitions about women in art, a pop-up live performance and a variety show from our resident artists
- In addition, 40 West Arts Artists in Residence worked with Metro West Housing Solutions (MWHs) numerous times on workshops and classes at their affordable housing communities
- The District welcomed a new Theater Troupe to West Colfax—The Three Leaches Theater and several affiliated creatives groups who will share the theater space on Teller St.
- Our Corridor is collaborating with local arts & entertainment groups to explore launching a **Colfax Creative Corridor** initiative. Conversations are ongoing
- Please see below 40 West Arts and WCCA's 2024 annual snapshot reports presented to the BID Board:



2025

- Maintained over 95% occupancy in all BID master-leased buildings for our creative venues
- Successfully completed the refinancing of the HUB building with our FirstBank partners
- Published the 10th Edition of West Colfax Lately Magazine with our district partners
- Added Brent Fitch, president of RMCAD, as a new BID board member
- Conducted multiple FREE Business Workshops through the Creativity Lab of Colorado
- Launched the new West Colfax Connections Program designed to boost the online discoverability of art galleries, creative venues, and other businesses in the district.
- Attracted two new theater troupes to the district: The Three Leaches and Flamboyán Theaters
- Launched the next 5-year review process for the West Colfax VISION 2040 Action Plan
- Held our annual West Colfax Lately Luncheon—this year at a West Colfax icon, the beautifully restored Casa Bonita restaurant and entertainment complex. This year honoring our LEGEND Award recipient former Mayor Bob Murphy and our two MOMENTUM Awards winner, Trevor Wolfson and Nestor Fedak.
- WCCA exceeded all prior benchmarks/records for membership, attendance, volunteerism, and impact funding
- For the 2nd year, the Passport West Colfax campaign promoted 40+ venues & businesses for our Shop Local initiative
- Launched Spotlight Sponsorships to promote local businesses at monthly WCCA meetings
- Hosted two Colfax Cleanup Days with the City, neighborhood, and local business volunteers
- Coordinated community “Calls to Action” to encourage local volunteerism, charitable giving, and civic engagement
- Coordinated with LPD and City staff to help address homeless camps in the area
- Spearheaded recruitment along West Colfax for the City’s new Business Watch initiative
- Helped support the West Colfax Transportation Safety & N. Dry Gulch Projects - including help coordinating a press conference for local media, hosting monthly meeting updates, and facilitating city employee office hours at the HUB
- WCCA added Anne Schuller to its board of directors
- 40 West Arts added new board members: Olivia Garcia, Jonathan Marcantoni, Melissa Estepp, and Keely Garcia
- Launched a 40 West Arts Youth Ambassador Position
- Hosted the return of “Art of the Wheel” Exhibition during our August Colfax Art Crawl
- Brought Governor Jared Polis to the district through NEXT Gallery’s Casa Bonita exhibition
- Hosted House Representative Rebekah Stewart (District 30) for a tour of the district and surrounding businesses
- Worked with the Denver Nuggets for a 2nd year to have artwork featured at a live game in the arena
- Hosted the National Planning Conference for a presentation on arts districts and placemaking
- Hosted Think Arts 360 for an exhibition and annual party
- Painted two murals on the North and East facing walls of the HUB Building
- Started FREE bus service to and from The HUB Building and the Westside Galleries for our major art crawl events
- Hosted the first ever Festival Flamboyán, a Puerto Rican festival
- Painted a mural at the 7-11 at Colfax and Harlan along the 40 West ArtLine
- Hosted our 3rd annual free-of-charge summer youth camps
- City awarded 40 West Arts the Mayor’s Inspiration Award, joining WCCA as recipient of this recognition.
- Hosted our 3rd annual Colfax Chicken Fest—a quirky, fun community festival that’s a tribute to the building’s history (as the family friendly Denver Drumstick Restaurant) and another way to honor the history of W. Colfax and build community engagement with free family-oriented events.

... MORE TO COME

Community Member/Stakeholder Comments

(compiled during the BID five-year review process)

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

Anthony Martuscello, Owner

WestFax Brewing Company
WCCA & 40W Member

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

Ron Seigneur, Managing Partner

Seigneur Gustafson LLP
WCCA Board Member (past chair)

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

Todd Lansing, Resident

40 West Financial LLC
WCCA Board Member (past chair)

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

Cindy Baroway
Owner, Office Evolution
WCCA Board Member (past chair)

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

Kathi Hasfjord
WCCA Board Member / Secretary
Two Creeks Board Member / Secretary

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

Liz Black, Executive Director
40 West Arts District &
Two Creeks Resident

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

Carolyn Berry, Artist
Former 40 West Arts Board
Local Artist

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

Katja Walton, Resident
40 West Arts Board
Lakewood Resident

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

David Rein, Attorney
Erickson Kernell LP
40 West Arts Board

"I am writing this in recognition of the many positive programs and efforts that are funded by the Lakewood-West Colfax BID. As an owner of Lamar Station Plaza (LSP), a critical commercial property in Lakewood's West Colfax corridor, I can attest to the many positive impacts that the BID efforts have had on our property and others in the area. Arts programs and events like the Colfax Arts Festival (formerly MuralFest), the ArtLine Placemaking Initiative and First Fridays provide important pedestrian traffic that greatly contribute to the patronage and success of the commercial businesses at LSP. These activities and the sense of community that it helps create have also assisted us in attracting new businesses to our retail center that have helped define a new image for the corridor. I fully expect that future efforts of the BID will continue to assist our efforts at LSP, bringing new businesses and new customers that will continue to rejuvenate and build the identity and support the vibrancy of the West Colfax community."

Thomas Yockey, Founder/Board Member

Broad Street Realty and Investment

WCCA & 40W Member/BID Board Member

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

Jeff Temple

Investor/Founder, West Line Flats Apartments

WCCA Member

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7D

To: Mayor and City Council

From: William Chan, Economic Development Director & LRA Executive Director , +1
3039877732

Subject: **Annual Approval of West Colfax BID 2026 Operating Plan**

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

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

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

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

The attached 2026 Lakewood-West Colfax BID Budget, BID Operating Plan has been approved by the BID Board.

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

STAFF RECOMMENDATIONS: Staff Recommends Council moves and votes in favor of a resolution approving the 2026 Lakewood-West Colfax Business Improvement District Budget and Operating Plan

ALTERNATIVES: Council moves and votes to not approve the resolution approving the 2026 Lakewood-West Colfax Business Improvement District Budget and Operating Plan.

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

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

NEXT STEPS: None

ATTACHMENTS: 1. Resolution R-2025-59
2. 2026 LWCBID Operating Plan & Budget

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

R-2025-59

A RESOLUTION

APPROVING THE 2026 OPERATING PLAN FOR THE LAKEWOOD-WEST COLFAX
BUSINESS IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Lakewood-West Colfax Business Improvement District (the "BID") has filed with the City Clerk the BID's 2026 Operating Plan and Budget ("the West Colfax BID 2026 Operating Plan")

WHEREAS, the City Council has reviewed the Operating Plan as presented by the BID

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

SECTION 1. The West Colfax BID 2025 Operating Plan is hereby approved.

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

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

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 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 McKenny Brown, City Attorney



LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Operating Plan & Budget 2026

CORRIDOR CONTEXT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Also in 2021, as planned, we wrapped up our ten-month-long review and update of the West Colfax VISION 2040 Action Plan. The BID team of Yoshida and Marino first formed a core team to discuss the process and then rolled out a plan that involved recruiting 20+ West Colfax Ambassadors to serve on a review committee. This collection of people was called the Vision Implementation Group or (the VIG for short). More than two dozen ambassadors signed up to participate in a review process, with the following stated purpose: *The **Vision Implementation Group** exists to provide an inclusive community forum to integrate input, distill ideas, isolate priorities, marshal resources, and report status on the West Colfax Vision 2040 Action Plan.*

As stated prior, the purpose in convening this group was to ensure the Vision 2040 Plan remains current by revisiting priorities every 5-years. Starting in August 2020, amid a global pandemic, this Vision Group met monthly (sometimes twice) via Zoom and rated the importance of every goal in the original plan, and then they collaborated on priorities for the next 5 years, with an emphasis on revitalization strategies along the corridor's west. The schedule and activities of this endeavor (including Ambassadors' homework) is captured on the landing page for the West Colfax Ambassadors at <https://bid.westcolfax.org/2040>. Key Focus Areas were the following:

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

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

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

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

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

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

We all know that West Colfax is still in transition. There is still major work to do. The economic inequities of our society are evident here. Worsening conditions have increased homelessness and the prevalence of encampments and trash heaps. The need for more human services is profound. As vocal advocates for this community, we have been working with the city of Lakewood on these and other issues since our inception. We want to be part of the solution, but as a group of small, local, civic, and non-profit organizations, we lack the resources and capacity to make a sustained impact—but we are trying! We helped organize efforts to clean up the corridor, to support free

art programming through 40 West Arts and the ArtLine, to conduct fundraiser for local schools and nonprofits, to raise money and collect food for the Action Center, and to plan and host the first-ever FREE 40 West Summer Youth Camp at our newly renovated Hub building in 2023.

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

Together, throughout 2023-24, we have made some incremental progress—and there are positive happenings: a reopened Casa Bonita in 2023 is still generating excitement and again drawing visitors to the corridor, the West Colfax Safety and Streetscaping Project is scheduled to break ground on Phase 1 later in 2024 and on Phase 2 in 2025, a new, state-of-art Porsche dealership on Colfax by Prestige Imports is under contraction and scheduled to open in fall of 2024, multiple new TOD multifamily communities near the W Line are nearing completion, and significant redevelopment opportunities at 10th & Sheridan and Westland Town Center are in the early stages of planning. We're closer to the tipping point. Since the inception of our Arts District (2011) and its state-certification (2014), there has been a 300% increase in creative enterprises and related jobs in this area and more than 200,000 visitors to our creative venues during that time frame.

2025 ushered in more milestones and challenges. The long-awaited North Dry Gulch and West Colfax Transportation Safety projects (finally) began in earnest. These improvements will bring opportunities for new investment in redevelopment, spurring further revitalization. But economic uncertainty still casts a shadow on the future and continued challenges with our unhoused population undermines public perception of our ongoing revitalization. While we are grateful for the city's investments in ongoing services and the new navigation center to open in 2025, we also looked to the city for new policies to help address current conditions. We believe a brighter future is on the horizon. Our shared vision for West Colfax is in reach—if we can move forward with the funding, focus, and collaboration needed to address issues and challenges together.

West Colfax is the convergence of a rich history and a bright future. It is a creative community that embraces a freedom-loving lifestyle and the energy of American entrepreneurship. It's the historic soul of Lakewood. How do we leverage the nostalgia of the past, the energy of the present, and harness it for the future? The answer: continued collaboration. With sustained, integrated efforts among the City of Lakewood, our three West Colfax-based organizations—and our active businesses and neighborhoods, West Colfax can continue its renaissance and tell the world about the experiences and opportunities in Lakewood’s historic Colfax corridor . . . about a community rising up to celebrate the glory of the past and the glitter still to come.

PLAN APPROACH - BACKGROUND & FRAMEWORK

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

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

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

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

These general activity areas appear in the 2006 West Colfax Avenue Action Plan, align with the results of the 2011-12 survey of corridor property and business owners, and are referenced and updated in the 2015 adopted West Colfax Vision 2040 Action Plan (reviewed & revised in 2021.)

The following pages provide more detail on the BID Operating Plan for 2026. This year builds on

programs and activities funded and approved in the 2024-25 plans. The BID Board may amend programs in subsequent years within the categories authorized by state law and within the context of the approved annual operating plan and budget. Programs and budgets are subject to approval by the BID Board of Directors and annual review by the local jurisdiction, designated as the Lakewood City Council. The BID budget projections are based on information derived from past and current fiscal years and/or the most recent guidance from Preliminary Assessed Valuation (PAV) projections from Jefferson County.

GENERAL BID PROGRAMMING OVERVIEW

Programs and activities fall into three broad categories: 1) Economic development support and district awareness; 2) District image and identity; and 3) Program management and related communications. Please note, however, that specific programs don't always fit in a single category. Please see BID OPERATIONS: 2026 Themes, Goals, and Focus Areas for details beginning on page 11. An exploration of specific programming that spans these general themes and categories is provided therein.

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

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

Business Support Programs will help businesses stay, grow, and flourish within the Lakewood-West Colfax District. The BID will support efforts and programs for businesses that help promote collaboration among businesses and other corridor organizations for such initiatives as web awareness, promotions, media relations, social media, and special events. Our web resources (westcolfax.org, gowestcolfax.org, and 40WestArts.org), our social media platforms (Facebook,

YouTube, & Instagram), and email newsletters are the cornerstones of our business support and outreach efforts. The BID, in collaboration with our partners in Lakewood's Economic Development Department, can also provide guidance to aid businesses and developers navigating through the jurisdictional development review and permitting process.

Community Engagement Programs will help to promote the district and the businesses and destinations along the Lakewood-West Colfax Corridor. Options include collaborative planning efforts and cross-marketing activities among organizations and businesses to promote the area as well as establishing a periodical and/or other digital media to circulate within the corridor and throughout the neighborhoods to promote the corridor within the district and outside the region to attract more and new customers and more and new investment to the area.

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

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

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

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

- Gateway signs and/or treatments
- Street furniture and amenities / Bus stop improvements
- Streetscape and landscape design and implementation
- Seasonal banners and decorations (as possible)

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

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

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

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

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

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

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

Additional coordinated efforts with public and private agencies to support

“green” business practices that lead to energy and resource conservation and greater sustainability for the district.

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

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

BID OPERATIONS: 2026 MAIN THEMES

Service Impact

- Civic & Neighborhood Organization Support (free meeting space, technical assistance, micro-grants programs); Homeless Population (direct outreach and services via corridor partners)
- Corridor Identity & Clean up (wayfinding, clean-up events/services, shopping cart corrals, participant recognition)
- Local Youth/Senior Support (accessibility, free on-site programming, free transportation to events through partners agencies)

Community Engagement

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

Economic, Social, and Environmental Sustainability

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

BID OPERATIONS: 2026 GENERAL GOALS & OBJECTIVES

Service Impact

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

- Provide free meeting space for civic, community, local non-profit groups
- Contribute to the human needs of our community (*safe parking initiative, lockers, laundry, showers/bathrooms, computer use, employment opportunities*)
- Explore partnerships to provide for services for unhoused population and

innovative ways for transitional or workforce housing

Community Engagement

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

- Expand partnerships to address key issues & focus areas: *(primarily by advancing community driven goals in West Colfax ISION 2040 Action Plan)*
- Continue to offer forums for accurate information sharing to spur collaboration
- Work to create more gathering people spaces in corridor nodes *(parks/plazas and performances/green spaces)*
- Rally other companies and organizations to participate in Business & Neighborhood Watch Programs *(outreach to local businesses, neighborhoods, and apartment communities)*
- Be a force for advocacy and continued investment in the whole corridor

Economic, Social, Environmental Sustainability

GOAL: *Enhance corridor vitality through sustainable practices*

- Continue to evaluate and evolve our sustainable stewardship
- Embrace innovation to help achieve goals *(West Colfax Transportation/Safety Project, services for housing homeless population, safety & security initiatives)*
- Mindfully deploy resources in an equitable and inclusive way
- Strive to be a role model in how we honor and respect each other and the environment; be a positive force for good!

BID OPERATIONS: 2025 FOCUS AREAS

As mentioned prior, this section drills deeper into the categories and program options outlined above and provides more specificity on focus areas and programs planned for next year. Building on our 2025 programs, below are the top initiatives for 2026, including a brief descriptive statement or purpose, and a metric or metrics for each.

Background:

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

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

THEME: SERVICE

“Leadership through Service—modeling the way!”

1. Maintain ongoing operational platform and financial support for WCCA business & community programs *(monthly report dashboard metrics, including financials, membership, attendance, impact funding, & volunteerism to boards and at WCCA community meetings)*
2. Maintain ongoing operational platform and financial support for 40 West Arts programming *(quarterly report metrics – including financials, membership, programming events, visitorship, & volunteerism] to the boards and at WCCA community meeting when requested)*
3. Continue to operationalize and improve our 6501 W. Colfax Ave property and explore future option for the property to serve our community *(metrics - ensure the building is accessible for use for other local nonprofits, civic, and neighborhood groups; maintain >90% occupancy throughout 2025-26 and beyond)*
4. Continue to catalyze safety/security and identity efforts *(metrics - add 10 more participants in the Neighborhood & Business Watch Programs and conduct at least 2 Colfax clean-up and work programs [with service partners who are better equipped to provide direct outreach, services, and low-barrier-to-entry employment that helps clean-up the corridor and provides work options for the unhoused. This builds on BID-led pilot completed in 2022, and then was maintained by the city/county in 2023-24; we continue to advocate for this program--but need a new partner to replace Bayaud Enterprises].*
5. Monitor West Colfax Transportation/Safety and N. Dry Gulch Projects and convey accurate information to the community *(metrics - participate as team members throughout the City-led project and report progress to boards, at WCCA meetings; and through newsletters, recurring open houses & community input facilities)*
6. Support ArtLine/Ward 2 and West Colfax/Ward 1 beautification projects *(metric – at least 3 new or refreshed murals or art installations in 2025-26 and 2-3 new activation strategies in the district and/or around the ArtLine in 2026)*

THEME: COMMUNITY ENGAGEMENT

“Working Together—Anything is Possible!”

7. Continue to strengthen relationships with key redevelopment partners as part of the VISION 2040 Plan *(metrics - in collaboration with the city–meet with key redevelopments partners quarterly or more often as activity increases; advocate for policies that align with VISION 2040 Plan)*
8. Celebrate corridor progress via West Colfax Lately Magazine or Podcast to showcase the corridor and to recognize the people, businesses, and venues that are part of the progress *(metrics - publish, post, & promote as part of the VISION 2040 Plan in 2026 and generate at least \$10,000 in advertising revenue for the district)*

THEME: SUSTAINABILITY**“By shaping change today—we can change the world of tomorrow!”**

9. Conduct the 5-year update of Vision 2040 Plan in and continue to implement goals in the Plan and track/report progress with Sustainability as a key element *(metrics– track and report progress to the board and at community meetings; Other key considerations:*
 - *Continue to advocate for progress on North Dry Gulch Improvements*
 - *Advocate for better safety/security on RTD’s W Line (invite RTD to speak at WCCA and follow up with letter writing campaign; report on progress to the board and at WCCA meetings)*
 - *Build/Expand relationships with Artesia for Westland redevelopment, the new Casa Bonita team, and T.O.D. Properties & Trailbreak Partners for 10th & Sheridan redevelopment, and Riverpoint Partners for Brickyard redevelopment, and QuikTrip for Pierce & Colfax redevelopment (metrics - report on progress to the board and at WCCA meetings)*
 - *Continue collaborative business attraction activities with Lakewood Economic Development (metrics– hold quarterly meetings with Lakewood Economic Development staff; report on progress to the board and at WCCA meetings)*
 - *Continue to support the ArtLine and other place-making initiatives (metric - report on progress to the board and at WCCA meetings)*
 - *Continue identity and IGA maintenance programs (metrics - report on progress to the board and at WCCA meetings)*
 - *Continue outbound communication platforms (web presence, monthly newsletters, and social media (metrics - report on metric/progress at board and WCCA meetings)*
 - *Continue to promote and amplify city-led sustainability programs and practices (metrics - report on metric/progress to the board and at WCCA meetings)*
10. Solidify Environmental/Energy Initiatives, Leadership Succession Planning, and 2026 LRA Gap funding for the sustainability of the district. *(metrics–lead by example: install EV Charging Station (accomplished); conduct energy audit in 2026, and enact recommendations as budget will allow; promote city-led sustainability efforts and put in place at the BID board documentation for management/leadership succession*

BID BUDGET

After the excitement (and trepidation) of the acquisition and adaptive reuse renovation of the “HUB” building at 6501 W. Colfax Ave. and the associated major capital campaigns conducted jointly by the BID and 40 West Arts to fund the purchase and renovation, the BID 2026 Budget remains a key area of concern, as the BID is continuously asked to do more and more—without more revenue. There are multiple factors exacerbating this dilemma.

