

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
480 S. ALLISON PARKWAY
CITY OF LAKEWOOD, COLORADO
HYBRID MEETING
MAY 11, 2026
7:00 PM

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

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

Lakewood Speaks: Lakewoodspeaks.org

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ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – OPENING ITEMS

ITEM A. – PLEDGE OF ALLEGIANCE

ITEM B. – STATEMENT OF CONFLICT OF INTEREST

3C PROCLAMATION - MENTAL HEALTH MONTH

3D PROCLAMATION - CELEBRATING MAJOR ANNIVERSARIES:
AMERICA 250 - COLORADO 150 - HERITAGE LAKEWOOD BELMAR
PARK 50

3E PRESENTATION - CHECK PRESENTATION FROM FRIENDS OF
PAHA

ITEM 4 – 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 5 – – RESOLUTIONS

ITEM A. – R-2026-35 – APPROVING AWARD OF FUNDS UNDER 2026 LAKEWOOD YOUTH PROGRAMS GRANT

5B APPROVING AWARD OF FUNDS UNDER 2026 LAKEWOOD COMMUNITY GRANT PROGRAM

5C ENDORSING THE PROJECTS AND PROJECT FUNDING LEVELS IN THE CITY OF LAKEWOOD 2026 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

5D CDBG LOAN FORGIVENESS FOOTHILLS REGIONAL HOUSING AUTHORITY

5E A RESOLUTION RE-APPOINTING LAURA KROEGER TO THE METRO WATER RECOVERY BOARD OF DIRECTORS

5F APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION REGARDING MAINTENANCE AND OPERATION RESPONSIBILITIES FOR IMPROVEMENTS AND FACILITIES ASSOCIATED WITH THE US 6 & WADSWORTH BOULEVARD INTERCHANGE PROJECT

ITEM 6 – – ORDINANCES

ITEM A. – – AN ORDINANCE DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF LIGHTING FACILITIES ALONG THE W-LINE BIKE PATH FROM NORTH LAMAR STREET TO MOUNTAIN PARK AND PEDESTRIAN AND CYCLING FACILITIES AT LAMAR STREET AND HARLAN STREET AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACCEPTANCE OF CONVEYANCE INSTRUMENTS AND CONDEMNATION OF REAL PROPERTY INTERESTS (SUBJECT TO FURTHER COUNCIL APPROVAL).

ITEM 7 – – APPROVING MINUTES OF THE CITY COUNCIL MEETINGS

ITEM 8 – – CALLING A SPECIAL COUNCIL MEETING

END OF CONSENT AGENDA

**ORDINANCES ON SECOND READING
AND PUBLIC HEARINGS**

ITEM 9 – – ORDINANCES ON SECOND READING AND PUBLIC HEARINGS

9A MUNICIPAL JUDGE'S SALARY REVIEW

**9B SUPPLEMENTAL APPROPRIATION FROM JEFFERSON COUNTY
FOR NAVIGATION CENTER**

**ITEM 10 – – TABLED ORDINANCES FROM THE APRIL 27TH REGULAR COUNCIL
MEETING**

**ITEM A. – O-2026-14 – ADOPTING TITLE 14, CHAPTER 31, OF THE LAKEWOOD
MUNICIPAL CODE ESTABLISHING THE CITY OF LAKEWOOD WILDFIRE
RESILIENCY CODE AND CORRESPONDING WILDLAND-URBAN
INTERFACE BOUNDARY MAP**

**ITEM B. – O-2026-15 – AMENDING LAKEWOOD MUNICIPAL CODE CHAPTER
14.01 TO INCORPORATE CHAPTER 14.31 OF THE LAKEWOOD
MUNICIPAL CODE INTO THE "LAKEWOOD BUILDING CODE"**

ITEM 11 – CLOSING ITEMS

ITEM A. – GENERAL PUBLIC COMMENT

ITEM B. – GENERAL BUSINESS

ITEM C. – EXECUTIVE REPORT

ITEM D. – MAYOR AND CITY COUNCIL REPORTS

ITEM E. – ADJOURNMENT

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / 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: MAY 11, 2026 / AGENDA ITEM NO. 3C

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 3D

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 3E

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / 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: MAY 11, 2026 / 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: MAY 11, 2026 / AGENDA ITEM NO. 5A

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

SUMMARY STATEMENT: The Community Resources Department respectfully requests City Council approve the 2026 Lakewood Youth Programs Grant Evaluation Committee recommendations to award twenty-two (22) non-profits serving Lakewood youth.

BACKGROUND INFORMATION:

The Youth Programs Grant is an opportunity for nonprofit organizations to introduce unique or otherwise cost-prohibitive programming or to support existing programming that serves youth in Lakewood. The application process opened March 1, 2026, and closed at 5 p.m. on April 1, 2026. The application, information about the criteria, and previous awards are available at LakewoodCO.gov/YouthProgramGrant.

Grants of up to \$50,000 were available for a youth program or organization serving children, with a total of \$350,000 to be awarded in 2026. Project proposals competed directly with other proposals and were evaluated based on criteria including the benefit to Lakewood, youth and nonprofit status, with extra credit given to those organizations that provide programs and/or scholarships to underserved populations.

The evaluation committee met on April 8 to evaluate proposals received and recommended twenty-two non-profit organizations that met the grant criteria for funding. Previous year grant awardees were eligible if they had submitted the required final report and had expended all funds awarded in 2025.

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

BUDGETARY IMPACTS:

\$350,000 was budgeted in 2026 for the Lakewood Youth Programs Grant through the 2025-2026 Annual Budget process.

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

ALTERNATIVES: Approval of the recommendations is in line with the established schedule for the

program. The alternative is to postpone approval of the recommendations. Postponement could delay the launch of summer programming supporting Lakewood youth.