Factors impacting the 2026 Budget include the following:

1. **TAX INCREMENT FINANCING (TIF):** The ongoing TIF in place (until 2030) redirects increases in mill levy revenue collections above the established 2011 baseline to the Lakewood Reinvestment Authority (LRA); for example, in 2023 our TIF area increment was \$8M+, and in 2024 it was \$12+. In these two years alone, more than \$40,000+ & \$60,000+, respectively, was redirected by the TIF to the LRA in 2023 & 2024.
2. **INFLATIONARY PRESSURES:** Rising personnel and service costs and overall inflation are an ever-increasing burden on the BID's budget; these pressures affect all three of our organizations, and the impact is compounded by #1 above.
3. **2024 STATE LEGISLATIVE ACTIONS:** The impact of the passage of SB24-233 on the last day of the 2024 legislative session negatively impact the BID's revenue by reducing the taxable percentage of commercial property, thereby reducing the aggregate amount of our overall Mill Levy collection.

With these factors taken into consideration, the Lakewood-West Colfax BID present the following projected revenue and expenses for 2026. The BID typically receives Preliminary Assessed Valuation (PAV) in August from Jefferson County, but as of this filing, a PAV is not yet available from county; Therefore, the BID is using its best effort to estimate projected mill levy revenue of \$340,000 for 2026. Conversations are ongoing on ways to best address the BID's need for more funding.

The BID projects Mill Levy revenue of \$340,000 and approximately \$488,000 from pass-thru master leases, intra-organizational payments, various sponsorships, grants and IGAs, and carry-over funds from 2025 of \$120,000 (projected), thus bringing total projected 2026 available funds to \$948,000. Note: Higher than normal carry-over funds are primarily due to capital repairs (such parking lot repaving) moved into the next budget year.) As mentioned prior, we have not received an official preliminary assessed valuation of the commercial properties in the BID catchment area. Thus, this is a best-effort estimate, subject to minor adjustment (2-3 percent) when more information from the county is available.

Revenue may also be augmented through other public or private grant opportunities, pursued collaboratively with WCCA and/or 40 West Arts. While a few grants are pending, these monies are not included in the budget, as they are earmarked for specific projects, and in most cases (such as NPP grants), do not flow through the BID budget, thus are not administered by the BID. Expenses are projected to be approximately \$948,000, including a \$40,000 contingency reserve. Revenue and expenses projection are based on available information at this time. Please see more details in the 2026 Proposed Operating Budget on page 19.

Bonds: The BID is authorized to issue bonds at the BID Board of Directors' discretion. While the Board is investigating options for leveraging the BID's perpetual revenue stream to accelerate targeted improvements, there are no plans for bonding in 2026.

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

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

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

BID GOVERNANCE AND PROGRAM MANAGEMENT

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

- East of Welch and west of Miller (Wright and McNeill-*once approved*)
- East of Kipling and west of Garrison (Rockley *[on leave]* and West)
- East of Garrison and west of Pierce (Enger and Yoshida)
- East of Pierce and west of Sheridan (Yockey and Fitch)

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

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

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

- **Brent Fitch (President)** – Rocky Mountain College of Art + Design (Higher Education) 1600 Pierce Street 80214 *(Term through 2028)*
- **Gloria Enger (Owner)** – Enger Enterprises (Real Estate & Property Management) 1530 Teller Street 80214 *(Term through 2026)*
- **Nina Rockley (Owner-retired)** – Rockley Music (Retailer, Music Education, & Family Foundation/Event Center) 8555 W. Colfax Ave., 80215 *(currently on leave-term through 2025)*
- **Scott West (Shareholder)** – Prestige Imports (Luxury Sales and Service -Audi & Porsche) 9210 W. Colfax Ave., 80215 *(Term through 2026)*
- **Stu Wright (Sr. Vice President)**– FirstBank (Banking & Financial Services) 12345 W. Colfax Ave. 80215 *(Term through 2025)*
- *(proposed new appointee)* **Ryan McNeill (Sr. Vice President)**– FirstBank (Banking & Financial Services) 10403 W. Colfax Ave. 80215 *(Term 06/2029)*
- **Kevin Yoshida (Owner)** – Ideate Design (Architecture & Urban Design) 1615 Reed Street., 80214 1600 *(Term through 2026)*
- **Tom Yockey (Founder & Board Member)**– Broad Street (Real Estate Brokerage, Investments, & Property Mgmt.) 6701 W. Colfax Ave. 80214 *(Term through 2026)*
- **William Marino – (Ex Officio member, non-voting)**, LWCBID Chief Executive / Board Secretary & Fiscal Agent for the building at 6501 W. Colfax Ave. 80214 *(Term through 2027)*

From inception in 2011, board member terms have been staggered to allow for new members to join the board as needed, while maintaining strategic and operational continuity. The slate of Board members was renewed in 2023. Board members shall serve until qualified successors are appointed. With this plan, we are reaffirming the terms of our current slate of board members.

CITY SERVICES

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

BID TERM

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

LAKEWOOD-WEST COLFAX IMPROVEMENT DISTRICT MAP

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

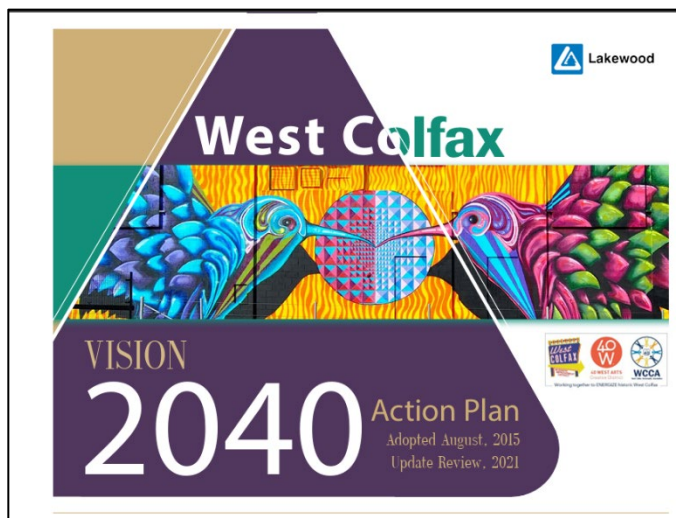
Please see Appendix for District Map

LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT Proposed Budget - 2026			
	2024 Actual	2025 Estimated	2026 Projected
BEGINNING FUNDS AVAILABLE	\$75,782	\$212,000	\$120,000
REVENUE			
Property taxes (BID mill levy)	364,667	335,000	340,000
Specific ownership taxes	0	0	0
Special Assess. - Principal	0	0	0
Special Assess. - Interest	0	0	0
Special Assess. - Collection fee	0	0	0
Interest income	0	0	0
Other monies: rents, grants, IGAs, etc.	557,292	481,000	488,000
Total revenue	921,959	816,000	828,000
Total funds available	997,741	1,028,000	948,000
EXPENDITURES			
General Administration/Overhead			
Adm./Support Services/Prog. Mgmt.	14,458	18,000	10,000
Office/Facility/Utilities/Supplies	57,903	64,000	65,000
Professional Services/Fees/Technology	27,768	45,700	40,000
Insurances	6,076	7,500	8,000
District/Corridor Programs			
Programming Direct Support	42,191	29,000	30,000
Projects-Maintenance/Identity/EcDev	49,990	28,000	29,000
Program Personnel / Mgmt Services	216,828	256,500	263,000
Affiliated Rents/CAM	235,908	330,640	333,500
Acquisition Costs/Taxes (for building)	28,253	28,457	28,500
Real Estate/Building Master Lease	93,300	90,203	90,000
Building Improvements/Services	12,269	10,000	11,000
Treasurer fee - Property taxes	0	0	0
Treasurer fee - Special Assess.	0	0	0
Contingency/Reserve/Misc. Expenses	0	10,000	40,000
Total expenditures	784,944	918,000	948,000
ENDING FUNDS AVAILABLE	\$212,797	\$110,000	\$0

Lakewood-West Colfax BID Operating Plan and Budget - 2026

Appendix

1. District Map – General Services Area
2. Recommended Additional Resources
3. Overview of Three Key West Colfax Organizations
4. Snapshot of Programming by Organization
5. Key Accomplishments / Milestones to Date: 2009-to present (August 2025)
6. Comments from Community Members/Stakeholder (compiled during the five-year of the Lakewood-West Colfax BID review)



2020-2021 Update

Guiding Principles

- **PRINCIPLE #1:** This document regards Lakewood's West Colfax corridor as a whole—from a **360-degree perspective**—with a common heritage and complementary character but with different nodes of activities that require integrated and synergistic strategies
- **PRINCIPLE #2:** To keep this document not only relevant, but organically nimble and vibrant, we recommend a review of this document at least **every five years** with broadly **inclusive engagement**, with residents from as many neighborhoods as possible, representative property owners and business operators throughout the corridor, and strategic partner organizations, including the City
- **PRINCIPLE #3:** This document emphasizes the essential **value of local voices** but recognizes that **City elected leaders and staff are fundamental** to sustained progress on the implementation this plan

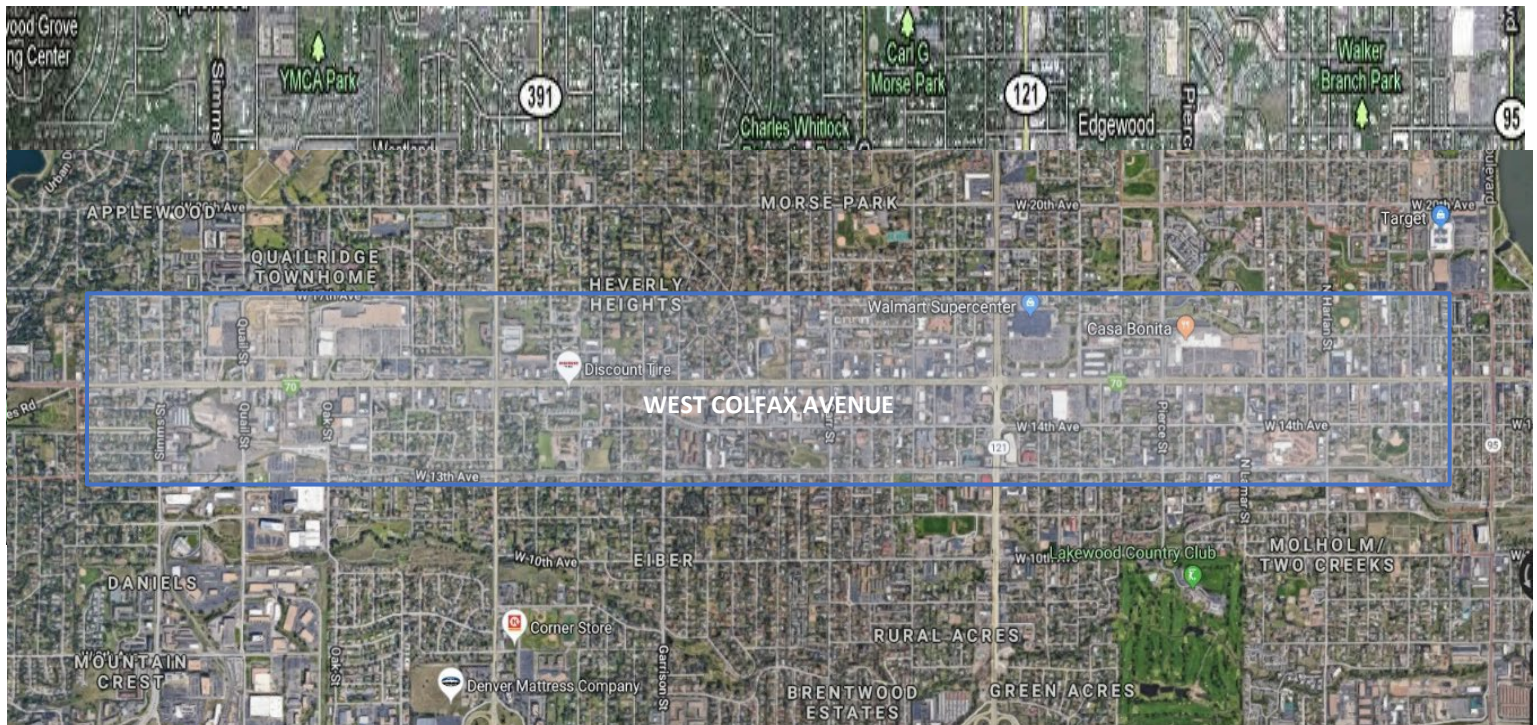
→ **Guiding Principles** emphasize the core tenets that are the underpinning the document as a guide to future implementers and reviewers.

2

This seminal community-generated plan is central to our collective mission – please see links in Recommended Additional Resources on page 22.

District Map – General Service Area

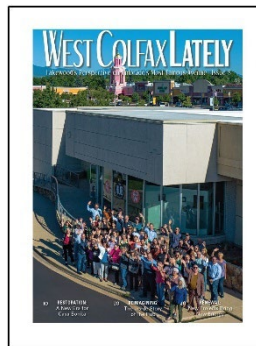
While the actual BID property footprint is not required to be contiguous, the BID service area is contiguous. Only commercial properties are included in the BID catchment area—no residential properties are included in the BID or assessed a mill levy on behalf of the BID by Jefferson County. The Lakewood-W. Colfax BID is perpetual business improvement district, formed by petition drive, special election, city ordinance in 2011, and extends for 4.1 miles along West Colfax from Depew Street on the East to Welch Street on the West.



Recommended Additional Resources

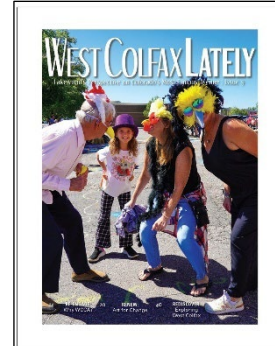
- See the entire updated West Colfax Vision 2040 Action Plan [HERE](#).
- Excerpt from *West Colfax Lately* Magazine: “Dare to Dream: West Colfax Charts a Course for 2040” Click [HERE](#) for a link to the story
- Excerpts from *West Colfax Lately* Magazine (2021):
Photo Essay: 40 West Arts Celebrates 10 Years - [HERE](#)

- For the full 2023 edition of West Colfax Lately, click [HERE](#).



2023

- For the full 2024 edition of West Colfax Lately, click [HERE](#).



2024

- For the full 2025 edition of West Colfax Lately, click [HERE](#).



2025

- For all editions of West Colfax Lately, click [HERE](#).
- 2025-2026 Schedule for the West Colfax VISION 2040 Action Plan [HERE](#).
- Gateway Page to all three of our West Colfax-based Organizations [HERE](#).
- NOTE: Because this document was prepared in August and there are 4 more months in 2025, more links may be added when this document is posted online.

Three Local Organizations

Working Together to ENERGIZE Historic West Colfax



WCCA
West Colfax Community Association

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



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



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



Programming Snapshot

WCCA Programs/Activities

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

40W Programs/Activities

1. Gallery Exhibitions
2. Art Walks with free activities
3. 40 West Connects! Program and related grant reporting
4. Creative District Programming Support
5. Creative District Event & Venue Support
6. FREE Youth Summer Camps
7. Artists in Residency Program
8. 40W Advisory Council
9. 40W ArtLine & Place-making Collaboration
10. Colfax Chicken Fest
11. Placemaking Administration & Art Curation
12. Gallery Staffing & Management
13. Volunteer/Membership Management
14. 40 West Arts Web/eNews/Social Media Mgmt
15. Grant Writing & Fundraising

BID Corridor Programs/Activities

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

Key Accomplishments/Milestones for the Corridor since Inception

2009-2011

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

2011

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

2012

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

2013

- BID and 40 West facilitated The Edge Theater move into the creative district
- Corridor organizations awarded NPP grant for public art installation in 14th & Lamar roundabout; BID provided \$7250 matching funds
- Corridor organizations supported and produced, along with Alameda Gateway, the annual State of the City event, raising more than \$7,000 for Lakewood-based charities
- BID supported ULI TAP study of Oak Street Station area
- BID led the reorganization and operational transition of WCCA
- BID supported ULI Developers Tour of West Colfax Corridor
- All three local organizations supported light rail opening with multiple events at the Sheridan, Lamar, and Wadsworth stations
- Corridor selected as a Study Area by Artspace and schedule formal feasibility visits
- Corridor organizations contributed to the six-month effort to arrive at a City-wide Public Art Master Plan, published in June
- 40 West Arts filed district annual report and successfully qualified for CCI Creative District grant
- BID provided additional funding for public art in Lamar/14th roundabout to increase the scale of the installation
- Corridor received commitment from Colorado Guides Association to conduct a FAM Tour—a tour of tour

guides to West Colfax in March 2014

- Artspace Feasibility Study conducted (report issued in Oct. recommends Market Demand Survey)
- BID and local organizations helped to facilitate the establishment of a West Colfax Vision Group to update the West Colfax Action Plan
- Corridor is awarded State Historical Fund Grant (\$50K with \$12,500 matching funds from the BID) for an historic resource survey of West Colfax structures more than 50-years-old
- Corridor selected as panelist/presenter for DRCOG Symposium “The Last Mile” and “Attracting/Retaining Creative Enterprises”
- BID organized and arranged funding for the 40W-RMCAD Artist in Residence Program at Lamar Station Crossing in partnership with RMCAD and Metro West Housing Solutions

2014

- BID provided financial and logistic support for ULI TAP at Sheridan Station
- Faye Crowe Architect and Fine Artist moved studio to 40 West Arts District
- WCCA and 40 West awarded a \$35,000 Neighborhood Participation Grant to fund the design, development, and installation of a series of historical interpretive signs telling the entrepreneurial history of West Colfax. The series of six large interpretive signs will be installed at Lakewood-Wadsworth Light Rail Station through a partnership with RTD (Installation scheduled for Aug. 2015)
- Corridor conducted first-ever FAM Tour of West Colfax with RMGA
- Corridor organizations expanded the West Colfax Vision Group and set schedule with City staff to have a new plan in less than one year
- In partnership with the City, the Corridor launched Market Demand Survey Campaign for Artspace Project
- BID, WCCA, 40W, along with Alameda Gateway, supported and produced the annual State of the City event, raising more than \$8,000 for Lakewood-based charities
- BID arranged and conducted an 11-stop State Senate Tour of West Colfax with Sen. Andy Kerr
- BID collaborated with commercial brokerage and City of Lakewood to help complete the sale of 191,000 sf of JCRS Shopping Center to Broad Street Realty
- Corridor conducted successful Kickstarter campaign for gallery renovation, totaling \$12,000, and completes first phase of improvements
- The Abo Group, a sustainable architecture and urban design firm, relocated to the corridor, purchasing the historic Lakewood Lanes building
- The City and Corridor dedicated Lonnie Hanzon’s “Lakewood Legacy Trees” public art installation at Lamar Station
- Corridor collaborated with Broad Street on new name for center: Lamar Station Plaza
- Casa Bonita and Planet Fitness signed long-term anchor leases at Lamar Station Crossing
- Field work began with a dozen volunteers for West Colfax Historic Resource Survey
- 40 West Arts achieved full state certification as an official Creative District—one of only 12 in the state of Colorado (at this time)
- 40 West Arts receives both \$20K CCI Grant and Boettcher Foundation Grant for creative districts
- City launched Developer/Broker Outreach initiative called “Embrace the Fax” campaign
- Corridor participated in West Colfax Tour with Senator Bennet on the W Line
- 40 West/BID selected by Colorado Creative Industries as “Best Practice Model” for organizational structure, a model for future creative district candidates
- 40 West approved by Community First Foundation to have 40 West Arts included in Colorado Gives Day program
- Corridor announced to community the plan to hold the first annual West Colfax MuralFest in 40 West Arts District in August 2015
- Corridor selected by Colorado Creative Industries as host for creative district new candidate convening
- BID served as facilitating entity for federal funds for the “Hear the Train a Humming” mural by Bobby Magee

Lopez at Lamar Station

- 40 West Arts and BID commit funding for new mural at The Action Center
- 40 West Place-making Implementation Task Force kicks off with goal to complete first phase of work by summer 2015
- 40 West Arts collaborated with the City of Lakewood, with funds provided by RTD, to engage local artists to design and install location-specific art wraps on more than 30 light rail electrical boxes along the W Line to highlight elements of the community and bring color to the corridor
- Funded by the BID and produced by 40 West Arts creatives, the Corridor partnered with RMPBS CH12 to create and air a video series to showcase local public art and artist
- Partnered with Sprout City Farms and the City of Lakewood to add a community mural at Mountair Park, supported by 40 West's Artist in Residence with funding from the BID
- Sales Tax in the West Colfax Corridor: 2012 thru 2014 – up 11.5% (\$9,294,029 in 2012 to \$10,366,792 in 2014)

2015

- The community celebrated the unveiling of the following public art projects:
 - a \$15,000 Active Staircase Art Project by 40 West artist Laura Phelps Rogers at Lamar Station Crossing (Funding provided by a grant written by Metro West Housing from Colorado Health)
 - a \$42,000 public art installation, entitled “Connected” by Colorado artist Christopher Weed in the new roundabout at 14th and Lamar. (Funding through a NPP grant & support from the BID)
 - a \$7,500 mural by 40 West artist Martha Pinkard at The Action Center (donated to The Action Center by 40 West Arts, WCCA, and the Lakewood-W. Colfax BID)
- Corridor partners fully funded the 40 West Artist in Residency Program for second consecutive year
- The Abo Group (architecture & urban planning firm) and 40 West Arts District partnered to open Gallery 8025, a new innovative sculpture venue in the district, at 8025 W. Colfax in the circa 1950 Lakewood Lanes building
- The Lakewood-W. Colfax BID and 40 West Arts, with support from Lakewood's Economic Development Department, partnered to launch *West Colfax Lately Magazine* (in print and online), a new, creative publication showcasing the people, places, and activities creating the momentum for the renaissance occurring in the West Colfax Creative Corridor
- FirstBank began construction on its 120,000 square-foot expansion at its headquarters on West Colfax
- Terumo BCT opened its new, 130,000 square-foot global headquarters near Oak Street Station
- 40 West Arts was selected as presenter on community revitalization initiatives and the impact of arts and culture for CCI Creative District Summit in Ft. Collins
- Golden Music opened at 10395 W. Colfax, a new flagship location, revitalizing a classic mid-century building that had been slated for demolition and adding its rich musical programming and its impressive strings collection to the corridor (collection includes violins that are more than 300 years old)
- BID successfully negotiated a new home for Lakewood Arts Council, Lakewood's oldest arts organization (25+ years), moving its community gallery and arts center to 40 West in Lamar Station Plaza (next door to Casa Bonita) . . .and with it bringing its robust art class programming and slate of exhibitions—its grand opening on March 28th attracted 500+ people and resulted in the highest single-day art sales in the organization's 25-year history
- Colorado Business Committee for the Arts (CBCA) recognized the leadership of the BID / 40 West Arts for its influence and vision for the West Colfax Creative Corridor with its John Madden Jr. Leadership Award at its 30th annual awards luncheon
- After a successful Feasibility Study, an extraordinarily strong Market Demand Survey, and an in- depth Council Study Session at 40 West Gallery, City Council unanimously approved investing in a pre-development contract with Artspace to bring a catalytic artist live/work project to 40 West Arts District
- West Colfax mainstay, Colorado Frame & Art Restoration opened its striking new building on West Colfax across from its old location
- Historic Veldkamp's Flowers & Gifts completed a multi-million-dollar renovation at its headquarters location on West Colfax

- Denver's *Westword* conducted a series of reader surveys for its Best of 2015 edition— The EDGE Theatre won Best Suburban Theater and 40 West Arts District had two first place finishes for Best New Public Art for “Connected” by Christopher Weed and “Hear the Train A Humming” mural by Bobby MaGee Lopez (both tied for 1st place)
- Andy Sprenger, owner of Sweet Bloom Coffee Roaster (a 40W creative venue) was featured on the March cover of Barista Magazine for his accomplishments as an award-winning coffee roaster
- Iconic Mexican restaurant and entertainment destination Casa Bonita was awarded an historic designation and bronze plaque from the Lakewood Historical Society
- West Line Flats, a 155-unit, market rate multi-family project, one-block from the Lamar light rail station filed plans and intends to break ground in August/September 2015
- A new brewery, The WestFax Brewing Company (named for a combination of West Colfax and 40 West Arts), signed a new lease at Lamar Station Plaza and will locate next to the Lakewood Arts Council gallery. Build-out is underway and is expected to take six months
- Other new arrivals of note include: The West End Theater and Arts Center—another new gallery and a new 50-seat theater by 40 West artist Sophia Rose at 9393 W. Colfax, Studio Nova at 6464 W 14th Ave.—a new venue for media and events for the inspired life, Collective Yoga Studio at 1492 Ammons (½ block south of W. Colfax and across from historic Lakewood Grill), and a new sports bar & music venue, called Misfits (formerly Shark's Saloon) opened at 11475 W. Colfax
- The WCCA, in partnership with the BID and 40 West Arts, held the first West Colfax Lately Annual Award Luncheon on April 30th. Featuring the comedy of Naughty Pierre as the emcee, this event celebrates the beginning stage of the renaissance of our historic corridor and will honor our LEGEND Award Winner Nina Rockley of Rockley Music (in business on W. Colfax since 1946) and two Momentum Award Winners (Rocky Mountain College of Art+Design & The Abo Group)
- 40 West Arts partner Rocky Mountain College of Art + Design achieved its highest enrollment—online and on campus—in the college's history, eclipsing 1000 student enrollment for the first time
- As part of “Embrace the Fax” campaign, a campaign developed and implemented by the City of Lakewood, the Corridor hosted The West Colfax Developers Conference for 80+ developers, brokers, and investors, to showcase West Colfax momentum
- Corridor organizations celebrated the completion of the field work for West Colfax Historic Resource Survey with the first-ever West Colfax Historic Preservation Symposium, during which 50+ attendees heard from experts and historians about what we learned during this 18-month community project and more about the history of Colfax Avenue and preservation efforts in the corridor
- Work is about to conclude on two long-range, community-wide initiatives led by 40 West, WCCA, and the Lakewood-W. Colfax BID in partnership with the City of Lakewood:
 - The West Colfax Vision Group is a forum that connects community leaders and business innovators to collaborate on a compelling vision for the West Colfax Corridor and to work together on a plan that will help catalyze that future vision. The group is preparing to present its 2040 plan for West Colfax, designed to capture the goals of the West Colfax Corridor for the next generation and provide a working plan for the BID & other supporting organizations
 - The 40 West Arts Place-making Implementation Task Force is working to implement the strategies outlined in the 40 West Urban Design & Mobility Concept Plan (adopted by the City in 2012). The implementation of this plan will provide gateway and way-finding signage, public art, streetscape and pedestrian amenities, and tactical urbanism throughout the district to dramatically improve our “sense of place.” The implementation plan is scheduled for August
- Corridor organizations partnered with the City of Lakewood to provide financial and operational support for a summer camp program for children at Mountair Park, providing weekly art programming for students, delivered by 40 West's Artist in Residence
- Corridor organizations secured a \$50,000 grant from the State Historical Fund to inventory structures in the corridor that are more than 50 years old and document architectural characteristics and land use for archival purpose, and complete the survey and corresponding report by September 2016; Corridor organizations plan to write another SHF grant to support the vision for next steps: to create public-facing materials to showcase the history and heritage of West Colfax

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

2016

- For the second year in a row, Colorado Business Committee for the Arts (CBCA) recognized the leadership of the City and BID for the progress along the West Colfax Creative Corridor with its John Madden Jr. Leadership Award
- The 2nd Annual West Colfax Lately Luncheon was another huge success! This MUST- ATTEND event featured the comedy of Naughty Pierre and celebrated the ongoing renaissance of our historic West Colfax Corridor. We announced two West Colfax MOMENTUM Award winners (Broad Street and Kris & Bob Autobee) and this year’s West Colfax LEGEND Award recipient: the incomparable Joe Margotte, owner of Chicago Style Beef and Dogs.
- The Lakewood-W. Colfax BID, along with 40 West Arts District, rolled out a new collaborative, community-focused cultural program, Live at Light Rail! This program delivered 15 free musical performances during the summer months to the Lakewood-Wadsworth Light Rail Station.
- The BID’s investment in 40 West Arts continues to deliver positive returns. The momentum continues at 40 West Arts, [at the time] one of only 18 certified creative districts in Colorado. The nonprofit organization has seen significant statewide recognition and incremental growth in galleries and activities, accompanied by a doubling of creative enterprises and patronage, while contributing to the corridor’s positive economic trajectory—a more than 11% increase in sales tax revenues.
- Our key strategic partner, Rocky Mountain College of Art + Design (RMCAD) has grown its on-campus and online enrollment to more than 1100 students. But enrollment doesn’t tell the whole story. RMCAD has established deep community connections through the Artist in Residence Program, its Visiting Artist, Scholar, & Designer Program, FARMCAD markets on its historic campus, an ever-growing commitment to volunteerism, and a new degree program that hits the sweet spot: a Bachelor’s in Business of Creative Industries.
- Estimates for new residential development range from 1500-2,000 units in the W Line corridor, including WestLink at Oak Station, Zephyr Street Apartments, luxury townhomes at Mountair on 10th Avenue, the hip-and-cool West Line Flats a block from the Lamar Station, 40 West Residences at Colfax and Gray, the next phase of Lamar Station Crossing, and other projects, such as West Line Village, in various stages of planning, all bringing the “heads and beds” that drive new investment in additional retail consumer amenities.
- Major investments at Lamar Station Plaza in the heart of the arts district are a real game- changer—a key transformation for the corridor! This classic (but rundown) 1950s retail center on West Colfax is home to the iconic Mexican-themed entertainment complex Casa Bonita, plus new tenants, such as WestFax Brewing Company, Planet Fitness, Lakewood Arts Gallery, and Gallery of Everything, which makes the plaza a key destination for the burgeoning 40 West Arts scene. Since its 2015 purchase of the plaza, Broad Street has

invested millions in site improvements—and a public-private partnership with the City of Lakewood and the Lakewood Reinvestment Authority resulted in a variety of public improvements and a new public park on site that will host district and other community activities.

- As referenced prior, signature companies, such as FirstBank and Terumo BCT, built and opened new headquarters, collectively investing more than \$100M and this investment is now bringing hundreds of new jobs to the corridor. Prestige Imports, on West Colfax since 1984, is also continuing to evaluate its plans for a major expansion of its Audi and Porsche dealerships. In addition, longtime entrepreneurial mainstays, including Rockley Music, the Bettmanns of Colorado Frame and Art Restoration, and Veldkamp's Flowers and Gifts, spent millions in dollars and effort to build or upgrade their West Colfax-based businesses. All this is on top of the City's ongoing capital investments in the corridor, including improvements at light rail stations and along West Colfax, Lamar, and Pierce Streets.
- 2015 marked the first-ever West Colfax MuralFest, a one-day celebration of the arts, with live bands, 30+ art booths, food trucks, the unveiling of new murals, and fun activities for the whole family. The first installment attracted artists from throughout Colorado and across the nation, drawing more than 2000 people; the second iteration, just held on August 20th this year was bigger and better than the first, attracting an estimated 4500 people to the new venue at Lamar Station Plaza.
- Since the beginning of 2015, the district has now unveiled 20 new public art installations (sculptures and murals). *Westword* Magazine honored both Bobby Magee Lopez's "Hear the Train A Humming" mural and Christopher Weed's "Connected" sculpture as "Best of" for New Public Art Installation in 2015, joining other noteworthy installations, such as Martha Pinkard's "Stardust" mural at The Action Center and Lonnie Hanzon's "Lakewood Legacy Trees" at Lamar Light Rail Station.
- The EDGE Theater, led by Rick and Patty Yaconis, has broken new ground in local theater, staging more Denver-area and regional premieres than any other suburban theater—and in doing so, garnering a long list of recognition, including "Best Actor" and "Season of the Year" from *Westword*, while more than doubling ticket sales since moving into the district.
- Following the approval of the new, more flexible, mixed-use oriented Lakewood Zoning Ordinance, the City embarked on a forward-thinking path of comprehensive community planning that paved the way for revitalization. Milestone planning efforts included the 40 West Arts Urban Design and Mobility Plan, the new West Colfax 2040 Vision Plan, and the 40 West Arts Place-making Implementation Plan. These plans played integral roles in the formation and growth of the district and the ability to secure meaningful grants, such as those awarded from the EPA, CDOT, Colorado Creative Industries, the Boettcher Foundation, the State Historical Fund, Xcel Energy Foundation, and most recently, the National Endowment of the Arts (NEA) Our Town Grant.
- New business activity in the last two years has outpaced the previous four years combined. In addition to activity already mentioned that brought nearly 1000 new jobs to the corridor, the district has welcomed the arrival of 40 West Studios, Lakewood Arts Gallery, Gallery of Everything, Red Herring Art Supply, Guiry's Paint & Art Supply, C2 Gallery and C-Squared Studios, Hyperspace Video Arcade, Wings Stop and a host of other businesses too numerous to list and others still in the works, such as a Ross store, a Dutch Brothers Coffee, and two new restaurants.
- The corridor organizations celebrated the release of the 2nd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- Corridor organizations worked together to plan and deliver Riot V—an immersive entertainment experience, including an authentic four-course Italian meal, a gallery transformed into classic trattoria, live arias from Italian operas, and an Arthur Miller play (*A View from the Bridge*) about an Italian immigrant family in New York—all to a sold-out crowd
- On the horizon, there's still a great deal to look forward to—here are just a few highlights (excerpts from "Quintessentially Colfax!") 2nd Edition of *West Colfax Lately*:
 - 40 West Arts Loop: "It's quite an honor to receive the National Endowment for the Arts (NEA) Our Town Grant," reflects Alexis Moore, principal planner with the City of Lakewood and member of the

- 40 West Arts District Board. “We’re excited to work with the community to implement the arts loop vision they first identified several years ago when planning for the area. This grant will help us design a unique artistic experience, develop a local amenity for walking and biking, and advance place-making in a way that adds to the economic vibrancy of the district.” With the NEA Our Town Grant, the largest award in Colorado in 2016 and the largest ever for Lakewood, the City and 40 West Arts are amid a two-year process to create the first phase of an arts loop envisioned as a continuous and distinctly designed pedestrian and bicycle route circling 40 West Arts District, connecting people to unique art experiences along the way, in parks, and other public and private spaces.
- The Creativity Lab of Colorado: “With all that’s happening here, the west-side needs an entity focused on creative ventures, and that’s the core purpose of The Creativity Lab,” says Bill Marino, a West Colfax advocate who heads up the local BID and a co-founder of the Lab. “Teaming up with Colorado Creative Industries and RMCAD is a natural. Together with our community partners, we believe we can have a significant impact on existing creative enterprises and new creative start-ups.”
 - Artspace: “Affordable housing and workspace for artists and artisans is a key factor in keeping creatives in a district,” explains Kevin Yoshida, Lakewood-based architect and urban planner, who designed the Artspace project in Loveland, Colorado. “Simply put— you can’t have a creative district without creatives. Artspace solves this problem in a long-term, sustainable way and helps catalyze economic activity as well.” After successful feasibility and market demand studies and a unanimous vote of City Council in April of 2015, Artspace, a national nonprofit provider of artist creative space with 40+ projects across the country, is working with the City of Lakewood to finalize a site for a proposed 40-50 live/work units as well as flexible gallery and gathering space, creating a perpetually affordable artist enclave for the district.
 - Creative District Gateway Monuments: “I’ve seen the model and drawings,” says Kevin Crehan, the landscape architect and principal at Solara Designs who designed the new park at Lamar Station Plaza. “They’re works of art—18’ foot sculptures that communicate creative energy and serve as dynamic entry features. They say, ‘something cool is happening here!’” Lakewood-West Colfax Business Improvement District, in collaboration with the City, WCCA and 40 West Arts, is funding the creation and installation of these large 40 West Arts gateway monuments in the median on West Colfax, heralding the arrival of commuters from east and west—a key step in implementing the comprehensive strategies outlined in the place-making plan.

2017

- The completion of Lamar Station Plaza’s public improvements, including branded pedestrian amenities and kiosk, the public walkway that will serve as an east- west connector of the ArtLine, the public gathering space with shade sails called Momentum Park, and the installation of district-branded and seasonal banners.
- The completion of a number of place-making and connectivity improvements along Pierce and Lamar streets (detached sidewalks, pedestrian amenities) and artistically branded wraps on traffic signal boxes along West Colfax intersections in the arts district core.
- The BID contributed funds to two new community impact programs delivered through West Colfax Community Association, the WCCA Business Beautification Program and the WCCA Micro Grant Program. The programs supported Mint & Serif Coffee House, Rockley Music, and the Krystie Rose Millich art project for the 40 West ArtLine.
- The BID provided help, support and/or committed matching funds for grant awards from the Boettcher Foundation, Colorado Creative Industries, the National Endowment for the Arts, the State Historical Fund, and the Xcel Energy Foundation.
- Celebrated one-year anniversaries for Gallery of Everything, Red Herring Art Supply, WestFax Brewing, 40 West Studios, C2 Gallery, Pure Colorado Pro Kitchen & Event Center, WingStop, The Creativity Lab of Colorado, and the new headquarters for both Terumo BCT and FirstBank.