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

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

ATTACHMENTS:

1. Resolution R-2026-35
2. Youth Programs Grant Recommended Funding Descriptions

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

A RESOLUTION

APPROVING AWARD OF FUNDS UNDER
2026 LAKEWOOD YOUTH PROGRAMS GRANT

WHEREAS, the City of Lakewood (the “City”) has awarded a total of \$350,000 from the City’s share of the 2022 Metropolitan Football Stadium District funds to twenty-two (22) non-profit organizations to support youth programs for Lakewood residents. (the “Program”)

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

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

2026 Youth Program Grant Awards

	<i>2026 Committee Recommended Funding</i>
40 West Arts District	\$40,000
Altitude Youth Ultimate	\$10,000
Angelica Village	\$10,000
Balon USA	\$20,000
Brown Bag Ministries	\$10,000
Friends of PAHA	\$20,000
Girl Scouts of Colorado	\$15,000
Gold Crown Foundation	\$50,000
Harvest Mountain/Jeffco Eats	\$12,000
Inside the Orchestra	\$2,500
Jeffco Action Center	\$30,000
Jeffco 4-H Foundation	\$10,000
Jovial Concepts	\$18,000
Kiwanis Club of Belmar	\$5,000
Lakewood Arts Council	\$5,000
Lakewood Girls Softball	\$10,000
Lakewood Junior Baseball Association	\$10,000
Lakewood Symphony Orchestra	\$10,000
Lakewood Youth Football	\$10,000
Juvenile Crime Unit Scholarships	\$10,000
Outdoor Lab Foundation	\$29,500
The Gift of Jazz	\$13,000
TOTAL	\$350,000

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

SECTION 1. Approval. The recommendations of the Evaluation Committee for award of funds under the 2026 Lakewood Youth Programs Grant are hereby approved.

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

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

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendy Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Nonprofit Organization	Committee's Suggested Funding 2025	Organization's Mission	Explanation of Funding Request
40 West Arts	\$40,000	To enrich the community and enhance the creative, cultural, and economic vitality of historic West Colfax corridor by creating community arts spaces and events and by supporting creative enterprises, experiences, and activities in the district.	This grant will be used for funding the youth summer camp program and general artistic programming, providing opportunities for youth and families to engage with the arts free of charge. The youth summer camp program, heading into its 4th year, provides all instruction, materials, childcare, and meals and snacks at no cost.
Altitude Youth Ultimate	\$10,000	Altitude Ultimate is dedicated to developing athletes and promoting youth participation in Ultimate Frisbee teams, leagues, tournaments, camps, and clinics. With a focus on equitable access and spirited play, Altitude Ultimate aims to foster opportunities to participate in all levels of competition; provide a clearinghouse of resources for coaches, players, parents, and fans; and serves as a stable, sustainable organization that grows and strengthens the ultimate community in the region.	Funds will be allocated to support the expansion of sustainable year-round programming for a greater number of Lakewood youth, including those underserved by existing programs, by reducing barriers to participation. Funds will be allocated to support youth participation through scholarships, cover additional field costs, pay organizer/coach costs for expanded events and programs, and the purchase of necessary equipment (discs, cones, jerseys, etc.). Goal is to increase participation to at least 500+ youth within a calendar year.
Angelica Village	\$10,000	Angelica Village's mission is to nurture conscious community living spaces that promote health, resilience, and generative sustainability through individualized, family care, and sustained mutual support.	Grant funds will be used to implement a structured summer program for youth ages 6-15 that will offer activities to support and develop inter-personal skills and general life skills. The program will also be an opportunity for older youth, 16-21 to develop leadership and job readiness skills as the facilitators and planners of the summer program.
Balón USA	\$20,000	Balón USA's mission is to provide high-quality, low-cost after-school soccer opportunities to students in underserved communities. Balón USA aims to eliminate the opportunity gap that prohibits under-served communities from participating in organized sports. Balón USA's vision is to bring soccer opportunities to all students, regardless of ability or income.	Balón USA partners with schools and communities to offer an affordable soccer program at or near local elementary schools. Funds will be used to cover part of the costs for seven teams: two teams at Eiber Elementary, one team at Lasley Elementary, and one team at Rose Stein Elementary during the spring season and one team at Eiber Elementary, one team at Lasley Elementary, and one team at Rose Stein Elementary during the fall season. The requested funding will ensure that the program remains free for families and supports the creation of a safe, structured environment for all participants.
Brown Bag Ministries, Inc.	\$10,000	Brown Bag Ministries is dedicated and focused to aiding neighbors of the Jefferson County community by assisting in their stability through a mobile food-pantry and weekly outreach events in the community.	Funds will be used to leave an imprint on as many children as possible. Goal is to touch their lives in a way that they will carry these memories for a lifetime. We take small groups of little kiddos in the motel on outings - whether its swimming, hiking, or visiting places they've nver been before. For many of them, these are first-time experiences. There are so many fun things to do and explore in the state of Colorado. These kids barely see past the motel rooms.
Friends of Paha	\$20,000	Friends of Paha is a non-profit board that raises money to support a camp for children and young adults with disabilities (Camp Paha and Paha Adults in Transition). Camp Paha provides the opportunity for campers to build life skills, independence, and friendships in a safe and nurturing environment.	Grant funds will be used to offset the expense of the program by contributing to Campership expenses for families that request assistance as well as field trip and camper supplies.