- Celebrated two-year anniversary for 40 West Farmers Market, Container Collective Yoga and Bikes, Planet Fitness, Lakewood Arts Council, Sweet Bloom Coffee Roasters, the new building for Colorado Frame & Art Restoration, and Veldkamp's Flowers & Garden Center renovation and expansion.
- After more than two years of planning, the BID funded the design and fabrication of the 40 West Arts Creative District Entry Monuments, installed in the medians along West Colfax in April 2017 on the east and west ends of the arts district core.
- In collaboration with the City, the BID supported the significant progress made with the 40 West ArtLine (formerly the Arts Loop), a project funded in part by a National Endowment for the Arts grant awarded to the City of Lakewood and 40 West Arts to create a four-mile walking and biking art experience that connects three parks in the district.
- The 3rd Annual West Colfax Lately Luncheon was a great success—this time with entertainment from Jonny “Colfax” Barber! This MUST-ATTEND event celebrated the ongoing renaissance of our historic corridor. We announced two West Colfax MOMENTUM Award winners (WestFax Brewing Company and Planet Fitness), and this year's West Colfax LEGEND Award recipients were Maddie Nichols and Kathi Hasfjord, who have advocated for the community for more than 40 years!
- Lakewood's ongoing collaborative work with residents, businesses, and West Colfax-based organizations to transform the West Colfax corridor and to benefit from the W line has earned it the first-ever Impact Award given in the “Inspire” category by the Urban Land Institute of Colorado. The Impact Award is like the Oscars™ for land-use, planning and development work, and it recognizes outstanding projects, related programs, and visionaries in urban development. The first-ever “Inspire” category recognized the project that has inspired the community and has a lasting impact in the public realm.
- The BID business attraction initiatives helped to engage, support, and/or promote a number of new businesses, including Miracle Street Gallery, West Line Flats, BPL Plasma, Lechuga's Italian Restaurant, Pirate Contemporary Art, NEXT Gallery, Mint & Serif Coffee House, Hyperspace Vintage Video Game Arcade, and Reed Art & Imaging.
- With support from the BID, the corridor organizations celebrated the release of the 3rd Edition of *West Colfax Lately* Magazine, an annual publication supported by local business and Lakewood Economic Development, to showcase the people, places, and progress of the historic West Colfax community.
- The corridor celebrated the grand opening of the corridor's first 100% market rate multi-family residential project in decades, West Line Flats, by Momentum Development, located on 13th Avenue near the Lamar Light Rail Station. Within two months more than a third of the 155 units were leased, and it's projected to be fully leased in less than nine months from its grand opening.
- Corridor organizations planned and conducted the 3rd annual West Colfax MuralFest—a FREE one-day celebration of arts and culture unveiling new murals, accompanied by 30+ arts vendors, food trucks, 3 live bands . . . and fun-filled activities for the whole family that attracted thousands of attendees to the revitalized Lamar Station Plaza, the venue on West Colfax for the annual festival.
- The West Colfax Corridor was selected as a destination site by Smart Growth America for a tour by a five-city delegation (Charlotte, Columbia, Akron, Macon, and Wichita) as part of its “Amazing Places Forum” in 2017.
- What's on the horizon: the opening of Ross Dress for Less at Lamar Station Plaza, ground-breaking for Dutch Brothers Coffee also at Lamar Station Plaza, the expansion of Hyperspace Video Gallery, the grand opening of Archway's 40 West Residences, additional place-making progress in the corridor, the ribbon-cutting of the first phase of the 40 West ArtLine in June 2018, and a final site selection for an Artspace live/work project in the West Colfax corridor.

2018

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

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

2019

- Supported by the Lakewood-West Colfax BID, Kanon Gallery, CORE New Art Space, and Handsome Little Devils all move to the West Colfax Corridor to participate in the ongoing momentum created by 40 West Arts District.
- Corridor annual events coming up include a sold-out Annual West Colfax Lately Luncheon at Lakewood Country Club, honoring Roger Wadnal & team with the LEGEND Award and three MOMENTUM Awardees announced at the event, plus the two-day extravaganza of the 5th Annual Colfax ArtFest held at Lamar Station Plaza.
- 40 West Arts, through its partnership with Metro West Housing Solutions and the Lakewood- West Colfax BID, named its fifth Artist in Residence, Janelle Sowers, who will serve the West Colfax community by delivering arts classes to youth and seniors for the next year in return for a live/work unit at Lamar Station Crossing
- Supported by funding partners, including Xcel Energy Foundation, Community First Foundation, and the Lakewood-W. Colfax BID, five new murals were added to community, including the most recent large mural

on Harlan Street entitled “Take Time” by DAAS, an accomplished muralist from Jax, Fla.

- Published the 5th edition of West Colfax Lately magazine celebrating West Colfax and the City of Lakewood’s 50th Anniversary with historical content and a commemorative cover illustration
- West Colfax Lately magazine achieved its highest circulation numbers in its five-year history, distributing 33,000 copies throughout the Lakewood community
- WCCA delivers a Business Beautification Project by painting the Action Center’s W. Colfax shelter
- The City and 40 West Arts received CBCA’s Business of the Arts Award for the 40 West ArtLine and the City received the DCI Governor’s Award for Best Use of Public Space for the 40 West ArtLine
- 40 West Arts and the ArtLine selected to exhibit for three months at Denver International Airport
- 40 West Arts, in collaboration with the LWCBID, partner with Colorado Mills to showcase local artists within the mall—a program that is now growing and will continue into 2020
- The owners of Lamar Stations Plaza announced four new restaurants coming to the retail center in 2019 and early 2020: CiCi’s Pizza and Salad Bar, a Pacific Island-themed seafood boil eatery, a new flavored ice and ice cream treat shop, and a family-owned Honduran restaurant
- Westword Magazine named 40 West Arts District “Best Metro Area Art District” for 2019 and selected Colfax ArtFest selected as Top 10 Best Summer Festivals in Colorado.
- Lakewood Country Club, a member of WCCA, announced that its Charity Event Committee selected 40 West Arts as a nonprofit beneficiary of its annual charity gala slated for Oct. 5th, 2019
- 5280 Magazine selects 40 West ArtLine as a 2019 “Top of the Town” pick.
- The West Colfax community celebrated all things arts & culture on August 2nd and 3rd for the 2019 Colfax ArtFest. The event included a VIP Party on Friday and live performances, outdoor games, food, vendors, trolley tours, mini murals, a car show and more on Saturday.
- WCCA completes Business Beautification Program for The Action Center. Volunteers painted a new building for The Action Center and presented them with a \$500 check.
- Banner Signs & Decals completes the installation of enormous mural on retaining wall at West Line Village themed after the history of Two Creeks neighborhood.
- 40 West Arts District hosts RIOT VIII: Colfax Curiosities featuring an accordion dance duo, a street magician a busker, a silent auction and so much more at Prestige Imports.
- Roger Wadnal from Lakewood’s Comprehensive Planning & Research Division announces plans for the refurbished Colfax Entry Features at Colfax & Sheridan.
- Indy Street Flats from Metro West Housing Solutions celebrated their grand opening on December 13th, 2019. Over 150 attendees viewed the buildings’ offices, community murals, and model rooms.

2020

- 40 West hosts its fifth annual Community Summit with 50+ people in attendance, an event that is equal parts networking session, happy hour with friends, and a chance to give feedback to the district.
- Riverpoint Partners CEO Reid Davis and his partners at CentrePoint Properties invested \$100,000 in new murals at Lamar Station Apartments, located at 1450 Lamar Street along the 40 West ArtLine.
- WCCA pivots to be the first community meeting to go fully virtual in light of COVID-19 via ZOOM meeting.
- Donations from WCCA members raise the funds needed to purchase jerseys for Jefferson High School’s boys’ and girls’ basketball teams.
- Buying local art is critical to supporting artisans, small businesses, the arts district, and our community. During our May Virtual First Friday on Friday May 1st from 6-9pm if you buy at least \$40 worth of local artwork, merchandise, certificates for classes/workshops, etc. we will match your minimum \$40 purchase (no maximum) with a \$40 donation to that artist/organization.

- WCCA, The Lakewood-W. Colfax BID launches Small Business Support Fund to provide short-term help to creative enterprises and small impacted by the COVID-19 virus. In conjunction with this fund, the BID and its partners mounted a campaign to raise additional dollars for the fund in order to help more business owners. 40+ businesses received support
- The Lakewood-W. Colfax BID launches resource page for families, small businesses, and creative enterprises to access resources (local and national) for funding and safety information.
- 40 West Arts District celebrated its first-ever virtual First Friday on April 3rd. The event, designed to support our local artists, creatives, galleries, and community kicked off at 6pm with an hour-long Watch Party hosted on Facebook, reaching more than 2,000 people.
- Rocky Mountain Ukulele Orchestra begins offering free Ukulele classes to support arts & creativity as folks move to Stay At Home.
- WCCA & the Lakewood-W. Colfax BID support Lakewood Economic Development's build out of their new Restaurant/Retail Services Map to provide citizens with information on how to support local businesses from the safety of home.
- WCCA hosts a series of panel discussions for COVID-19 Business Relief
- Metro West Housing Solutions (MWHS), a nonprofit developer and manager of affordable apartment communities, announced it was awarded Tax Credits (LIHTC) for Lamar Station Crossing (LSC) Phase II, a continuation of their successful Lamar Station Crossing campus located in 40 West Art District, less than a block from RTD's W Line Light Rail.
- Along with other community partners, the BID and WCCA help the City of Lakewood plan and execute the Economic Recovery Task Force and the associated relief funds.
- The 40 West ArtLine hosts successful Chalk the ArtLine challenge, featuring local chalk art drawings.
- Hammered & Hung launch a Farmers Market at Lamar Station Plaza, featuring local artists & vendors.
- Artist Katy Casper & crew complete first set of 12 murals at Lamar Station Apartments entitled *Wild Urban Medicine*, the largest mural project in the history of 40 West Arts District and a colorful addition to the corridor along this central spine of the ArtLine that connects Lamar light rail station to amenities along Colfax Avenue including Lamar Station Plaza.
- In conjunction with district partners, Hammer & Hung launches its "R&R on the ArtLine Installation Project." Featuring custom designed and painted Adirondack Chairs by local artists & community members featured along the ArtLine.
- West Colfax welcome Yabby Hut to Lamar Station Plaza (next to WestFax Brewing Co.), a family owned, seafood restaurant with a twist of the bayside theme and traditional Philippines way of eating.
- The 6th edition of West Colfax Lately Magazine is released with a COVID lens on this 2020 issue.
- 40 West Arts hosts virtual artist takeover for First Friday, featuring art from around the world collected by artist Adrienne DeLoe and her *Pandemic Self Portraits*.
- The District launches Facebook community group to create a sense of place online during COVID time.
- With the support of the BID and other partners, 40 West Arts and the City of Lakewood are awarded a national AARP grant (\$9,000) for community programming and art installation along ArtLine.
- City of Edgewater welcomed an extension of the ArtLine around its new civic center and commits resources to future art installations at Walker Branch Park, connecting our two cities to this ever-changing community amenity.

2021

- Launched two new programs: 1) West Colfax Passport Program campaign to support local retailers and restaurants; and 2) WCCA Connects! that supports local neighborhood organizations with website, e-newsletter, and social media training
- Celebrated 40 West Art District's 10-year anniversary with a community celebration of 40 West Champions

at Mint & Serif Coffee House

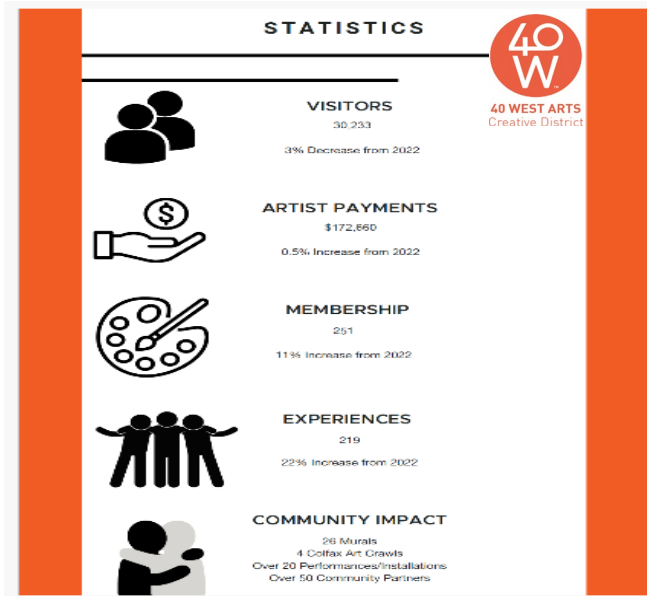
- Capital Campaign for Building Renovation raised more than \$350,000, including grants from the Gates Family Foundation, The Community Foundation, and the Lakewood Reinvestment Authority
- With the support of the city, the BID, and grant funders many arts installation and murals along the ArtLine were refreshed and new two new murals were added

2022

- In January, the BID learned that we would receive a \$600,000 Colorado Community Revitalization Grant that helped us reach our \$1M goal for the building renovation
- As part of a Community First Foundation “Helping Each Other Thrive” Grant, 40 West Arts and its partners developed an Equity in the Arts Committee to bring diversity of perspectives in choosing major art installation projects throughout the corridor
- March marked the return of Colfax Art Crawls to the district; Approx. 1,500 people attended the event at district creative venues.
- In May, all the galleries that were displaced by the sale of the Pasternack building moved into the newly renovated 6501 W. Colfax Ave building—transforming the old vacant Drumstick building into a vibrant, new arts destination in Lakewood
- on June 3rd, 2022, we dedicated the building at 6501 W. Colfax Ave. (now called The HUB at 40 West Arts) in a Grand Opening Celebration that included remarks from three Lakewood Mayors and state officials. More than 2,000 attended the festivities of the evening.
- After years of the delay (caused by pandemic and budget constraints) that unappealing, dusty (or muddy) remnant of land on the southwest corner of W. Colfax & Wadsworth Blvd. was totally transformed into a beautiful West Colfax Sculpture Walk. Installed on Aug. 5th, the large, 28-ft. tall sculpture, entitled “Evertrees” designed by Nestor Fedak anchored the space and marked the completion of this phase of the project. More sculptures will be added in the future. With funds from a Lakewood NPP grant, support from Lakewood Economic Development, Pioneer, Designscapes Colorado, WCCA and the Lakewood-West Colfax BID, Now this space is an appealing “people place” that’s an asset to our community. During weekends (in June & July), 30+ volunteers braved the Colorado sun and moved over 20 tons of cobble stone and dirt to build the infrastructure for the Sculpture Walk planters and plant the vegetations. The project was managed (and designed) by City Landscape Architect Nestor Fedak. Kudos Nestor!

2023

- With fear subsiding and post-pandemic restrictions lifted—we re-launched our signature Colfax Art Crawls—more than 2,000 visitors attended each of the three events.
- Colorado Mills renewed its commitment to the 40 West Arts-led “Curated at the Mills” Art Program.
- The aforementioned program has led to another milestone: the new ownership group at Belmar reaching out to our West Colfax-based organizations to start a similar strategic partnership with 40 West Arts to help them curate artwork throughout Belmar - Downtown Lakewood.
- The West Colfax Sculpture Walk (at Wadsworth & Colfax) received The Columbine Award for New Park Design from Colorado Park & Recreation Association.
- The new owners/management of Casa Bonita finally reopened the fully restored, beloved, and iconic destination restaurant in late May—and the new team are engaged with the local district.
- With the support of Denver Bronco and City grants funds, we planned and hosted the first-ever FREE Summer Youth Camps for our under-served local neighborhoods, capping off the first full year of operations of our HUB building.
- Funds from the 40 West Arts capital campaign—with assistance from the BID— completed paying off \$1.1M cost for the HUB building renovation (a major milestone for us).
- Please see below 40 West Arts and WCCA’s 2023 annual snapshot reports presented to the BID Board:



WCCA Monthly Dashboard					
End of 2023					
CATEGORY	LAST MO +/- or TALLY	2024 TARGETS	ALL-TIME / 2024	RESULTS	
Membership:	120 -4 (20+ need renewal)	130	124 (Nov 2023) / 120	95% of goal	
Attendance:	65 -4 (from 69-Oct./71-Sept)	avg. 60+	65 avg (2019) / 63	+ 5% of goal	
Volunteer Hours:	1144 to date	1000+/yr.	NEW / 1144 hrs.	+14% of goal	
Deployed Impact \$:	\$6,000 to date	\$5,000/yr.	\$5K ('22) / \$6K ('23)	+20% of goal	
Includes support for Mint & Serif, Molholm Elementary, Colfax Clean-up, HUB Improvements, LUMC Art Café, Summer Youth Camp Lunches, Denver American Indian Festival, and Red Coach Inn project.					
Mini-grants Pending: No Pending Applications					

2024

- In January WCCA wrapped up its most successful West Colfax Passport Program, supporting forty-eight (48) different businesses involved in the new all-digital platform
- The BID hired Marissa Miller as Community Engagement Lead to support WCCA and overall outreach efforts
- Marissa led WCCA initiatives to have quarterly Calls to Action themes to further engage the community and support local efforts, such as food, school supply, support local drives
- WCCA achieve its highest level of membership (124) in May 2024 and 40 West Arts eclipsed 300 total members in early 2024
- 40 West Arts celebrated its partnership with Metro West Housing Solutions with a major public art installation event, “Whee” by Mike Lustig located at The Residences at Creekside
- WCCA efforts and funding helped to salvage Red Coach Inn memorabilia, booths, and bar stools and restore them for use and display at the HUB
- 40 West Arts Venue Stipend Program provided local venues stipends to activate their spaces, generating more experiences, attracting more visitors to venues, and fostering more engagement from our community
- The BID and 40 West Arts provided space at The Hub for local magicians to host classes and public performances, the CBCA weekly series, and Lakewood Arts Annual Garden Tour Luncheon. Further, we provided free exhibition space for the Colorado Scholastics Awards Exhibition, Colorado Student Printmaking Showcase and for our Artists in Residence to curate special-interest exhibitions, "OMG You're So Pretty", "The House of Medusa", and COMMUNITY, (LGBTQIA+ exhibit) with workshops, artist talks, & performances
- WCCA and Two Creeks Neighborhood held another successful Colfax Clean-up Day with more the 40 volunteers before the Colfax Marathon
- Through a partnership Bridge33 Capital, 40 West Arts facilitated the completion of major ground mural on the Whole Food Stairway at Belmar, entitled “Chromatic Cascade” by Kendall McCann
- As planned, the BID transferred ownership of the HUB building to 40 West Arts District as part of the refinancing process with FirstBank.

- Through grant funding from the city and additional support from the BID, WCCA, RMCAD, and Casa Bonita, 40 West Arts held its 2nd Annual FREE Youth Summer Camps (This year campers were treated to lunch and fun at Casa Bonita on the camp's last day.)
- 40 West Arts Artists in Residence Program held two exhibitions about women in art, a pop-up live performance and a variety show from our resident artists
- In addition, 40 West Arts Artists in Residence worked with Metro West Housing Solutions (MWHs) numerous times on workshops and classes at their affordable housing communities
- The District welcomed a new Theater Troupe to West Colfax—The Three Leaches Theater and several affiliated creatives groups who will share the theater space on Teller St.
- Our Corridor is collaborating with local arts & entertainment groups to explore launching a **Colfax Creative Corridor** initiative. Conversations are ongoing
- Please see below 40 West Arts and WCCA's 2024 annual snapshot reports presented to the BID Board:



 WCCA West Colfax Community Association		Monthly Dashboard End of December 2024	
CATEGORY	LAST MO +/- or TALLY	2024 TARGETS	ALL-TIME HIGHS
Membership:	133 +6 (many renewals pending)	140 by 12/31/24	133 (Dec. 2024) 😊
Attendance:	No Dec. meeting (62 in Nov.)	57.5 avg.	63 avg (2023) 😊
Volunteer Hours:	1,420 hrs to date	1,200+/yr.	1,425 hrs (2024) 😊
Deployed Impact \$:	\$7,800 to date	\$7,500/yr.	\$7.8K (2024) 😊
*Includes support for Red Coach Inn Booth Restoration, Rewards for West Colfax Passport Program, Action Center School Supply Drive, Caps & Gowns for Jefferson High School, 40 West Art Summer Youth Camps, laundromat exterior painting grant, & Action Center family holiday sponsorship			
Mini-Grants: Two applications pending.			

2025

- Maintained over 95% occupancy in all BID master-leased buildings for our creative venues
- Successfully completed the refinancing of the HUB building with our FirstBank partners
- Published the 10th Edition of West Colfax Lately Magazine with our district partners
- Added Brent Fitch, president of RMCAD, as a new BID board member
- Conducted multiple FREE Business Workshops through the Creativity Lab of Colorado
- Launched the new West Colfax Connections Program designed to boost the online discoverability of art galleries, creative venues, and other businesses in the district.
- Attracted two new theater troupes to the district: The Three Leaches and Flamboyán Theaters
- Launched the next 5-year review process for the West Colfax VISION 2040 Action Plan
- Held our annual West Colfax Lately Luncheon—this year at a West Colfax icon, the beautifully restored Casa Bonita restaurant and entertainment complex. This year honoring our LEGEND Award recipient former Mayor Bob Murphy and our two MOMENTUM Awards winner, Trevor Wolfson and Nestor Fedak.
- WCCA exceeded all prior benchmarks/records for membership, attendance, volunteerism, and impact funding
- For the 2nd year, the Passport West Colfax campaign promoted 40+ venues & businesses for our Shop Local initiative
- Launched Spotlight Sponsorships to promote local businesses at monthly WCCA meetings
- Hosted two Colfax Cleanup Days with the City, neighborhood, and local business volunteers
- Coordinated community “Calls to Action” to encourage local volunteerism, charitable giving, and civic engagement
- Coordinated with LPD and City staff to help address homeless camps in the area
- Spearheaded recruitment along West Colfax for the City’s new Business Watch initiative
- Helped support the West Colfax Transportation Safety & N. Dry Gulch Projects - including help coordinating a press conference for local media, hosting monthly meeting updates, and facilitating city employee office hours at the HUB
- WCCA added Anne Schuller to its board of directors
- 40 West Arts added new board members: Olivia Garcia, Jonathan Marcantoni, Melissa Estepp, and Keely Garcia
- Launched a 40 West Arts Youth Ambassador Position
- Hosted the return of “Art of the Wheel” Exhibition during our August Colfax Art Crawl
- Brought Governor Jared Polis to the district through NEXT Gallery’s Casa Bonita exhibition
- Hosted House Representative Rebekah Stewart (District 30) for a tour of the district and surrounding businesses
- Worked with the Denver Nuggets for a 2nd year to have artwork featured at a live game in the arena
- Hosted the National Planning Conference for a presentation on arts districts and placemaking
- Hosted Think Arts 360 for an exhibition and annual party
- Painted two murals on the North and East facing walls of the HUB Building
- Started FREE bus service to and from The HUB Building and the Westside Galleries for our major art crawl events
- Hosted the first ever Festival Flamboyán, a Puerto Rican festival
- Painted a mural at the 7-11 at Colfax and Harlan along the 40 West ArtLine
- Hosted our 3rd annual free-of-charge summer youth camps
- City awarded 40 West Arts the Mayor’s Inspiration Award, joining WCCA as recipient of this recognition.
- Hosted our 3rd annual Colfax Chicken Fest—a quirky, fun community festival that’s a tribute to the building’s history (as the family friendly Denver Drumstick Restaurant) and another way to honor the history of W. Colfax and build community engagement with free family-oriented events.

... MORE TO COME

Community Member/Stakeholder Comments

(compiled during the BID five-year review process)

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

Anthony Martuscello, Owner

WestFax Brewing Company
WCCA & 40W Member

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

Ron Seigneur, Managing Partner

Seigneur Gustafson LLP
WCCA Board Member (past chair)

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

Todd Lansing, Resident

40 West Financial LLC
WCCA Board Member (past chair)

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

Cindy Baroway
Owner, Office Evolution
WCCA Board Member (past chair)

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

Kathi Hasfjord
WCCA Board Member / Secretary
Two Creeks Board Member / Secretary

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

Liz Black, Executive Director
40 West Arts District &
Two Creeks Resident

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

Carolyn Berry, Artist
Former 40 West Arts Board
Local Artist

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

Katja Walton, Resident
40 West Arts Board
Lakewood Resident

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

David Rein, Attorney
Erickson Kernell LP
40 West Arts Board

"I am writing this in recognition of the many positive programs and efforts that are funded by the Lakewood-West Colfax BID. As an owner of Lamar Station Plaza (LSP), a critical commercial property in Lakewood's West Colfax corridor, I can attest to the many positive impacts that the BID efforts have had on our property and others in the area. Arts programs and events like the Colfax Arts Festival (formerly MuralFest), the ArtLine Placemaking Initiative and First Fridays provide important pedestrian traffic that greatly contribute to the patronage and success of the commercial businesses at LSP. These activities and the sense of community that it helps create have also assisted us in attracting new businesses to our retail center that have helped define a new image for the corridor. I fully expect that future efforts of the BID will continue to assist our efforts at LSP, bringing new businesses and new customers that will continue to rejuvenate and build the identity and support the vibrancy of the West Colfax community."

Thomas Yockey, Founder/Board Member

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

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

Jeff Temple

Investor/Founder, West Line Flats Apartments
WCCA Member

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7E

To: Mayor and City Council

From: William Chan, Economic Development Director & LRA Executive Director , +1
3039877732

Subject: **Ryan McNeill to Lakewood-West Colfax BID**

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

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

The attached nomination to the Board of Directors for the Lakewood-West Colfax Business Improvement District (BID) has been approved by the BID Board and has been sent to the Lakewood City Council for final approval.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends the approval of Resolution 2025-60, appointing Ryan McNeill to the Board of Directors of the Lakewood-West Colfax BID.

ALTERNATIVES: The City Council could deny or postpone these appointments to a future date certain.

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

NEXT STEPS: None

ATTACHMENTS:

1. Resolution R-2025-60
2. LWCBID Resolution 2025-08-02_McNeill Nomination

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

R-2025-60

A RESOLUTION

APPROVING THE NOMINATION OF RYAN MCNEILL FOR APPOINTMENT TO THE
BOARD OF DIRECTORS FOR THE LAKEWOOD-WEST COLFAX BUSINESS
IMPROVEMENT DISTRICT (BID)

WHEREAS, the Board of Directors of the Lakewood-West Colfax Business Improvement District (the "BID") approved the appointment nomination for BID Board of Directors, attached hereto; and

WHEREAS, the BID has filed the appointment nomination with the Lakewood City Clerk, and request that the City Council review and approve this nomination; and

WHEREAS, the City Council has reviewed the Lakewood-West Colfax BID Appointment Nomination as presented to them by the BID.

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

SECTION 1. The 2026 Appointment of Ryan McNeill to the Board of Directors for the Lakewood-West Colfax Business Improvement District is hereby approved.

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

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

INTRODUCED, READ, AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 2024, 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 McKenny Brown, City Attorney

RESOLUTION NO. 2025-08-02

**LAKEWOOD-WEST COLFAX BUSINESS IMPROVEMENT DISTRICT
City of Lakewood, Jefferson County, Colorado**

**A RESOLUTION APPROVING THE NOMINATION OF RYAN MCNEILL FOR
APPOINTMENT TO THE BOARD OF DIRECTORS OF THE LAKEWOOD-WEST
COLFAX BUSINESS IMPROVEMENT DISTRICT**

BE IT RESOLVED by the Board of Directors of the Lakewood-West Colfax Business Improvement District as follows:

Section 1. At a meeting of the Board of Directors held on June 24, 2025, the board voted to submit the nomination of Ryan McNeill, Senior Vice President of FirstBank, to the Lakewood City Council for appointment to the Board of Directors for a 4-year term expiring on June 30, 2029.

Section 2. The Board of Directors of the Lakewood-West Colfax Business Improvement District hereby nominates Ryan McNeill for appointment to the board for a 4-year term running through June 30, 2029 and authorizes the submission of this nomination to the City of Lakewood for approval.

ADOPTED AND APPROVED this 26th day of August 2025.

**LAKEWOOD-WEST COLFAX BUSINESS
IMPROVEMENT DISTRICT**

By: 

Board President: Kevin Yoshida

Attest:

By: 

Board Secretary / Exec. Director: William Marino

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 7F

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **IGA for JeffCo Cold Weather Response**

SUMMARY STATEMENT: An intergovernmental agreement outlines collaborative shelter strategy among Jefferson County and regional municipalities of Lakewood, Arvada, Edgewater, Golden, Westminster, and Wheat Ridge for the 2025-2026 cold weather season including fiscal and programmatic responsibilities of all parties.

BACKGROUND INFORMATION: The strategy developed following a Spring Forum on Homelessness hosted by Jefferson County and including City Manager staff of all parties.

BUDGETARY IMPACTS: The resolution directs the City's Chief Financial Officer to collect and remit payments not to exceed \$555,930 to fulfill Lakewood obligations detailed within the intergovernmental agreement.

STAFF RECOMMENDATIONS: Staff recommends approval of the resolution

ALTERNATIVES: Lakewood could decline entering the agreement which may limit support of Lakewood residents experiencing homelessness during cold weather responses through the winter season.

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 take action to fully execute the agreement.

ATTACHMENTS: 1. Resolution R-2025-61
2. Attachment A - Cold Weather Response IGA

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

A RESOLUTION

APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH JEFFERSON COUNTY, THE CITY OF ARVADA, THE CITY OF EDGEWATER, THE CITY OF GOLDEN, THE CITY OF WESTMINSTER, AND THE CITY OF WHEAT RIDGE REGARDING REGIONAL COLD WEATHER RESPONSE FOR THOSE EXPERIENCING HOMELESSNESS

WHEREAS, pursuant to C.R.S. §§ 29-1-203-203.5, as amended, the City of Lakewood (the “City”) and other governmental entities have the authority to cooperate and contract via Intergovernmental Agreements (IGAs);

WHEREAS, the City, Jefferson County, and the Cities of Arvada, Edgewater, Golden, Westminster, and Wheat Ridge (the “Parties”) participated in the 2025 Spring Forum on Homelessness (the “Forum”) to address and plan for a regional homelessness response;

WHEREAS, the Forum focused on building regional approaches, reviewing local actions, identifying common challenges and successes, and aligning potential collaborative solutions, with a specific focus on collaborating on a regional cold weather response for the 2025-2026 cold weather season;

WHEREAS, the increasing number of individuals experiencing homelessness in Jefferson County continues to be a regional issue that affects the health, safety, and welfare of each of the Parties’ communities;

WHEREAS, the Parties agree it would be in the best interest to coordinate a regional cold weather response for those experiencing homelessness in Jefferson County for the upcoming cold weather season;

WHEREAS, the Parties desire to enter into an IGA to commit to a collaborative, regional approach to addressing cold weather response for those experiencing homelessness in Jefferson County;

WHEREAS, the City Council finds that intergovernmental cooperation between and among the Parties furthers the public health, safety, and welfare of the residents of Jefferson County; and

WHEREAS, the City Council therefore desires to enter into the IGA in accordance with the terms and conditions set forth herein.

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

SECTION 1. The City Council hereby finds and determines that authorizing the City Manager to enter into an IGA, attached hereto and incorporated herein as Attachment A, between the City, the County, and the Cities of Arvada, Edgewater, Golden, Westminster, and Wheat Ridge to coordinate a regional cold weather response for those experiencing homelessness in Jefferson County is and shall be in the best interest of the residents of the City.

SECTION 2. The City Council authorizes the City Manager or designee to execute the IGA on behalf of the City.

SECTION 3. The City's Chief Financial Officer is hereby authorized and directed to collect and remit payments not exceeding five hundred fifty-five thousand nine hundred and thirty dollars (\$555,930.00) for the City's share of the cold weather season cost as reflected in the attached "IGA 2025-2026 Cold Weather Term Sheet."

SECTION 4. The City Council authorizes the City Attorney, in consultation with the City Manager, to negotiate and make changes to the IGA as may be necessary, provided that such changes do not increase the financial obligations of the City.

SECTION 5. This Resolution shall become effective immediately upon signature.

INTRODUCED, READ AND ADOPTED by a vote of ___ for and ___ against at a hybrid regular meeting of the City Council on September 22, 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 McKenny Brown, City Attorney

INTERGOVERNMENTAL AGREEMENT CONCERNING REGIONAL COLD WEATHER RESPONSE FOR THOSE EXPERIENCING HOMELESSNESS

1.0 PARTIES. This Intergovernmental Agreement (“IGA”), effective as of _____ (“Effective Date”), is entered into by the following Parties (each, individually, a “Party”):

- 1.1. The County of Jefferson, State of Colorado, a body politic and corporate (the “**County**”)
- 1.2. The City of Arvada, a municipal corporation (“**Arvada**”)
- 1.3. The City of Edgewater, a municipal corporation (“**Edgewater**”)
- 1.4. The City of Golden, a municipal corporation (“**Golden**”)
- 1.5. The City of Lakewood, a municipal corporation (“**Lakewood**”)
- 1.6. The City of Westminster, a municipal corporation (“**Westminster**”); and
- 1.7. The City of Wheat Ridge, a municipal corporation (“**Wheat Ridge**”).

2.0 RECITALS

- 2.1. The Parties are authorized by the provisions of Colo. Const. Art. XIV, §18(2)(a) and C.R.S. §§29-1-201, *et. seq.* to contract with one another to provide any function, service, or facility lawfully authorized to each.
- 2.2. The increasing number of individuals experiencing homelessness in Jefferson County continues to be a regional issue that affects the health, safety, and welfare of each of the Parties’ communities.
- 2.3. The Parties participated in the 2025 Spring Forum on Homelessness to address and plan for a regional homelessness response. The Forum centered on building regional approaches, reviewing local actions, identifying common challenges and successes and aligning potential collaborative solutions, with a specific focus on collaborating on a regional cold weather response for the 2025-2026 cold weather season.
- 2.4. The Parties agree it would be in the best interest of all Parties to coordinate a regional cold weather response for those experiencing homelessness in Jefferson County.
- 2.5. The Parties desire to establish this IGA to commit to a collaborative, regional approach to addressing cold weather response for those experiencing homelessness in Jefferson County.

- 2.6. Establishment of this IGA will serve a public purpose and will promote the health, safety, and general welfare of inhabitants in and around Jefferson County.

3.0 EFFECTIVE DATE AND TERM

- 3.1. This IGA will take effect on October 1, 2025, and remain in effect through September 30, 2026, subject to the Parties' right to terminate under this IGA.
- 3.2. This IGA may be renewed by the Parties annually for no more than five (5) consecutive one-year renewal terms. Renewals shall be automatic unless the Agreement is terminated by any Party pursuant to Section 7.1 of this IGA. Each year 60 days prior to commencement of any renewal term, the Parties shall agree upon any changes to the Term Sheet contained in Exhibit A or confirm that Exhibit A remains unchanged. Any agreed-upon changes to Exhibit A shall be deemed an amendment to this IGA.

4.0 RESPONSIBILITIES OF THE PARTIES. The Parties agree to work collaboratively to coordinate a regional approach for a cold weather response for those experiencing homelessness among Jefferson County jurisdictions.

5.0 TERM SHEET. The Parties agree to abide by the terms set forth in the **Term Sheet** attached hereto as **Exhibit A** to carry out the intention of the Parties to strategically address the regional response to 2025-2026 cold weather season for those experiencing homelessness in Jefferson County.

6.0 AMENDMENTS

- 6.1. This IGA may be amended at any time by written agreement signed by the signing authorities of the Parties to this IGA.

7.0 TERMINATION OF IGA

- 7.1. **INDIVIDUAL PARTY TERMINATION.** Any Party may terminate its participation in this IGA by providing 60 days written notice to the other Parties. In the event of such termination, the remaining Parties agree to meet and decide how to proceed without the terminating Party. Upon notice of such termination, the Parties may continue this IGA without the terminating Party or decide to terminate the IGA. The terminating Party shall ~~return~~ pay their portion of the pro rata pooled funding obligation as of the effective date of the Party's termination. Pro rata for this purpose shall be

calculated based on the percentage of the cold weather season that has elapsed as of the effective date of termination.

8.0 GENERAL PROVISIONS

- 8.1. **SEVERABILITY.** If any provision of this IGA or the application thereof to any Party is held invalid, such invalidity shall not affect other provisions or applications of the IGA which can be given effect without the invalid provision or application, and to this end, the provisions of the IGA are declared to be severable.
- 8.2. **ASSIGNMENT.** Except as otherwise stated herein, this IGA shall not be assigned by any Party.
- 8.3. **NO THIRD-PARTY BENEFICIARIES.** Except as otherwise stated herein, this IGA is intended to describe the rights and responsibilities of and between the Parties and is not intended to, and shall not be deemed to, confer rights upon any persons or entities not named as Parties. Nothing contained herein shall be deemed to create a partnership or joint venture between the Parties.
- 8.4. **BINDING EFFECT.** This IGA shall inure to the benefit of, and be binding upon, the Parties, their respective legal representatives, successors, heirs, and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this IGA except as otherwise expressly authorized herein.
- 8.5. **NOTICES.** Any notice or notification required or permitted by the IGA shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address as has been previously furnished in writing, to the other party or parties. Such notice or notification shall be deemed to have been given when deposited in the United States mail.
- 8.6. **TABOR COMPLIANCE; NO GENERAL OBLIGATION INDEBTEDNESS.** Because this IGA may extend beyond the current fiscal year, all of the Parties understand and intend that the obligation of the Parties for committing monetary funding hereunder constitutes a current expense of the Parties payable exclusively from the Parties' funds and appropriated each fiscal year and shall not in any way be construed to be a multi-fiscal year debt or other financial obligation within the meaning of Article X, Section 20 of the Colorado Constitution, a general obligation indebtedness

of the Parties within the meaning of any provision of Article XI of the Colorado Constitution, or any other constitutional or statutory indebtedness.

- 8.7. **GOVERNING LAW AND VENUE.** This IGA shall be governed by the laws of the State of Colorado. Venue for any action arising under this IGA will be in the appropriate court for Jefferson County, Colorado.
- 8.8. **BINDING AUTHORITY.** The Parties represent and affirm that the signature page hereof accurately states the full legal name of the entity, contains all requisite signature(s) on behalf of the Party, has been properly acknowledged by attestation, notary acknowledgment, or both.
- 8.9. **COUNTERPARTS.** This IGA may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument. The Parties acknowledge and agree that the original of this IGA, including the signature page, may be scanned and stored in a computer database or similar device, and that any printout or other output readable by sight, the reproduction of which is shown to accurately reproduce the original of this IGA, may be used for any purpose as if it were the original, including proof of the content of the original writing.
- 8.10. **GOVERNMENTAL IMMUNITY.** No portion of this IGA shall be deemed to constitute a waiver of any immunity, the Parties, or their officers or employees may possess, nor shall any portion of this IGA be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this IGA.

[SIGNATURE PAGES FOLLOW]

COUNTY OF JEFFERSON,
STATE OF COLORADO

By: _____
Joseph M. Kerby, County Manager
jmkerby@jeffco.us

ATTEST:

APPROVED AS TO FORM:

By: _____
Carey Taylor Markel, Deputy County Attorney
cmarkel@jeffco.us

CITY OF ARVADA, a Colorado home rule
municipal corporation

By: _____
Don Wick, City Manager
dwick@arvada.org

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Kylie Justus, Senior Assistant City Attorney
kjustus@arvada.org

CITY OF GOLDEN, a Colorado municipal
corporation

By: _____
Scott Vargo, City Manager
svargo@cityofgolden.net

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Sandra Llanes, City Attorney
sllanes@cityofgolden.net

CITY OF LAKEWOOD, a Colorado municipal corporation

By: _____
Kathleen E. Hodgson, City Manager
kathod@lakewood.org

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Lauren Stanek, Senior Assistant City Attorney
lausta@lakewoodco.org

CITY OF WESTMINSTER, a Colorado municipal
corporation

By: _____
Jody Andrews, City Manager
jandrews@westminsterco.gov

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Matthew Munch, City Attorney
mmunch@westminsterco.gov

CITY OF WHEAT RIDGE, a Colorado municipal
corporation

By: _____
Patrick Goff, City Manager
pgoff@ci.wheatridge.co.us

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Gerald Dahl, City Attorney
gdahl@mdkrlaw.com

CITY OF EDGEWATER, a Colorado municipal corporation

By: _____
Dan Maples, City Manager
dmaples@edgewater.com

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Carmen Beery, City Attorney
cbeery@mdkrlaw.com

IGA 2025-2026 COLD WEATHER TERM SHEET

Term of Agreement: October 1, 2025-September 30, 2026

Service Period: October 1, 2025 – April 30, 2026

- If a severe weather event occurs after April 30 and sheltering is deemed necessary, the Parties agree these Terms continue to apply.