Girl Scouts of Colorado	\$15,000	Girl Scouting builds girls of courage, confidence, and character, who make the world a better place. Through the Girl Scouts, girls are developing leadership skills through everyday actions big and small, and incorporating the four program pillars (STEM, outdoors, life skills, and entrepreneurship) into everything they do as Girl Scouts. These activities help them build confidence, courage, lifelong friendships and promote prosocial skills they can carry throughout their lifetime.	Grant funds will be used to bolster Girl Scouts of Colorado's outdoor programming at Bear Creek Lake Park such as Adventures in Nature Day Camp, guided ranger hikes, Stand Up Paddleboard events, and the "Lets Go Camping" events. A portion of funds will be used to ensure scholarships can be offered to participate in any of the proposed activities. The grant helps leverage the programmatic and operating dollars of GSCO and allows the organization to increase assistance, as needed and requested.
Gold Crown Foundation	\$50,000	The mission of the Gold Crown Foundation is to educate youth and community through sports and enrichment programs.	The funding from this grant will allow Gold Crown to make meaningful strides in addressing the critical needs of the Lakewood community in terms of youth sports, facilities, and enrichment programming. The funds will be used to provide scholarships for disadvantaged youth to participate in our programs, covering registration fees, equipment and other associated costs. This ensures that all Lakewood youth, regardless of financial situation, can participate in our high-quality sports and enrichment programs. With clear objectives and a focused timeline, we are committed to making a lasting impact on youth in the region by increasing participation, improving accessibility, upgrading facilities, and enhancing the effectiveness of our programs. Our efforts will ensure that Gold Crown remains a leader in providing high-quality, inclusive, and accessible youth opportunities for years to come.
Inside the Orchestra	\$2,500	Inside the Orchestra brings music to children, cultivating music appreciation and enhancing their education through engaging, interactive experiences with orchestral music.	Funding will help support two Music of the World (MOTW) concerts at Mile Hi Community Church in Lakewood, a fully immersive, bilingual orchestral program featuring professional musicians, a conductor, and guest artists. Tickets will be available at reduced or free of charge to students and citizens. Funding will directly support musician compensation, venue costs and program delivery, while ensuring that financial barriers do not prevent Lakewood youth from participating.
Jeffco Eats	\$12,000	Jeffco Eats' mission is to reduce the number of children experiencing hunger in Jefferson County, Colorado and to increase nutritional intake through healthy, quality foods.	Jeffco Eats is requesting general operating support to assist in all aspects of purchasing, packing and delivering food to children and families in Lakewood through its "Totes of Hope" program. There is a known gap in providing food to underserved, food insecure children and families during summer months and on weekends in Jefferson County.
Jefferson County 4-H Foundation	\$10,000	The mission of Jefferson County 4-H Foundation is to provide financial support to the county 4-H programs and members. The Colorado 4-H Mission is: 4-H empowers youth to reach their full potential by working and learning in partnership with caring adults.	Funds will be used to strengthen agricultural education programs for youth in Lakewood, Jefferson County and the Denver Metro by providing continuing education scholarships to seniors enrolled in their programs and scholarships for environment education day camps, and to offset expenses for programs and field trips.
Jovial Concepts	\$18,000	The Jovial mission is to cultivate vibrant healthy communities through gardening, education, and preservation of sustainable food forests and native green spaces.	Requested funding will help to support Jovial's Youth "Seed to Table" Garden Programs for Lakewood youth and offset expenses for materials, seeds, soil, plants, irrigation (Jovial fully drip irrigates all gardens), and curriculum.
Juvenile Crime Unit Youth Scholarships	\$10,000	Foster and encourage the youth's faith in tradition and institutions, promote welfare, foster goodwill and tolerance, uphold moral and civic values, provide educational and social opportunities, prevent delinquency, and support shared interest.	Funds will be used establish scholarships for students participating in Youth Police Academy (YPA), and Discover the Blue (DTB) programs. These programs focus on building positive relationships between youth and law enforcement. The Police Athletic League (PAL) already offers 1-2 scholarships of \$1,000/each to graduating seniors who are pursuing higher education.

Kiwanis Club of Belmar Foundation	\$5,000	The Kiwanis Club of Belmar is "All About Kids". We look for opportunities to help kids develop emotionally, socially, intellectually, and physically, particularly those kids from a low-income environment.	Requested funding will help to support "The Write Stuff", a volunteer-run school supply program serving 13 elementary schools. The 6 schools in Lakewood that benefit from this program are Rose Stein, Deane, Lasley, South Lakewood, Eiber, and Slater.
Lakewood Arts Council	\$5,000	Lakewood Arts Council (LAC) supports artists, fosters creativity, and enriches Lakewood's cultural life by offering accessible arts programs, education, and community engagement opportunities for people of all ages and backgrounds.	Funds will be used to implement a youth visual arts program by expanding equitable access to visual arts education while fostering creativity, confidence, and cultural engagement. Key activities include the "Adopt-a-School" program, in which LAC partners with a classroom each month to provide essential art supplies and lead engaging visual art demonstrations. The program also includes hands-on visual arts workshops and artist-led mentorship opportunities. In addition, LAC will host a free "Student Spotlight Wall," where students can display and sell their artwork, gaining real-world, hands-on experience in presenting and marketing their work. Grant funding will ensure that students from low-income households can fully participate in workshops and receive necessary materials.
Lakewood Girls Softball	\$10,000	Lakewood Girls Softball was created to provide a place to join a team, stay active, and develop great friendships. Girls will learn the skills necessary to succeed in softball, as well as in life.	This grant will be used towards offsetting costs for girls softball programming and ensuring access for all players.
Lakewood Junior Baseball Association	\$10,000	LJBA is committed to enriching our community and the surrounding areas by developing well-rounded youth athletes through positive and competitive baseball experiences.	Funds will be used towards providing scholarships (2 scholarships per Team per season (spring/fall)); equipment needs (i.e., practice/game balls, tees); permits and field prep, and advertising. Number of Lakewood youth served is 390.
Lakewood Symphony Orchestra	\$10,000	Presenting the highest quality orchestral performances to the greater Lakewood Community.	Grant funding will be used for two concerts which focus on children and youth: The Family Concert and the Concerto Winner Concert. The Family Concert is a very interactive and fun way to learn not only composing a story and a plot line but the role different types of music can create emotional altitudes as they play along with the plot line. The Concerto Winner Concert is a competition open to as many young musicians that would like to participate and will feature the winning youth musician as the Concerto Winner. Funds from this grant will help the LSO with all aspects of the concert season.
Lakewood Youth Football Association	\$10,000	The Vision of the Lakewood Youth Football Association (LYFA) is to allow all boys and girls in the community to participate in football and/or cheerleading in a positive and encouraging environment.	We are requesting grant funding to cover expenditures required to run the youth football, the cheerleading program, and provide financial assistance to qualified enrollees. We serve players from kindergarten through 8th grade. Our program gives these players the opportunity to engage in sports, learn leadership, and team building.
Outdoor Lab Foundation	\$29,500	Outdoor Lab Foundation's mission is to inspire community support for and advocate on behalf of Jeffco's Outdoor Lab Program. The Foundation works to ensure that students have access to the outdoors, no matter which articulation area or neighborhood they live in.	Grant funds would support the Outdoor Lab Foundation's Tuition Assistance Program for Lakewood area schools (Rose Stein, Deane, Lasley, Patterson, Creighton, Bear Creek K-8, Carmody, Dunstan, and D'everlyn) ensuring sixth-grade youth can attend Outdoor Lab regardless of their ability to pay a student fee. The Tuition Assistance Program ensures a transformational week-long residential camp experience where students not only gain environmental literacy but also gain skills in making a difference and an intrinsic belief that they can.