Sheltering Options

The Parties agree to share the costs associated with severe weather sheltering for the 2025-2026 cold weather season, with the following sheltering, staffing, and operational support options:

- Lakewood Navigation Center (\$500,000) This is a cap due to reasonable and standard expectations based on past years' operations.
 - ☐ Serving as 24/7 transitional shelter for up to 103 referred and enrolled guests with the understanding the facility does not provide walk-up or drop-off shelter access during cold weather periods.
- Jeffco Family Shelter (\$300,000)
 - ☐ Serving as 24/7 emergency shelter for families with at least one dependent age 18 or under
- Motel vouchers (\$900,000)
 - ☐ Provision of up to 200 motel vouchers nightly to provide sheltering on nights of severe/extreme cold weather
 - ☐ Activated during severe weather at 32°F or lower with accumulation of precipitation (snow) greater than one inch or with discretion in conditions of concurrent non-accumulating wet precipitation such as rainfall or sleet, or 20°F or lower with or without precipitation. Consideration will be given to wind when determining activation.
- Staffing/Operational support for county motel vouchers (\$150,000)
 - ☐ Needs related to oversight, administration and distribution of motel vouchers issued by Jefferson County
- The Mac in Westminster (\$69,000)
 - ☐ Activated when temperatures are anticipated to be 0°F or sustained wind chill temperatures below 0°F for a minimum duration of six hours as determined based on the City of Westminster's Emergency Shelter Plan managed/operated by the Westminster Fire Department for extreme cold weather events.

- Westminster motel vouchers (\$40,000)
 - Activated during severe cold weather at 32°F or lower with a forecast 25% or more chance of precipitation or 20°F or lower with or without precipitation if guests cannot go to a congregant shelter. More rooms are made available when forecast temperatures fall to 10°F or lower.
- Arvada non-profit (\$100,000)
 - Operational expenses related to severe weather sheltering for up to 45 individuals
 - Activated during severe weather at 32°F or lower with accumulation of precipitation (snow) greater than one inch or 20°F or lower with or without precipitation

Total Sheltering Costs for 2025-2026 Cold Weather Season

The Parties agree that the total sheltering costs for the 2025-2026 Cold Weather Season to be shared on pro rata basis based on population is \$2,059,000. Each party's pro-rata share is set forth in the chart below:

Total Population based						
Jurisdiction	Percent of County	Shared Cost	Direct Payment Offsets	Total into pooled funding	Due 11/1	Due 1/1
Jefferson County (Unincorporated)	35%	\$ 720,650	\$ 150,000	\$ 570,650	\$ 142,662	\$ 427,987
Arvada	21%	\$ 432,390	\$ 100,000	\$ 332,390	\$ 83,097	\$ 249,293
Edgewater	1%	\$ 20,590		\$ 20,590	\$ 5,147	\$ 15,443
Golden	3%	\$ 61,770		\$ 61,770	\$ 15,442	\$ 46,328
Lakewood	27%	\$ 555,930	\$ 500,000	\$ 55,930	\$ 13,982	\$ 41,948
Westminster	8%	\$ 164,720	\$ 109,000	\$ 55,720	\$ 13,930	\$ 41,790
Wheat Ridge	5%	\$ 102,950		\$ 102,950	\$ 25,737	\$ 77,213
	Total	\$ 2,059,000				

Cost Sharing

Lakewood, Westminster, Arvada, and Jefferson County each pay their Direct Payment Offsets, noted in the table above, in alignment with established fiscal processes which are costs those entities contribute towards sheltering operations. These costs would be deducted from the pro rata assessed amount each contribute to the pooled funding. If city-funded sheltering costs are not committed by January 1, 2026, that city's allotted amount will be added to the pooled funding. Wheat Ridge, Edgewater, and Golden each pay their pro rata costs directly into pooled funding. All pro rata payments will be used to fund Jeffco Family Shelter and motel vouchers issued by the County.

County as Fiscal Agent

Jefferson County will serve as the Fiscal Agent with respect to the pooled funding and will establish tracking and reporting processes. The cities will pay their pro rata costs directly to Jefferson County with 25% due on November 1, 2025 and the remaining 75% paid on or by January 15, 2026 as noted in the table above. Lakewood, Westminster, and Arvada will submit monthly reports to the Fiscal Agent outlining agreed upon measures and expenditures for city-led sheltering options. Monthly tracking reports will be provided during monthly City/County Manager meetings. The County as Fiscal Agent will provide the cities with an end of season report in advance of 2027 budget decisions. All expenditures need to be submitted to the Fiscal Agent by June 15, 2026 with the goal of providing a final report by July 1, 2026. These dates do not reflect unforeseen circumstances that may extend the need for severe weather response and with due diligence to achieve final reconciliation in a timely manner. Any expenditures incurred during an event subsequent to April 30, 2026 must be submitted within 30 days of the severe/extreme weather event.

Fiscal Reconciliation Decision-Making

Each Party has identified a representative to carry out the continued implementation of this work and to represent their respective localities in the preparation for the upcoming cold weather season. The following individuals are the appointed decision makers to carry forward this work:

- Don Wick, City Manager, Arvada
- Dan Maples, City Manager, Edgewater
- Scott Vargo, City Manager, Golden
- Joseph Kerby, County Manager, Jefferson County
- Kathleen Hodgson, City Manager, Lakewood
- Jody Andrews, City Manager, Westminster
- Patrick Goff, City Manager, Wheat Ridge
- Kerry Wrenick, Regional Homelessness Coordinator, Jefferson County (non-voting)

With monthly reporting/tracking of expenses and the end of season report, any increases to projected costs will be evaluated on an ongoing and end of season basis during the monthly City/County Manager meetings. During the monthly meetings, the cities and the County will discuss topics such as additional funding, amending services provided, or appropriate responses.

At the end of the season if a credit balance exists, the City/County Managers will determine whether to refund any excess or carry it over to the 2026-2027 cold weather season.

Cold Weather Activation

Jefferson County will activate cold weather response utilizing the following temperature/precipitation thresholds when notified by Jefferson County Public Health of a cold weather health alert or advisory. The thresholds will be 72-hour forecasts of overnight low temperatures of:

- **Health Alert Notification:** (extreme weather) 10°F regardless of wind or precipitation
- **Health Advisory Notification:** (severe weather) 32°F or lower with accumulation of anticipated precipitation (snow) greater than one inch over a 24-hour period or with discretion in conditions of concurrent non-accumulating wet precipitation such as rainfall or sleet, or 20°F or lower with or without precipitation. Consideration will be given to wind when issuing a Health Advisory.

The Parties agree that discretion to enter a Cold Weather Activation (CWA) is the responsibility of the Cold Weather Activation team, based on forecasts from the National Weather Service. Representatives from Jefferson County Public Health, Jefferson County Human Services, Jefferson County Emergency Management (CWA Team), will convene 72 hours in advance of impending weather to prepare for an activation based on forecast. If a forecast indicates weather conditions extending throughout a week, discretion will be used to make activation decisions by 10 a.m. on the third, fifth, and seventh day of the activation, with relevant updates communicated to the public. Any reason for non-activation or suspension will be documented by the non-activation or suspending party and provided to the other Parties. As individuals with ties to the Cities of Arvada and Westminster may physically be located within these respective jurisdictions but outside of Jefferson County, they may be considered eligible to utilize JeffCo Family Shelter for families with children and Jefferson County hotel program for people unable to stay at congregate shelters as part of this agreement.

The parameters for activation of Westminster's The MAC is determined based on the City of Westminster's Emergency Shelter Plan managed/operated by the Westminster Fire Department

for extreme cold weather events. The activation of The MAC remains solely within the purview and under the City of Westminster' Emergency Shelter Plan, which is an annex of the City's Emergency Operations Plan. Activation of the extreme cold weather shelter will take into consideration the Jefferson County CWA and notify them when The MAC activates. Westminster cold weather hotel stays are available during The MAC activating as an extreme weather shelter. They are also available when Adams County Severe Weather Activation Program starts providing additional cold weather hotel rooms when it is forecast to be 10°F or below.

Communication of CWA

To the extent possible, seventy-two hours prior to declaration of a CWA, Jefferson County will notify the Board of County Commissioners, City Managers, partner municipal and county homelessness response teams, that a CWA will be declared. Broader public facing notification will occur no later than twenty-four (24) hours prior to the CWA and may be communicated through push notifications on the County website, the Heading Home website, social media, email networks, or other formats by Jefferson County Communications. No public-facing notifications, including email or social media, shall be shared prior to the official public notification from Jefferson County Public Affairs Team. Extensions of an ongoing CWA will similarly and officially be posted to the public through Jefferson County Communications. Municipalities will maintain responsibility for activation notifications and public awareness sent through their Communications teams.

If severe weather is expected over a weekend or on a Monday holiday, more advanced public notice than 24-hours will be issued when possible.

Outreach

Outreach strategies refer to coordinating direct engagement with people in unsheltered homelessness to equip them with information to make a plan to access available shelter. Outreach will be coordinated upon declaration of a CWA, from the seventy-two (72)hour lead period and through sheltering operations. Two functions support outreach engagements direct to those experiencing homelessness in the field: homeless/housing navigators and Nonprofit partners, Police Departments directly involved in implementing a CWA. Broader public audiences will

receive informational push notifications and media alerts through Jefferson County Public Affairs Team.

Homeless Navigation

Jefferson County relies on County/City homeless navigators along with outreach teams from Public Health and Jefferson Center to identify people who are unsheltered. Upon declaration, and throughout the 72-hour lead period and course of a CWA, these teams will work together to intentionally connect people in unsheltered homelessness with the necessary information to create a plan to access shelter during the CWA. These efforts may be supported by the Sheriff's Office, Open Space, local Police Departments, Parks and Recreation, co-responder teams, or others in a first-responder capacity.

CWA Transportation

During CWA, the Parties agree to transport people to/from shelter to the extent possible given that severe weather conditions may limit travel due to poor driving conditions, closures, and safety concerns. Homeless Navigators, and shelter staff, have access to RTD passes that may be provided to persons needing shelter during CWA. Additionally, Jefferson County manages a Lyft Concierge account that can be utilized during CWA when Lyft is operational. Transportation is not guaranteed during CWA. All participating jurisdictions agree to provide transportation supports to impacted guests to the best of their abilities and agree that in some condition's transportation options will not be available. Prenotifications using currently defined communication channels is critical to ensure all unhoused individuals have advanced notice of impending weather changes in order to access sheltering options as early as possible.

Motel Vouchering

During CWA, motel vouchers will be issued to families and singles who meet eligibility criteria. Determinations are based on vulnerability with conditions that limit access to congregate shelter due to health conditions or other qualifying circumstances. Severe weather hotel vouchers can be used to book motel rooms at one of the partnering motels across the county. Motel rooms will be booked on the same day by the issuing agencies.

Additional Contribution by Jefferson County - Evergreen Christian Outreach (EChO) Shelter

For 2025-2026, Jefferson County has proposed (\$200,000) funding for operations of EChO Shelter located in Evergreen, CO. EChO serves as a cold weather shelter every night from October-April with a capacity of 20 individuals per night. EChO services extend beyond cold weather sheltering to ensure guests receive basic needs and case management.

Extreme Weather Mobile Shelter Operations

Extreme weather mobile shelter operations will be deployed at the discretion of the County Office of Emergency Management (OEM”) through the County’s activation of the Emergency Operations Center through a disaster declaration that activates the County Emergency Management Plan or Emergency Operations Plan and needed annexes. Jefferson County has budgeted \$250,000 in 2025-2026 to operate mobile shelters during events of extreme cold weather (forecasts of 10°F or below for at least 48 hours). This funding amount equates to ten days of extreme cold weather but does not guarantee that such tents will be available for deployment as such deployment is dependent upon the discretion of the County OEM. If it is anticipated that the current budgeted funding level will be exhausted, the Parties agree to convene to determine how to fund any additional extreme weather sheltering needs.

Absent such County declaration, extreme weather mobile sheltering options can be requested by a Party that is operating under a local disaster declaration and has utilized all other available local resources. Such a Party may complete a Resource Request Order through its local OEM to the County OEM. If the County OEM authorizes the request, costs of such deployment shall be assessed to the requesting Party.

Communications Plan for Extreme Weather Mobile Shelter Operations

County OEM will, in accordance with the Emergency Operations -Local Coordination Annex Plan, take the lead in coordinating among the Parties communication of the disaster declaration and activation of the County Emergency Management Plan or Emergency Operations Plan and needed annexes.

Transportation During Extreme Weather Mobile Shelter Operations

County OEM's activation of the Emergency Operations Center through a disaster declaration will also activate additional transportation resources through the County OEM.

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 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: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 8A

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **1st Reading Ordinance - Zoning Map**

SUMMARY STATEMENT: This ordinance is to approve a new zoning map for Lakewood. Properties in Lakewood are mapped into zone districts for the updated Lakewood Zoning Code.

BACKGROUND INFORMATION: At meetings on August 25, September 8 and September 22, the City Council held hearings and made determinations on updates to the Lakewood Zoning Code. As a result of those changes, updates to the zoning map are necessary.

The main changes to the map include:

1. Rezoning of R-1, R-1 and R-MF properties to new R-L and R-M zones.
2. Elimination of the M-E zones and rezoning of M-E properties to other M zones
3. Elimination of the LI-RD zone and rezoning of LI-RD properties to LI
4. Rezoning of numerous properties determined by Planning Commission and City Council to merit zoning change due to surrounding or inappropriate current zoning.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends approval of the proposed zoning map.

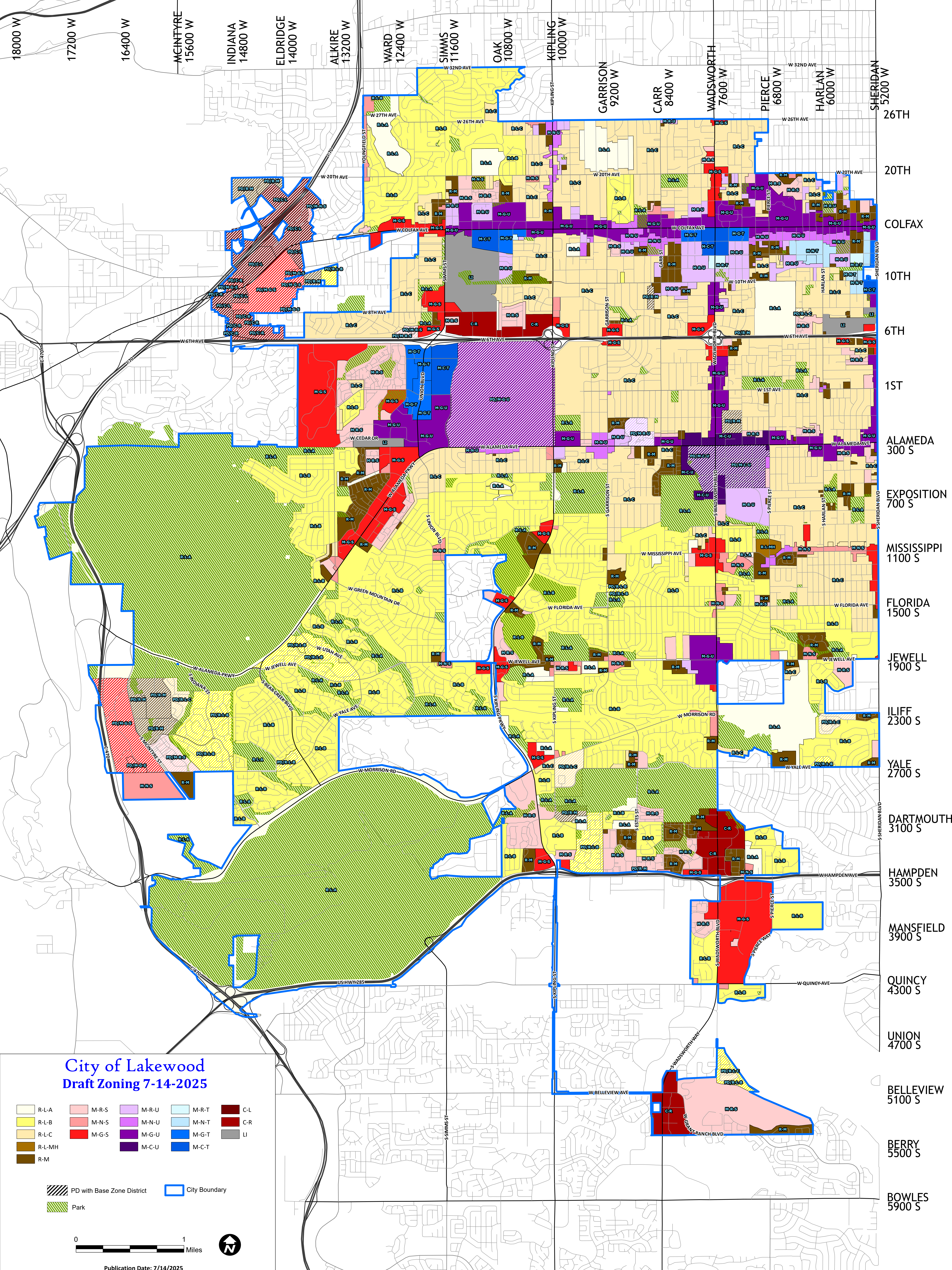
ALTERNATIVES: The map may be approved as proposed or amended.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council in addition to a year of public engagement and outreach for the zoning changes and more than two years of engagement and outreach for the Comprehensive Plan.

NEXT STEPS: None

ATTACHMENTS: 1. Draft Zoning Map 2025 07 14

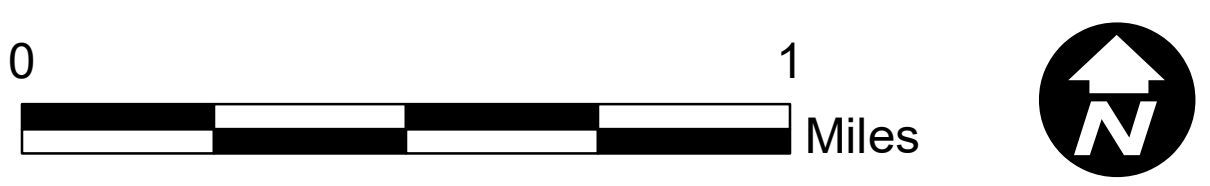
REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Alison McKenney Brown, City Attorney



City of Lakewood
Draft Zoning 7-14-2025

- | | | | | |
|--------|-------|-------|-------|-----|
| R-L-A | M-R-S | M-R-U | M-R-T | C-L |
| R-L-B | M-N-S | M-N-U | M-N-T | C-R |
| R-L-C | M-G-S | M-G-U | M-G-T | U |
| R-L-MH | | M-C-U | M-C-T | |
| R-M | | | | |

- PD with Base Zone District City Boundary
- Park



Publication Date: 7/14/2025

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 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: SEPTEMBER 22, 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: SEPTEMBER 22, 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

STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 11A

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **Right-of-way Vacation at Vivian Elementary**

SUMMARY STATEMENT: This is a city-initiated application, requesting City Council action to vacate two segments of existing public right-of-way that encumber portions of the former Vivian Elementary School campus at 10500 W 25th Ave. The first segment, located in the southeast quadrant of the campus, is within an area that is being acquired by the City for a future public park. The other segment is not aligned with the location of the existing street improvements at the intersection of W. 25th Ave. and Newcombe Way. The proposed vacation request will not impact or remove the portions of right-of-way that contain the existing W. 25th Avenue and Newcombe Way road improvements.

BACKGROUND INFORMATION: In 2024, the City of Lakewood and Jefferson County School District began discussing acquisition of a portion of the 12-acre Vivian Elementary site for future public park purposes. Given the District's interest in re-purposing the site to benefit its students and their families, and Lakewood City Council's priorities to support areas of need within the community, the vision of a future neighborhood park started to form. The current redevelopment proposal for the school property includes the City's plans for a future 3-acre neighborhood park on the east side of the former campus. The remainder of the site is being sold by the District to a private developer that is proposing to subdivide to create 33 (plus or minus) new single-family residential lots.

In April, City Council authorized the purchase agreement to acquire 2 acres of the school property for park purposes. The City has also applied for financial assistance associated with the land acquisition from the Jefferson County Land Conservation Grant program, which will be reviewed by the County Commissioners this fall. To satisfy the parkland dedication requirements for new residential development, the future subdivision and redevelopment of the school site will need to accommodate an additional acre of land.

This right-of-way vacation request addresses unnecessary encumbrances that exist across the school property. One segment of right-of-way crosses the proposed public park. If it remains in place, the park will be vulnerable to future utility installations and disruption of park activities. The proposed vacation will allow the City to take title to the 2-acre parcel without it being encumbered by right-of-way that was never improved, has never been used as a roadway, and is no longer needed for any municipal purpose. The vacation will also eliminate unimproved areas of right-of-way at the northwest corner of the school site.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Approve

ALTERNATIVES: If the ordinance is not approved, portions of the future park site and former school campus will remain encumbered by the unimproved city right-of-way. This leaves the park vulnerable

to future utility installations, which could cause disruption to the park and any proposed park amenities.

City staff also identified several errors and inconsistencies in the historic written legal descriptions of the unimproved right-of-way and the school property boundary, resulting in uncertainty about the true alignment of both. Vacating the excess right-of-way will partly resolve issues that impact the legal descriptions associated with the park land acquisition.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. Notification of the public hearing as required in the Lakewood Subdivision Ordinance included posted signs, mailed letters and a publication in the local paper of record.

The vacation application was sent to applicable utility and service districts for review and comment. Several agencies noted that they have existing facilities in proximity to the right-of-way that is being vacated. To ensure that there is no disruption to existing services, the ordinance will reserve an easement over the vacated right-of-way for any existing utility facilities that exist within the “net right-of-way” areas depicted on page 6 of the attached ordinance.

NEXT STEPS: If approved on first reading, the public hearing will be scheduled for September 22, 2025. The City and School District have agreed to close on the 2-acre park land transaction by December 31, 2025.

ATTACHMENTS: 1. Ordinance O-2025-31

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

O-2025-31

AN ORDINANCE

VACATING RIGHT OF WAY LOCATED AT
10500 WEST 25TH AVE., LAKEWOOD, COLORADO

WHEREAS, on April 28, 2025, the City Council for the City of Lakewood (the "City") authorized the purchase of approximately two (2) acres of land from the Jefferson County School District R-1 (the "School District") located at 10500 West 25th Ave., Lakewood, Colorado, commonly referred to as Vivian Elementary (the "Property");

WHEREAS, the Property is being acquired by the City to create a new public park;

WHEREAS, the School District acquired Vivian Elementary in 1953 & 1954 by deeds recorded with the Jefferson County Clerk & Recorder;

WHEREAS, following its acquisition, the School District conveyed two rights-of-way over Vivian Elementary in 1956 by deed recorded under Reception Number 1956635414 (the "Subject ROW") (Attachment A);

WHEREAS, the Subject ROW contains one segment that crosses the proposed public park and another segment that does not align with the location of the existing roadway at West 25th Ave. and Newcombe Way;

WHEREAS, if left in place, the Subject ROW segment that crosses the proposed public park would leave the park vulnerable to utility installation and disruption of the park;

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

WHEREAS, the City requests vacation of the Subject ROW;

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

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

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

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

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

SECTION 1. Pursuant to Title 43, Article 2, Colorado Revised Statutes, and City of Lakewood Case No. VA25-0002, and upon a finding that the Subject ROW is no longer necessary for use by the public and that no land would, by this vacation, be left without a connection to an established public road, the Subject ROW described in Attachment A, incorporated herein and made a part hereof, is vacated.

SECTION 2. The City preserves and retains right-of-way described in Attachment B, incorporated herein and made a part hereof.

SECTION 3. The net area to be vacated is shown in Attachment C, incorporated herein and made a part hereof.

SECTION 4. This Ordinance is subject to a reservation of easements for any existing utility facilities that may exist within the net right-of-way hereby being vacated.

SECTION 5. This Ordinance shall take effect thirty (30) days after final publication.

SECTION 6. After the effective date of this Ordinance, the Lakewood City Clerk shall record a certified copy of this Ordinance, including Attachments A, B, and C, with the Jefferson County Clerk and Recorder's Office.

SECTION 7. If any provision of this Ordinance is found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 8th day of September, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 11th day of September, 2025; set for public hearing to be held on the 22nd day of September, 2025; read, finally passed and adopted by the City Council on the 22nd day of September, 2025; and signed by the Mayor on the ___ day of September, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

ATTACHMENT A
Right-of-Way to be vacated

All that right-of-way conveyed by Quitclaim Deed recorded on February 16, 1956, at Reception Number 1956635414 [Book 979 Page 220] of the records of the Jefferson County Clerk & Recorder

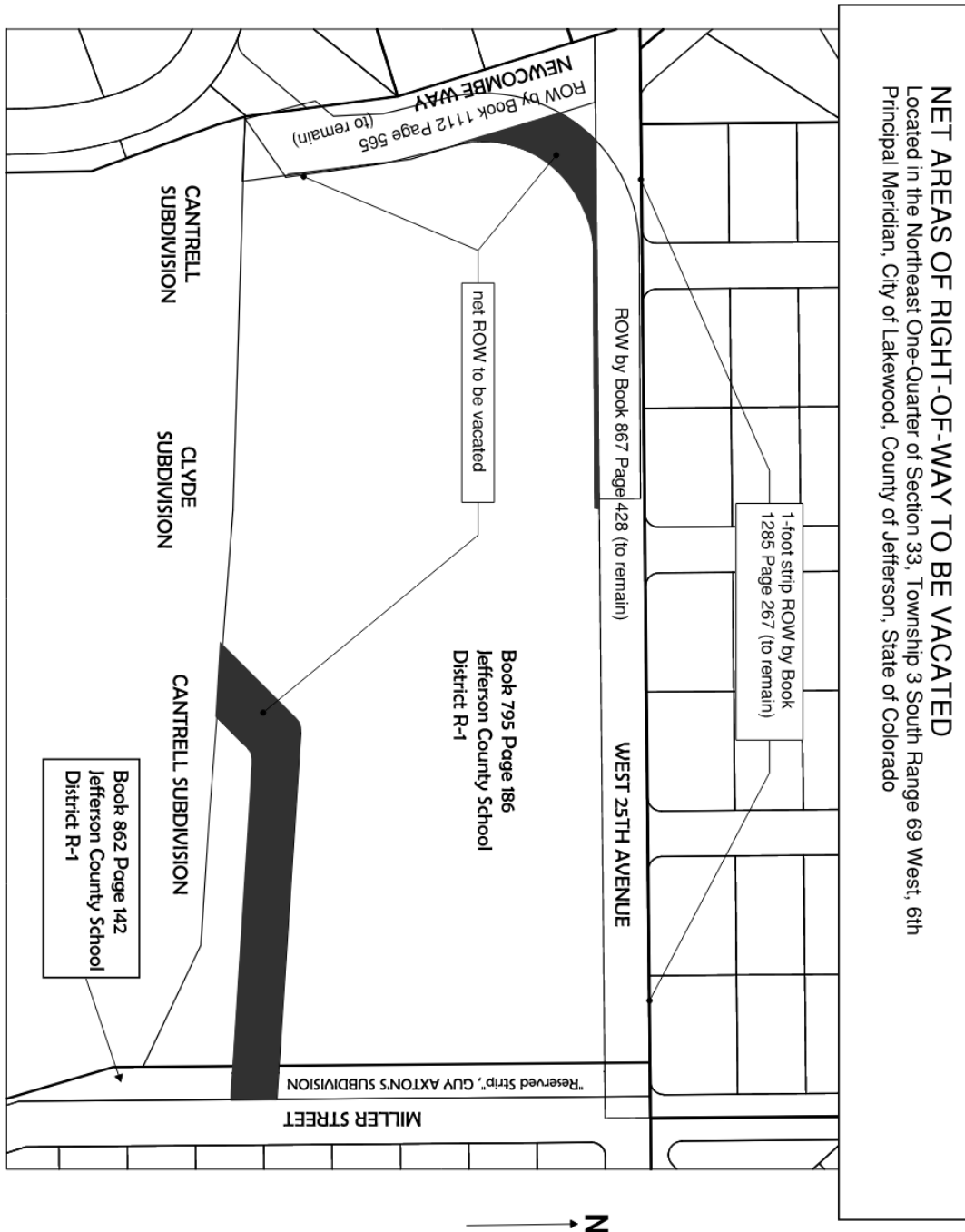
ATTACHMENT B

Right-of-Way not being vacated (to be preserved and retained)

All that right-of-way conveyed by the following three (3) instruments recorded in the records of the Jefferson County Clerk & Recorder:

1. Quitclaim Deed recorded July 27, 1954
at Reception Number 1954581214 [Book 867 Page 428],
2. Warranty Deed recorded April 3, 1958
at Reception Number 1958712408 [Book 1112 Page 565]
3. Quitclaim Deed recorded July 6, 1960
at Reception Number 1960809429 [Book 1285 Page 267]

ATTACHMENT C
Net area of Right-of-Way being vacated



STAFF MEMO

DATE OF MEETING: SEPTEMBER 22, 2025 / AGENDA ITEM NO. 11B

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **Amendments to the Zoning Code: Article 3 of Title 17**

SUMMARY STATEMENT: Ordinance 2025-29 regarding amending Chapter 3 of the Lakewood Zoning Code is presented for review and action by the City Council.

BACKGROUND INFORMATION: Both the City Council and the Planning Commission have had multiple public meetings to review proposed updates to the revised Zoning Code. The City Council held workshops on May 2, May 16 and June 2 in addition to a March study session. The Planning Commission held hearings on April 16 and May 21 in addition to a February study session. At their May 21 hearing, the Planning Commission formally recommended approval of the Revised Zoning Code with amendments. This memo outlines the amendments from the previously released draft code. These amendments were approved by the Planning Commission and/or requested by the City Council and are reflected in the final revised Zoning Code for City Council approval.

The final revised Zoning Code has accepted redlines from previous versions and the current version only shows those redlines that are changes made to the previous version listed below.

On August 11, 2025, the City Council amended Ordinance 2025-27, for procedural purposes only, to permit the revised Zoning Code to be considered in four sections to allow for a more thorough public review and engagement process of the entire document. Ordinance 2025-27 was amended to reduce the amount of the revised Zoning Code to be considered from the entire revised Zoning Code to limited parts of such revised Zoning Code. The four sections of the fully revised Zoning Code shall be considered in three additional ordinances. The four ordinances shall be known as follows with the associated anticipated dates for second reading as shown:

1.O-2025-27 AS AMENDED

- A.TITLE: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING ARTICLES 6-14 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE
- B. DATE: August 25, 2025

2. O-2025-28

- A.TITLE: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING ARTICLES 1, 2, 4, AND 5 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE
- B.DATE: September 8, 2025

3.O-2025-29

- A.TITLE: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING ARTICLE 3 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE
- B. DATE: September 22, 2025

4. O-2025-30

A. TITLE: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING THE EXISTING ZONING MAP, REPLACING IT WITH THE NEW ZONING MAP, AND REZONING PROPERTIES THEREBY

B. DATE: October 13, 2025

To accommodate this extended review process, all four portions of the revised Zoning Code will become operative on January 1, 2026, or, at the determination of the Chief of Sustainability & Community Development, up to sixty (60) days subsequent to January 1, 2026, to allow for the entire Code to become operative on the same date. If the Chief of Sustainability & Community Development modifies the operational date of the revised zoning code, such modified operational date shall be published on the City's website.

The public hearing on September 22 will focus on Article 3 of the Zoning Code. This article describes the zoning districts and contexts used in the remainder of the code.

Because of the interrelated nature of the zoning code, it may be necessary for provisions of the other three sections of the zoning code to be mentioned during public comment. The City Clerk's Office will keep a consolidated list of public comments to allow for the members of the City Council to have access to all public input during each stage of the approval process.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends approval of Article 3

ALTERNATIVES: City Council may approve, amend, or not approve changes to Article 3.

PUBLIC OUTREACH: This item has been promoted through the regular communication channels to be considered by the Lakewood City Council. The subject matter has been discussed through a two year Comprehensive Plan process and over the course of the past year as zoning code updates..

NEXT STEPS: The proposed map for the new zoning code will have a public hearing on October 13, 2025.

ATTACHMENTS:

1. Ordinance O-2025-29
2. Zoning Code - Articles 3

REVIEWED BY:

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

AN ORDINANCE

AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING
ARTICLE 3 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE

WHEREAS, the City of Lakewood (the “City”) is a home rule city of the state of Colorado with full authority to legislate in matters of local concern such as zoning and land use matters;

WHEREAS, the Planning Commission of the City recently adopted, and the City Council recently approved, *Envision Lakewood 2040* the City’s Comprehensive Plan, in part to guide development and redevelopment within the City;

WHEREAS, *Envision Lakewood 2040* includes Future Land Use Elements that provide guidance on the desired future land use patterns and building forms for areas of the City;

WHEREAS, at the August 11, 2025, regular meeting of the City Council where this Ordinance was considered at first reading, the City Council amended Ordinance 2025-27 to reflect an intent that the proposed Zoning Code be considered in four sections, rather than one, to allow for a more thorough public review and engagement process of the entire Zoning Code;

WHEREAS, the other three sections of the fully revised Zoning Code shall be considered in three additional ordinances to be identified as:

1. O-2025-27: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING ARTICLES 6-14 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE
2. O-2025-28: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING AND REPLACING ARTICLES 1, 2, 4 AND 5 OF TITLE 17 OF THE LAKEWOOD MUNICIPAL CODE
3. O-2025-30: AMENDING THE LAKEWOOD ZONING CODE BY REPEALING THE EXISTING ZONING MAP, REPLACING IT WITH THE NEW ZONING MAP, AND REZONING PROPERTIES THEREBY

WHEREAS, the City Council finds and determines that amending Article 3 of Title 17 of the Lakewood Municipal Code (the “Zoning Code”) is a legislative function as recognized by Colorado law and such amendments are therefore not subject to any requirement for individualized notice to specific property owners;

WHEREAS, the City created a robust engagement process to gather public input on the proposed changes to the Zoning Code which included:

- A. The creation of a digital engagement platform on Lakewood Together to track all Zoning Code updates, touchpoints, polling, discussions, questions, and more;
- B. Articles, news stories, reports, and/or write-ups in Looking@Lakewood, Friday Reports, Lakewood Together newsletters, the Jeffco Transcript, registered organizations' newsletters, Nextdoor.com, and the "YourHub" section of the Denver Post;
- C. At least twenty (20) posts on social media (Facebook, Instagram, X, LinkedIn, YouTube);
- D. Numerous neighborhood and business association meetings, and other in-person community events;
- E. A Planning Commission study session on February 19, 2025;
- F. A City Council study session on March 17, 2025;
- G. An open house on April 3, 2025; and
- H. Three City Council in-person workshops on May 5, 2025, May 19, 2025, and June 2, 2025;

WHEREAS, the electronic tracking of the City's robust engagement process netted at least 227,433 "touchpoints" through all mediums to include printed newsletters, electronic newsletters, registered neighborhood organization newsletters, social media, City websites, and other forums;

WHEREAS, the Planning Commission conducted two public hearings on April 23, 2025, and May 21, 2025, and unanimously voted to recommend the adoption of the proposed Zoning Code to City Council;

WHEREAS, as part of a holistic revision to the City's Zoning Ordinance, it is necessary to repeal and replace Article 3 of the Zoning Code to incorporate updates throughout the Article; 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 the items identified herein.

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

SECTION 1. The recitals set forth above are incorporated as if set forth herein.

SECTION 2. The Zoning Code is amended by repealing Article 3 of the existing Zoning Code and replacing it with Article 3 of the new Zoning Code which is attached hereto and made part hereof.

SECTION 3. The proposed legislative amendments to Article 3 promote the purposes of this Zoning Code.

SECTION 4. The proposed legislative amendments to Article 3 promote implementation of the City's new Comprehensive Plan *Envision Lakewood 2040*.

SECTION 5. Article 3 is part of a fully revised Zoning Code and Zoning Map that are being considered for adoption in four parts to allow for a more thorough public review and engagement process. To accommodate this extended process, all four portions of the revised Zoning Code and Zoning Map, including Article 3, will become operative on January 1, 2026 or, at the determination of the Chief of Sustainability & Community Development, up to sixty (60) days subsequent to January 1, 2026 to allow for the entire Zoning Code and Zoning Map to become operative on the same date. If the Chief of Sustainability & Community Development modifies the operational date of Article 3 in conformance with this paragraph, such operational date shall be published on the City's website.

SECTION 6. 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 7. This Ordinance shall take effect forty-five (45) 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 8th day of September, 2025; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 11th day of September, 2025; set for public hearing to be held on the 22nd day of September, 2025; read, finally passed and adopted by the City Council on the 22nd day of September, 2025; and signed by the Mayor on the ___ day of September, 2025.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

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ARTICLE 3: ZONE DISTRICTS

17.3.1: General

17.3.1.1: Purpose and Intent

This Article describes each zone district established within the City of Lakewood (the “City”). The purpose of the various districts is to:

- A. Ensure compatibility of land uses;
- B. Support efficient and economical use and reuse of land;
- C. Provide adequate light and air in development projects;
- D. Encourage development and redevelopment projects and uses of land that are functional and exhibit good design and aesthetics; and
- E. Protect the City’s existing residences, businesses, and infrastructure in a manner that is consistent with the City’s Comprehensive Plan.

17.3.2: Districts and Maps

17.3.2.1: Applicability

- A. Any application for an initial zoning, rezoning or legislative zoning of property filed on or after the effective date of this Zoning Code shall be for a zone district created by this Zoning Code. This Zoning Code governs the application and the use of the property proposing to be zoned or rezoned.
- B. Any application for an initial zoning, rezoning or legislative zoning of property filed prior to and pending on the effective date of this Zoning Code shall be amended to propose a zone district created by this Zoning Code and shall otherwise conform to and be governed by this Zoning Code, unless a hearing on the application has been conducted by the Planning Commission. If a hearing has been conducted by the Planning Commission, the application shall be governed by, and the zoning or rezoning shall be approved or disapproved subject to the procedures and standards set forth in Ordinance O-2012-24, as amended.

17.3.2.2: Creation of Districts

To carry out the purposes of this Zoning Code, the City of Lakewood shall be divided into several zone districts as defined in this Article.