The Action Center	\$30,000	The mission of The Action Center is to provide an immediate and compassionate response to those in our community experiencing hardship by offering resources and services to stabilize lives and promote pathways to lasting change.	In alignment with the goal of Lakewood's Youth Program Grant to fund programs that serve Lakewood youth, the Action Center pantries (offered twice a month at 5 schools) for children and youth from low-income families. Funds will support the purchase of culturally appropriate fresh protein, dairy, and produce. Schools include Slater, Rose Stein, Eiber, Deane and Deane elementary schools.
The Gift of Jazz	\$13,000	The Gift of Jazz's mission is to enrich the community through the creation, promotion, and preservation of the art of jazz in the Rocky Mountain Region and broaden the audience for jazz music through jazz education and outreach.	The Jazz for the Schools program aims to increase students' knowledge of the cultural heritage and current significance of this music, with the intended impact of supporting the well-being of students and inspiring their lifelong appreciation of jazz. The program includes eight events held per academic year in each participating school district. This grant would be used to continue to support the eight events specifically for students attending schools in the City of Lakewood.
TOTAL	\$350,000		

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 5B

To: Mayor and City Council
From: Holly Bjorklund, Chief of the Finance Branch
Subject: **2026 Lakewood Community Grant Program Recommendations**

SUMMARY STATEMENT: Resolution R-2026-36 is for the approval of the 2026 Lakewood Community Grant Program Evaluation Committee recommendations.

BACKGROUND INFORMATION:

The 2026 Lakewood Community Grant Program application period was from February 1 to April 1, 2026. The evaluation committee met on April 14 to evaluate 45 proposals and recommended 27 organizations for funding.

BUDGETARY IMPACTS: \$100,000 is allocated annually to the Lakewood Community Grant Program. Lakewood received 45 grant applications requesting \$245,543 in funding.

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

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

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

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

ATTACHMENTS:

1. Resolution R-2026-36
2. Suggested Funding List + Mission and Funding Request Goals

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

R-2026-36

A RESOLUTION

APPROVING AWARD OF FUNDS UNDER 2026
LAKEWOOD COMMUNITY GRANT PROGRAM

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

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

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

2026 Community Grant Awards

Ralston House	\$4,000
CrossPurpose	\$4,000
Jeffco Eats	\$4,000
The Action Center	\$4,000
JUST Living Recovery	\$4,000
GiGi's Playhouse Denver	\$4,000
Tennyson Center for Children	\$4,000
Seniors Resource Center, Inc.	\$4,000
Jeffco Prosperity Partners	\$3,080
Marisol Homes - Catholic Charities and Community Services of the Archdiocese of Denver, Inc.	\$4,000
Colorado Pet Pantry	\$1,787
Community Educational Outreach	\$4,000
Reach Out and Read Colorado / Friends of Early Literacy	\$3,746
Feel the Beat Corp	\$4,000
40 West Arts, Inc.	\$4,000
Behavioral Treatment Services (BTS)	\$2,800
Mountair Christian Church Loaves and Fishes Food Pantry and Clothing Closet	\$4,000
Armchair Samaritan	\$4,000
Firefly Autism	\$4,000
Brothers Redevelopment Inc	\$4,000
The Secure Attachment Initiative	\$4,000
Family Tree, Inc.	\$4,000
Intervention Inc.	\$2,800
AgeWise Colorado	\$1,787
Performance Now Theater Company	\$4,000
Outdoor Lab Foundation	\$4,000
Lakewood Arts Council	\$4,000
Total	\$100,000

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

SECTION 1. Approval. The Recommendations of the Evaluation Committee for award of funds under the 2026 Lakewood Community Grant Program are hereby approved.

SECTION 2. Program Funds Agreement. The City Manager is hereby authorized and directed to execute agreements with the recipients of the Program funds regarding the award and use thereof, in a form approved by the City Attorney, consistent with the Program documents and the February 9, 2026, Agreement between the City of Lakewood and the Lakewood Legacy Foundation Regarding the Lakewood Community Grant Program.