17.3.2.3: Zoning District Map

- A. The location of land placed within specified zone districts following the effective date of this Zoning Code is shown on the map entitled Official Zoning District Map of the City of Lakewood, hereby designated as the official City zoning district map. The map is part of this Zoning Code by this reference, and the districts set forth and shown therein are hereby approved. The official map shall be maintained by the Clerk to the Planning Commission.
- B. When land is zoned or rezoned pursuant to this Zoning Code, such changes shall be made on the Official Zoning District Map of the City of Lakewood pursuant to the Lakewood Municipal Code.
- C. The Planning Commission and City Council may, by resolution, authorize staff to correct drafting or other errors or omissions in the Official Zoning District Map of the City of Lakewood, but no such correction shall have the effect of amending the original Zoning Code or any subsequent amendment thereto.

17.3.2.4: Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning district maps, the Director shall determine the boundary by applying the following rules:

- A. In subdivided areas, unless otherwise shown on the maps, the district boundary is the centerline of said street, alley or record lot line. Where a district boundary line is approximately along a street, alley or record lot line, the centerline of said street, alley or lot line shall be construed to be the boundary.
- B. In un-subdivided areas, unless otherwise shown on the maps, the district boundary is the centerline of said street, highway or land survey line. Where a district boundary line is not indicated as following a street, alley, or land survey line, the zoning boundary line shall be determined by the scale designated on the zoning map.
- C. In the case of a district boundary that divides property without relying on lot lines, the location of the boundary shall be determined by the scale designated on the zoning map.

17.3.2.5: Lot Line Changes

When lot line boundaries are, or have been, altered through the subdivision process, the Director may determine that the zoning boundaries shift to match the nearest new lot line based on the following criteria:

- A. The determination shall not result in a significant change in the overall land use permissions for the altered property;

- B. The area of change shall not be sufficient, in and of itself, to result in a new building or use that was not previously allowed; and
- C. No change shall be made without the knowledge and permission of the impacted landowner.

17.3.3: Residential Districts

17.3.3.1: Purpose and Intent

The residential zone districts are primarily intended to:

- A. Create, maintain and promote a variety of housing opportunities that meet the diverse economic and social needs of residents;
- B. Maintain and promote the desired physical character of existing and developing neighborhoods;
- C. Where appropriate, protect the scale, character and unique appeal of existing residential neighborhoods; and
- D. Allow for appropriate public and institutional services and facilities, such as schools, parks and recreational uses, religious institutions, and transportation infrastructure.

While the districts primarily accommodate residential use types, some institutional, limited commercial, and home business uses are also allowed.

17.3.3.2: Residential District Descriptions

The general objective of each residential (R) zone district within the City is identified by the descriptions below.

- A. **Low-form Residential – A (R-L-A):** This zone district is intended to support incremental development that aligns with the City’s rural character. Development primarily consists of mostly small residential dwellings on large lots.

Consistent with low-form residential areas, this zone district allows housing options that reinforce the rural landscape while allowing a variety of housing options beyond single-unit homes (See [Figure 1](#)).

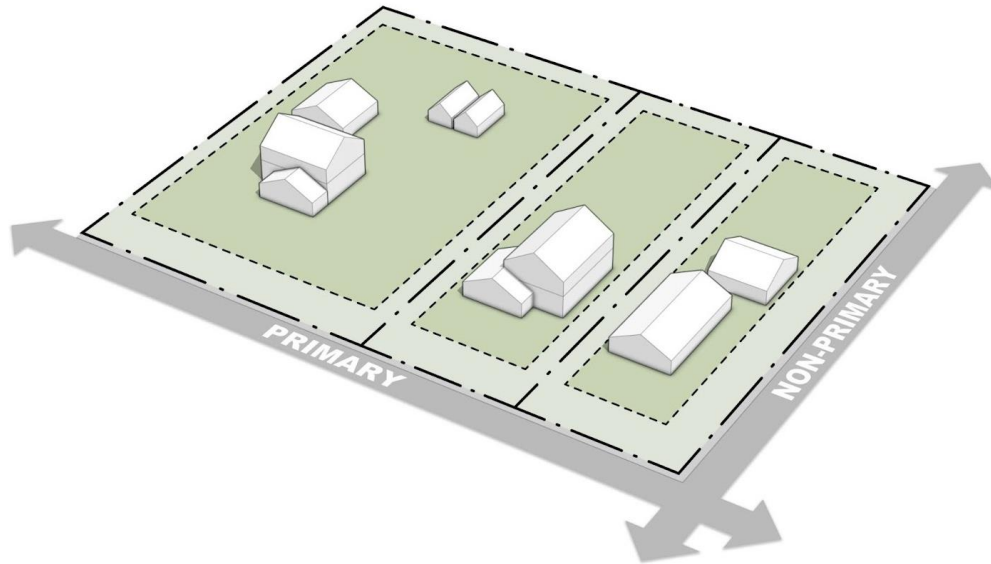


Figure 1: Example of Low-form Residential – A; 17.3.3.2:A

- B. **Low-form Residential – B (R-L-B):** This zone district is intended to maintain the residential character of traditional suburban neighborhoods, while expanding the range of housing options available. Development primarily consists of small residential dwellings on medium to large-sized lots. The shape of a typical lot varies widely and may be square, trapezoidal, rectangular, or irregular.

This zone district allows for multiple units with a single house-scale building, and on larger lots, multiple house-scale buildings on a lot (See [Figure 2](#)).

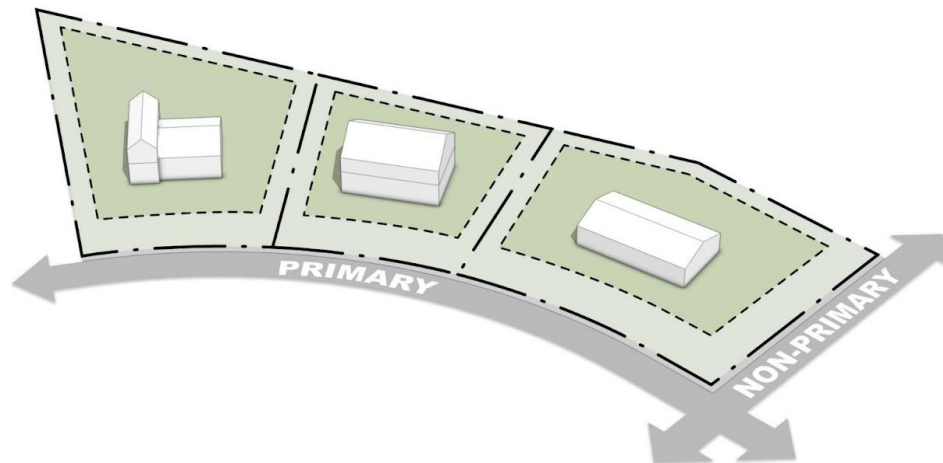


Figure 2: Example of Low-form Residential – B; 17.3.3.2:B

- C. **Low-form Residential – C (R-L-C):** This zone district is intended to support compact, walkable neighborhoods with a range of housing options. Development includes small-scale attached and detached housing, and lots are typically deeper than they are wide.

This zone district controls the building form over the number of units, allowing for gentle density increases without drastic changes to the neighborhood scale (See [Figure 3](#)).

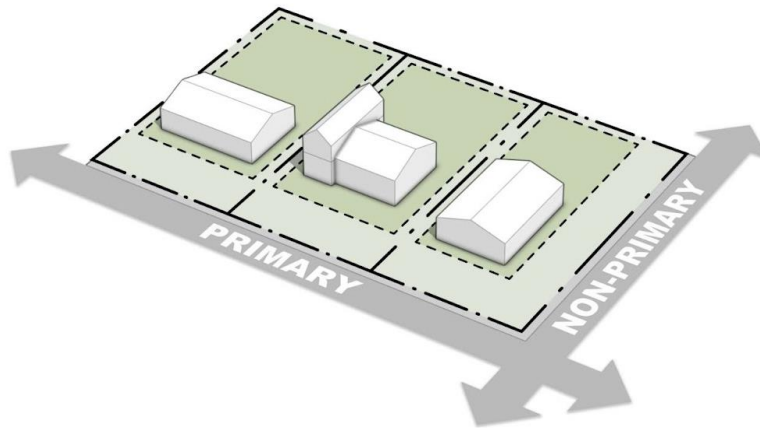


Figure 3: Example of Low-form Residential – C; 17.3.3.2:C

- D. **Low-form Residential - Manufactured Home (R-L-MH):** The R-L-MH district is intended to allow for developments where spaces are either sold or rented for the placement of a mobile home in a park-like setting, where the homes are used as seasonal or permanent residences, or other movable housing types.
- E. **Mid-form Residential (R-M):** The R-M district is intended to provide for a mixture of medium-density housing types including but not limited to attached housing, and multifamily buildings.

17.3.4: Mixed-Use Districts

17.3.4.1: Purpose and Intent

The Mixed-Use (M) zone districts are intended to:

- A. Accommodate and promote a mix of commercial (e.g., retail, service, office) and residential uses;

Lakewood Zoning Code – 2025

- B. Encourage pedestrian-friendly development consisting of business, retail, and residential uses in the same building or on the same site;
- C. Maintain the integrity and viability of the adjacent residential neighborhoods;
- D. Provide areas for public and semi-public uses, such as utilities and telecommunications infrastructure needed to support the community; and
- E. Provide development flexibility, while ensuring that new development and redevelopment interacts appropriately with adjoining land uses.

17.3.4.2: Mixed-Use District Descriptions

Mixed-Use districts are established to allow a range of district types, from the small neighborhood center to regional-level centers. The general objective of each mixed-use (M) zone district within the City is identified by the descriptions below.

- A. **M-N – Mixed-Use-Neighborhood:** The M-N district is intended to allow and accommodate a mix of lower-intensity neighborhood-scale commercial uses and a range of residential uses generally along collector streets and adjacent to light rail stations with walk-up access. Typical non-residential uses include those that provide goods and services to the residents of the surrounding neighborhoods. The district is intended to accommodate a high level of pedestrian activity and scale. Mixed-use buildings and projects are encouraged and not required.
- B. **M-G – Mixed-Use-General:** The M-G district is intended to allow for mixed-use and community commercial development generally along arterial streets. Typical non-residential uses include those necessary to support the community. The district is intended to accommodate a higher level of motor vehicle activity, although pedestrian activity will still be accommodated and encouraged.
- C. **M-C – Mixed-Use-Core:** The M-C district is intended to allow and accommodate opportunities for higher density mixed-use development in areas developed or planned with the most intense urban characteristics, such as downtown Lakewood and adjacent to light rail stations with associated parking facilities. Typical non-residential uses include those generally intended to support the entire City. The district is intended to accommodate a high level of pedestrian activity, although motor vehicle activity will still be accommodated. Mixed-use buildings and projects are key components of this district and are required in certain contexts.
- D. **M-R – Mixed-Use-Residential:** The M-R district is intended to allow for compact multifamily residential development with a variety of densities. This district will also allow for office and retail uses that are integrated into residential projects. Minimum residential densities are established as part of the district to maximize the potential number of transit riders and business users within adjacent transit and urban development areas, while limiting the impact on existing surrounding neighborhoods.

17.3.4.3: Mixed-Use District Contexts

Each mixed-use zone district within the City is assigned a context, based on the existing or planned characteristic of the area in which it is located. The zone district contexts address the following:

- A. Indicate the appropriate development pattern for a given area of the City;
- B. Provide for appropriate levels of pedestrian and auto access; and

- C. Establish maximum building heights to reflect the existing or proposed characteristics of the surrounding development.
- D. Assigned mixed-use zone districts descriptions include:
 - 1. **S – Suburban:** The Suburban context reflects a more auto-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is not conducive to the highest level of pedestrian connectivity. The context allows for a limited amount of parking to be provided between adjacent public streets and the development. Additionally, auto-oriented design elements, such as drive-through facilities, are permitted (See [Figure 4](#)).

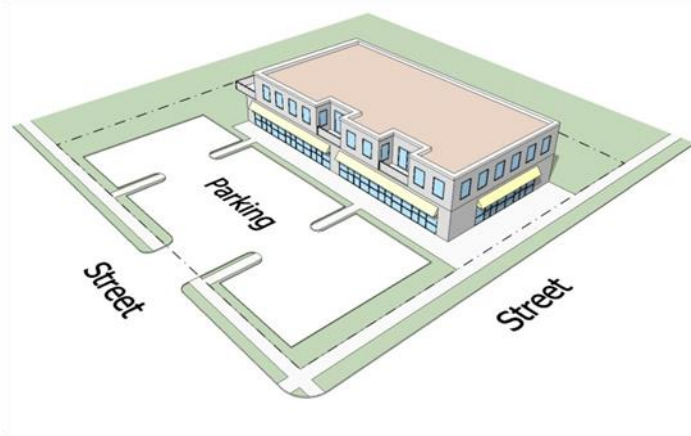


Figure 4: Example of Suburban Context; 17.3.4.3:D.1

2. **U – Urban:** The Urban context reflects a more pedestrian-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is more conducive to pedestrian and bicycle access. The context requires that buildings be located within a short distance of adjacent public streets, with parking located behind or to the side of buildings. Auto-oriented design elements, such as drive-through facilities, generally have specific design requirements (See [Figure 5](#)).



Figure 5: Example of Urban Context; 17.3.4.3:D.2

3. **T – Transit:** The Transit context reflects the most pedestrian-oriented environment, where the existing surrounding street pattern, access to adjacent neighborhoods, and access to transit is conducive to pedestrian and bicycle access. The context requires that buildings be located within a short distance of adjacent public streets, with parking located only behind buildings, or in above or below grade structures. Auto-oriented design elements are restricted and have specific design requirements (See [Figure 6](#)).

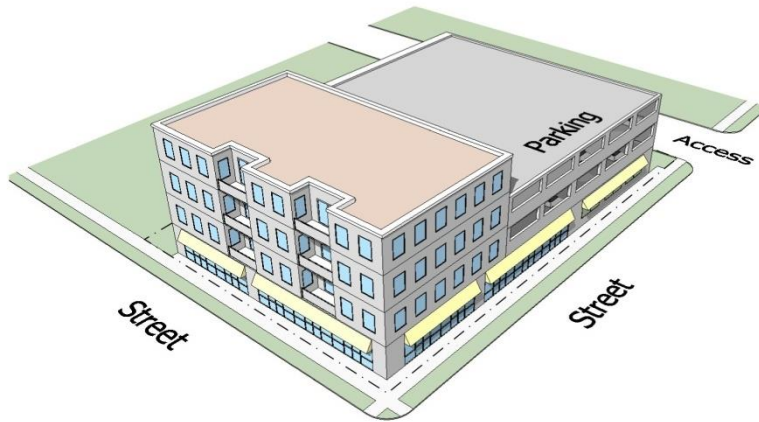


Figure 6: Example of Transit Context; 17.3.4.3:D.3

17.3.5: Commercial and Light Industrial Districts

17.3.5.1: Purpose and Intent

The commercial and light industrial districts are intended to:

- A. Promote and accommodate larger-scale auto-oriented commercial and light industrial uses;
- B. Provide opportunities for single-use commercial and light industrial development; and
- C. Strengthen and diversify the City's economic base and provide basic employment opportunities.

17.3.5.2: Commercial and Light Industrial Descriptions

The general objective of each commercial (C) and light industrial (L-I) zone districts within the City is identified by the descriptions below.

- A. **C-R – Commercial-Regional:** The C-R district is intended to provide for regional commercial development along major street corridors and near highway interchanges. Typical uses include those needed to support the community and

create a regional draw. The district is intended to accommodate the highest levels of motor vehicle activity, although pedestrian activity will still be an important element of design. The district reflects a more suburban character, with parking allowed in front of buildings, and commercial buildings separated from residential uses.

- B. **C-L – Commercial-Limited:** The C-L district is intended to provide a mix of lower-intensity commercial uses along major street corridors and is generally appropriate within commercial corridors and community activity areas. The district will accommodate a balance of motor vehicle and pedestrian related activity. It reflects a suburban character, with parking allowed in front of buildings. Auto-oriented design elements, such as drive-through facilities are also permitted; however, sidewalk connections that support pedestrian circulation patterns from adjacent residential neighborhoods and other pedestrian-oriented facilities are of equal importance.
- C. **LI – Light Industrial:** The LI district is intended to allow for existing and future light industrial uses that provide for the employment needs of the City. Typical uses include facilities producing medical, high technology, and environmentally sustainable products, as well as traditional industrial facilities including warehousing and distribution. Some heavy manufacturing is also allowed. The district allows for a suburban development pattern.

17.3.6: Planned Development District

17.3.6.1: Purpose and Intent

The Planned Development (PD) district is intended to permit the planning and development of substantial parcels of land which are suitable in location and character for the uses proposed and are suitable to be developed as a unified and integrated project in accordance with detailed development plans. The PD zone district is intended to:

- A. Provide for large-scale, unified, and unique development concepts not otherwise permitted within standard zone districts identified in this Article of the Zoning Code;
- B. Promote more efficient use of land and public services, encourage creative and innovative site design, and provide an increased level of amenities and aesthetic enhancement, while meeting the policies and goals of the City's Comprehensive Plan;
- C. Promote development that is individually designed for a specific site in order to more appropriately address the physical context and/or specific features associated with the property;

- D. Encourage innovations in residential, commercial, and industrial development and redevelopment so that the needs of the population may be met by greater variety in the type, design, and layout of buildings, and by the conservation and more efficient use of open space ancillary to buildings;
- E. Encourage a more efficient use of land and of public or private services, and to reflect changes in the technology of land development;
- F. Reduce the burden of traffic associated with a development on streets and highways located in the vicinity of the development; and
- G. Provide a procedure which can better relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the natural characteristics of a site.

In return for flexibility in site design and development, PD districts are expected to include exceptional design that preserves critical environmental resources; provide above-average open space and recreational amenities; incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

17.3.6.2: Applicability

The PD district shall be applied only to sites of five (5) acres or larger, provided that the site may be composed of multiple adjacent properties to be governed by a single Official Development Plan (ODP) and may thereafter be subdivided in compliance with the approved ODP. The Director may reduce the required minimum size of a PD district if it is determined that the proposed district will still meet the intent of the PD zone identified in [17.3.6.1](#).

17.3.6.3: Official Development Plan

All PD zone districts shall be governed by an ODP. The ODP shall contain written stipulations and, when appropriate, graphic representation generally addressing land use, density, signage, fencing, lighting, access and circulation, architectural and landscape design requirements, and public and private improvements.

17.3.6.4: Allowed uses

A PD district shall include multiple land uses, and define the following:

- A. **Base Zone District:** All PD districts shall allow the uses identified for at least one (1) zone district described in this Zoning Code. The base zone district or districts shall be chosen based upon compatibility with surrounding land uses and most closely relate to the uses proposed as part of the PD. The base zone district or districts shall be specifically identified as part of the PD.

- B. **Additional Uses:** A PD district may include uses not allowed in the base zone district. However, the use or uses added to the based district shall be listed in Table 2, or determined to be permitted, subject to 17.4.3. Addition of uses to the base zone district shall be based on compatibility with the surrounding land uses.

17.3.6.5: Other Standards and Modifications

The standards of the applicable base zone district or districts included in the PD, as identified in this Zoning Code, shall apply to the PD district unless specifically modified as part of the PD. Any modification to the standards shall be identified as part of an ODP.

- A. Redevelopment within a PD district may apply either the standards of the base zone district or the standards of the ODP.
- B. Where an ODP contains specific provisions regarding the ODP modification process, the provisions outlined in the ODP shall be used to modify the ODP.