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

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Name	2026 Committee Recommendation	Mission	Explanation of Funding Request
Ralston House	\$4,000	Stop the Abuse. Start the Healing.	Ralston House is a nonprofit child advocacy center that provides coordinated, multidisciplinary services to children and families impacted by abuse, including forensic interviews, victim advocacy, and mental health referrals. The organization is requesting funding for general operating support to sustain these critical services and ensure timely, trauma-informed care for vulnerable youth.
CrossPurpose	\$4,000	We fight alongside our neighbors as we climb together from poverty to prosperity through pathways that cultivate economic, relational, and spiritual wholeness	CrossPurpose is a faith-based nonprofit workforce development organization that provides career training, personal development, and employer connections to individuals facing barriers to employment. The organization is requesting funding to expand its career services programming and support participants in achieving long-term economic mobility.
Harvest Mountain Ministries (Jeffco Eats)	\$4,000	Jeffco Eats' mission is to reduce the number of children experiencing hunger in Jefferson County, Colorado and to increase nutritional intake through healthy, quality foods.	Harvest Mountain Ministries operates the Jeffco Eats program with a mission to reduce food insecurity by recovering and redistributing surplus food to those in need. The organization is requesting funding to expand food recovery, storage, and distribution efforts across Jefferson County.
The Action Center	\$4,000	The mission of The Action Center is to provide an immediate and compassionate response to those in our community experiencing hardship by offering resources and services to stabilize lives and promote pathways to lasting change.	Jeffco Action Center provides comprehensive, integrated services including food assistance, housing support, and case management to individuals and families experiencing crisis. The organization is requesting funding to sustain and expand these essential services for Jefferson County residents.

JUST Living Recovery (formerly JUUST Living)	\$4,000	Just Living Recovery (JLR) is dedicated to creating a clean, sober-living residential environment for recovery and healing from substance abuse. With an eye toward equity, we support marginalized populations, especially LGBTQ+ and BIPOC communities. JUST Living Recovery envisions an addiction recovery community that is a sustainable, safe, residential option for people in recovery, welcoming all races, genders and sexual identities. Through self-empowerment, JLR residents find a sense of belonging on their path of long-term recovery.	JUST Living Recovery provides supportive housing and recovery-focused services for individuals transitioning from substance use treatment into stable, independent living. The organization is requesting funding to expand housing capacity and provide ongoing recovery support services.
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GiGi's Playhouse Denver	\$4,000	Mission: We make a lifetime commitment to changing lives and providing hope through the consistent delivery of FREE educational, therapeutic, and career development programs for individuals with Down syndrome, their families, and the community, using a replicable playhouse model. Vision: To see a world where individuals with Down syndrome are accepted and embraced in their families, schools, and communities.	GiGi's Playhouse Denver provides free, evidence-based educational, therapeutic, and career development programs for individuals with Down syndrome and their families. The organization is requesting funding to expand program access and sustain no-cost services.
Tennyson Center for Children	\$4,000	The mission of Tennyson Center for Children is to improve the mental health and wellness of those impacted by trauma and other adverse experiences, such as abuse and neglect.	Tennyson Center for Children is a leading provider of trauma-informed mental health services, education, and residential care for children and families. The organization is requesting funding to support clinical services and improve outcomes for youth with complex needs.

Seniors Resource Center, Inc.	\$4,000	Seniors Resource Center's (SRC) mission is to help older adults stay safe, healthy, and independent in the place they call home. Through comprehensive support that includes assistance with mobility and chronic health conditions, help with daily hygiene and household tasks, enriching activities at the Adult Day Center, and referrals to essential resources, SRC walks alongside older adults throughout their aging journey. In tandem, SRC equips caregivers with respite and practical resources so they can continue providing compassionate, sustainable care for their loved ones.	Seniors Resource Center provides essential services such as in-home care, transportation, and caregiver support to help older adults maintain independence. The organization is requesting funding to expand access to services for aging residents in the community.
Jeffco Prosperity Partners	\$3,080	Our mission is to promote innovations that move families from poverty to prosperity.	Jeffco Prosperity Partners is a community-based initiative that connects individuals to career pathways through coaching, education, and employer partnerships. The organization is requesting funding to support workforce development and economic mobility programming.

Marisol Homes / Catholic Charities and Community Services of the Archdiocese of Denver, Inc.	\$4,000	As the charitable arm of the Archdiocese of Denver, and inspired by God's love and compassion, Catholic Charities extends the healing ministry of Jesus Christ to the poor and those in need. We serve people of all faiths, backgrounds, and cultures.	Catholic Charities provides a wide range of services including housing, food assistance, and family support to vulnerable individuals and families. The organization is requesting funding to sustain critical safety net services in the region.
Colorado Pet Pantry	\$1,787	Colorado Pet Pantry's (CPP) mission is to temporarily feed Colorado pets, allowing families to increase their ability to care for pets with the goal of keeping them out of shelters and with their families.	Colorado Pet Pantry helps families feed and keep their pets by providing pet food and supplies during times of financial hardship. The organization is requesting funding to expand distribution and prevent pet relinquishment.
Community Educational Outreach	\$4,000	Community Educational Outreach's mission is to provide educational services to adults with barriers to reach their employment potential.	Community Educational Outreach (CEO) delivers programs that support education, family stability, and community engagement. The organization is requesting funding to expand outreach and program delivery.
Reach Out and Read Colorado / Friends of Early Literacy	\$3,746	Reach Out and Read Colorado's mission is to improve school readiness and social-emotional skills through trusted literacy guidance and reading together. □	Reach Out and Read Colorado partners with healthcare providers to promote early literacy by integrating books and reading guidance into pediatric care. The organization is requesting funding to expand partnerships and serve more families.

Feel the Beat Corp	\$4,000	Feel the Beat's (FTB) mission is to make the experience of music and dance possible for individuals who are Deaf and Hard of Hearing (DHH) and/or living with a disability. Vibrotactile flooring combined with a specialized curriculum, including American Sign Language (ASL) and other visual and tactile cues, enable participants to experience musical frequencies through physical sensation while receiving music and dance instruction.	Feel The Beat provides inclusive dance and movement programs for individuals with disabilities, promoting confidence and self-expression. The organization is requesting funding for general operating support to sustain and grow programming.
40 West Arts, Inc.	\$4,000	To enrich the community and enhance the creative, cultural, and economic vitality of the historic West Colfax corridor by creating community arts spaces and community arts events and by supporting creative enterprises, experiences, and activities in the district.	40 West Arts is a certified Colorado Creative District that supports local artists and creative industries through programming, advocacy, and community events. The organization is requesting funding to expand arts programming and district activation.
Behavioral Treatment Services (BTS)	\$2,800	Our mission is to provide accessible, integrated, and inclusive behavioral health services to individuals involved in the criminal justice system, helping them achieve stability and successful reintegration into their communities.	Behavioral Treatment Services provides a continuum of evidence-based behavioral health and substance use treatment services. The organization is requesting funding to support treatment programs and recovery services.

Mount Air Christian Church	\$4,000	We are the incarnate hands and feet of Jesus. Our mission is to provide food and clothing to the most vulnerable in our community. We serve our neighbors with dignity and compassion, loving one another as Christ has loved us.	Mount Air Christian Church operates the Loaves and Fishes program to provide food assistance and basic needs support to community members. The organization is requesting funding to expand food distribution services.
Armchair Samaritan	\$4,000	American Samaritan exists to strengthen the Lakewood community by providing essential home furnishings and musical instruments to individuals and families in need. Through our Community Support Program, we furnish homes at no cost for those facing hardship, while our Pianos to the People initiative provides free pianos to children, opening the door to music and personal growth. By transforming donated goods into meaningful support, we help residents build stable, dignified lives while fostering creativity, opportunity, and long-term community impact.	Armchair Samaritan connects volunteers with meaningful service opportunities to support local nonprofits and community needs. The organization is requesting funding to expand volunteer engagement and program coordination.

Firefly Autism	\$4,000	Empowering autistic individuals experiencing access barriers to thrive through personalized programs and fostering supportive community connections.	Firefly Autism / Alta Vista Center for Autism is a Colorado-based organization providing specialized therapy and support services for children with autism and their families. The organization is requesting funding to expand access to services and reduce waitlists.
Brothers Redevelopment Inc	\$4,000	Brothers Redevelopment's mission is to provide a range of housing solutions for low-income community members, older adults, and people living with disabilities across Colorado. Home is at the center of everything we do, and we believe it is a basic human right to have a safe, decent place to live.	Brothers Redevelopment Inc. provides housing assistance, home repairs, and community programs for low-income residents, seniors, and individuals with disabilities. The organization is requesting funding to support housing stability services.
The Secure Attachment Initiative	\$4,000	Our mission is to facilitate secure attachment and lifelong resilience in children, adolescents, adults, and families. Through attachment-based psychotherapy, experiential workshops, intensive outpatient programs, including our Youth Intensive Outpatient Program, educational resources, and supportive services, we promote generational healing by strengthening emotional safety, regulation, and connection within individuals, families, and communities.	The Secure Attachment Initiative addresses service gaps in child abuse prevention through community-based, trauma-informed programming. The organization is requesting funding to expand services and strengthen family support systems.

Family Tree, Inc.	\$4,000	Family Tree partners with all people to prevent and overcome the interconnected issues of child abuse, domestic violence and homelessness to promote safety, healing and stability across generations.	Family Tree provides comprehensive services to prevent domestic violence, child abuse, and homelessness, including shelter, counseling, and advocacy. The organization is requesting funding to sustain and expand these critical services.
Intervention Inc.	\$2,800	The mission of Intervention, Inc. is to remove barriers and positively change the lives of the justice-involved. We follow our agency values of the ABC's: Achieve the best outcomes for our clients; Be a leader in quality, integrated services and Create solutions with our community partners. Our vision is communities without recidivism, trauma, and addiction. As a Colorado based non-profit 501 (c) (3) organization, Intervention was created in 1986 to provide direct supervision of court adjudicated offenders within a community setting, comprehensive victim services, transformative justice Survivor Empathy Panels, monitored sobriety, technology services and substance abuse treatment.	Intervention Inc. operates residential reentry and support programs, including a halfway house for individuals involved in the justice system. The organization is requesting funding to support housing and reintegration services.

AgeWise Colorado	\$1,787	AgeWise Colorado is a 501c3 nonprofit with a statewide reach to a potential audience of over 3 million Coloradans aged 40-100: that is, older adults and their adult children. Our mission is very simple: we offer a free to use online resource of vetted service providers and a huge online library of articles, educational webinar recordings and curated books all designed to help all those 3 million to better navigate their individual aging journey—either their own, or as a caregiver for an aging relative/friend.	AgeWise Colorado provides an online resource directory and educational tools to support older adults, caregivers, and service providers. The organization is requesting funding to enhance their online platform accessibility and outreach.
Performance Now Theater Company	\$4,000	To bring professional, affordable entertainment; enrich lives through musicals, dramas, and comedies, while providing an opportunity for the next generation of performers in live theatre.	Performance Now Theater Company produces high-quality musical theater and provides performance and educational opportunities for the community. The organization is requesting funding to support productions and arts education.
Outdoor Lab Foundation	\$4,000	To inspire community support for and advocate on behalf of Jeffco Schools Outdoor Lab Program.	Outdoor Lab Foundation supports Jefferson County Outdoor Lab Schools by funding hands-on environmental education experiences for students. The organization is requesting funding to expand access to outdoor learning programs.

Lakewood Arts Council	\$4,000	Lakewood Arts Council (LAC) empowers and supports artists, fosters creativity, and enriches the cultural vitality of Lakewood by providing accessible arts programming, education, and community engagement opportunities for residents of all ages and backgrounds.	Lakewood Arts Council is a nonprofit community arts organization that promotes local artists through exhibitions, events, and programming. The organization is requesting funding to support arts programming and community engagement.
Total:	\$100,000		

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 5C

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **CDBG Annual Action Plan**

SUMMARY STATEMENT: Approval of the 2026 Community Development Block Grant (CDBG) Annual Action Plan and projects.

BACKGROUND INFORMATION: CDBG is a federal grant administered by the Department of Housing and Urban Development and managed by Lakewood's Sustainability and Community Development Department. HUD allocates federal funds to states, counties and cities to spend on projects that address local housing, social services and community development needs. The annual allocation amount is based on a formula derived from population, poverty rate, income and age of housing stock. These grant funds are either used directly through city projects or they are passed through to non-profits or housing providers to complete activities that address needs of the community. Lakewood has received CDBG funds since 1974, which was the first year of the program and is allocated approximately \$900,000 annually.

As a part of CDBG requirements, each year Lakewood submits the Annual Action Plan to HUD which outlines the proposed projects and funding levels for the upcoming program year, which runs June 1st 2026– May 31st 2027.

BUDGETARY IMPACTS: Approving the CDBG Annual Action Plan will represent a step in the process that concludes with the City of Lakewood receiving an estimated \$900,000 in funding to allocate to projects that serve the community.

STAFF RECOMMENDATIONS: Staff recommend approving the resolution and endorsing the CDBG Annual Action Plan.

ALTERNATIVES: If the resolution is not approved, CDBG funds will not be received for PY 2026 and identified projects will not be funded by CDBG.

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-2026-37
2. Lakewood 2026 AAP 4.21
3. 2026 AAP Slides

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

Alison McKenney Brown, City Attorney

A RESOLUTION

ENDORSING THE PROJECTS AND PROJECT FUNDING LEVELS
IN THE CITY OF LAKEWOOD 2026 ANNUAL ACTION PLAN
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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

WHEREAS, CDBG funds are appropriated by the U.S. Department of Housing and Urban Development (“HUD”), and the City Manager or the City Manager’s designee, as the official representative, is authorized to submit documents and assurances as may be required to administer the programs and expend the CDBG funds;

WHEREAS, on May 11, 2026, the City Council reviewed the City’s 2026 Annual Action Plan for the use of CDBG funds and recommended funding based on community needs and priorities; and

WHEREAS, the City certifies that:

- a. The programs identified are eligible for funding and address required national objectives for the CDBG program;
- b. The City has a citizen participation plan that provides for and encourages citizen participation and provides citizens with reasonable and timely access to local meetings, information and records relating to the City’s use of CDBG funds;
- c. The City has developed a Consolidated Plan that identifies the City’s housing, supportive service and community development priority needs for the years 2025-2029; and
- d. The City has developed an Annual Action Plan for the projected use of CDBG funds to principally benefit low- and moderate-income persons, address identified community development and housing needs, or aid in the prevention or elimination of slum or blight.

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

SECTION 1. The City Council of the City of Lakewood hereby endorses the projects listed in the attached Exhibit A to be funded through the 2026 Community Development Block Grant Program.

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

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A

2026 PROJECTS RECOMMENDED FOR FUNDING

Community Development Block Grant (CDBG)

Housing	
MWHS Cedar Gardens Redevelopment	\$400,000
Foothills Single Family Housing Rehab	\$150,000
Brothers Redevelopment Paint-a-Thon	\$25,000
Public Services	
Recovery Works Housing Services	\$35,169
Homeless Navigation Services	\$50,000
MWHS Self-Sufficiency Program	\$20,000
JCMH Workforce Stability	\$34,500
CDBG Admin & Planning	
Program Administration	\$186,226
Total CDBG Funds	\$900,895



CITY OF LAKEWOOD

2026 Annual Action Plan

DRAFT

City of Lakewood
470 South Allison Parkway
Lakewood, CO 80226-3106

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Lakewood is a federal entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The City is committed to providing safe, decent, and affordable housing, fostering a suitable living environment, and expanding economic opportunities, particularly for low- to moderate-income individuals and special needs populations. In order to receive these funds, the City is submitting its PY 2026 AAP as required by HUD for all Participating Jurisdictions receiving annual formula grant funding.

The PY 2026 AAP is a plan describing the allocation of federal funding and details how Lakewood will use community development resources to address the needs of low- and moderate-income residents in the second year of the 5-Year Consolidated Plan. The AAP covers the period from June 1, 2026, to May 31, 2027, and outlines the planned use of the City's CDBG funds.

2. Summary of the objectives and outcomes identified in the Plan

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

Preserve and Construct Affordable Housing: The City of Lakewood will allocate funds to support the preservation and rehabilitation of affordable homeowner and rental housing. Priority for these funds will be given to projects that serve low- and moderate-income households, including those with special needs.

Provide Supportive Services for Low Income and Special Needs Populations: The City will maximize its federal funding for public services to support low-income and special needs populations. Supportive services may include housing navigation and placement assistance, eviction or foreclosure prevention, behavioral health services, and substance use treatment.

Improve Neighborhoods and Public Facilities: The City will maintain its commitment to investing in projects that enhance neighborhoods and public facilities for low- and moderate-income households, with a particular emphasis on improving facilities for special needs populations throughout the city.

CDBG Planning and Administration: The City will maintain compliance, prepare planning documents and reports, continue fair housing initiatives, and carry out other eligible activities required for program administration.

Specific projects and outcomes for the 2026 Program Year are outlined in the "Annual Goals & Objectives" section of this plan.

3. Evaluation of past performance

As required by HUD, the City evaluates progress toward the goals of its Five-Year ConPlan through the Annual Action Plan (AAP) and CAPER. PY 2024 represents the fifth and final year of the 2020–2024 ConPlan. During this period, the City continued to make meaningful progress toward its priority goals using CDBG funds, with a strong focus on improving housing conditions, supporting public facilities, and providing services to low- to moderate-income (LMI) residents.

Overall, the City demonstrated strong performance across most priority areas, with several goals meeting or exceeding five-year targets. Public facilities, public services, and homelessness prevention activities were particularly successful, while housing rehabilitation remained a consistent priority with steady progress over the five-year period.

Housing: The City continued to prioritize the preservation of existing affordable units. Over the five-year period, the City achieved 92 percent of its homeowner rehabilitation goal and 88 percent of its rental rehabilitation goal. In PY 2024, five homeowner households were assisted through rehabilitation programs, and 88 renter households benefited from multifamily improvements. Although annual homeowner production was lower than anticipated, cumulative progress reflects sustained investment in housing preservation and improved living conditions for LMI residents.

Public Facilities and Infrastructure: The City made significant strides in improving public facilities and neighborhood conditions. Investments in parks, childcare facilities, and senior programming spaces resulted in benefits to thousands of residents, far exceeding initial expectations. Over the five-year period, public facility activities reached more than five times the original target, demonstrating the City's ability to leverage resources and deliver impactful neighborhood improvements.

Public Services: Public Service activities also played a key role in advancing the City's goals. Programs focused on homelessness services, self-sufficiency, and emergency assistance supported hundreds of LMI individuals and households during the program year. These efforts contributed to housing stability and improved access to supportive services, with overall accomplishments exceeding five-year targets.

Homelessness and Special Needs: The most notable progress was seen in homelessness prevention and services for special needs populations. The City significantly exceeded its five-year goal in this area, reflecting a strong commitment to assisting residents at risk of or experiencing homelessness. In PY 2024 alone, hundreds of individuals were served through homelessness-related programs, highlighting the effectiveness of targeted service delivery and community partnerships.

Overall, the City of Lakewood has made substantial progress in meeting the goals outlined in its ConPlan. While some activities experienced lower annual outputs, cumulative performance remains strong, and

the City's use of CDBG funds continues to align with its highest priority needs, including housing rehabilitation, neighborhood improvements, and supportive services for LMI populations.

4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the PY 2026 AAP. The CPP provides guidance for public notices for the various stages of the AAP development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARING: A public hearing will be held during the development of the PY 2026 AAP to gather feedback from the community on proposed uses of the funds. The hearing will be held on March 12, 2026, at 6:00 PM at Belmar Library located at 555 S. Allison Parkway Lakewood, Colorado 80226.

PUBLIC COMMENT PERIOD: The draft of the AAP will be available for public comment April 27, 2026, through May 27, 2026, at the Sustainability and Community Development Department office at 480 S. Allison Parkway, Lakewood, CO 80226 and online at <https://www.lakewoodco.gov/Home>

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be provided after the comment period.

PUBLIC HEARING: A summary of comments will be provided after the public hearing.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the AP-12 Participation.

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

All comments or views will be accepted from the public hearing and public comment period.

7. Summary

The City of Lakewood is committed to providing meaningful opportunities for residents to participate in the planning and development of housing and community development activities. The City regularly engages the public and stakeholders through pre-development meetings, public hearings, and outreach events. These efforts are designed to inform residents of available programs, gather community input, and ensure that the City's priorities reflect the needs of its most vulnerable populations.

The City's 2025-2029 Consolidated Plan establishes the long-term strategic goals for housing and community development, and the PY 2026 AAP implements those priorities for the current program year. The Strategic Plan outlines the objectives and outcomes necessary to meet the identified needs. The PY

2026 AAP details how federal resources will be allocated during the program year to achieve the objectives identified in the ConPlan. Additionally, each AAP will be evaluated to assess the City's performance in meeting the ConPlan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Report (CAPER).

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	LAKEWOOD	City of Lakewood Sustainability and Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Lakewood continues to administer the Community Development Block Grant program (CDBG). Jefferson County is the lead agency for the HOME Consortium and is responsible for administering HOME funds. The City of Lakewood is a member of the Jefferson County HOME Consortium.

Consolidated Plan Public Contact Information

Jeremy Branting / City of Lakewood / Jeremy.branting@lakewoodco.gov
480 S. Allison Parkway, Lakewood, CO 80226.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The 5-Year Consolidated Plan (ConPlan) and Annual Action Plan (AAP) are informed by ongoing coordination between City departments and local and regional nonprofit agencies. This section summarizes the agencies and organizations consulted during the development of the PY 2026 AAP.

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

The City of Lakewood enhances coordination between public and assisted housing providers and health and social service agencies through strategic funding, partnerships, and regional collaboration. Through the AAP process, the City solicits and funds applications from housing providers, public service agencies, and nonprofit organizations, prioritizing activities that complement existing programs and address identified service gaps.

The City works closely with key housing partners, including Metro West Housing Solutions and Jefferson County, to align housing resources and supportive services. As a member of the Jefferson County HOME Consortium, Lakewood coordinates regionally to support affordable housing development, rehabilitation, and housing stability efforts.

Coordination extends beyond housing to include partnerships with agencies addressing health, mental health, and supportive service needs. The City engages with county departments, advisory boards, and regional groups to identify gaps in services and improve access for low- and moderate-income residents, persons experiencing homelessness, and other special needs populations.

The City also supports coordination related to the digital divide through consultation with broadband providers and regional partners to expand access to high-speed internet and technology resources for underserved households. Additionally, Lakewood coordinates with local and county agencies on emergency preparedness and hazard mitigation efforts, including planning for wildfire risks, extreme weather events, and displacement response.

Although the City does not administer ESG funds or directly operate the Homeless Management Information System (HMIS), it participates in regional Continuum of Care coordination efforts that utilize HMIS data to assess needs, identify service gaps, and improve system-wide planning for individuals experiencing or at risk of homelessness.

Through these efforts, the City strengthens coordination across housing, health, and supportive service systems, ensuring a more comprehensive and efficient delivery of services to residents in need.

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

The City of Lakewood coordinates closely with the regional Continuum of Care (CoC) through its participation in the Metro Denver Homeless Initiative (MDHI), which serves as the lead agency for the seven-county Denver Metro area. MDHI leads regional efforts to identify needs, coordinate services, and develop strategies to prevent and end homelessness for individuals and families, including those who are chronically homeless or at risk of homelessness.

MDHI administers the HMIS and conducts the annual Point-in-Time (PIT) count, which provides a snapshot of sheltered and unsheltered homelessness across the region. City staff actively participate in the PIT count and ongoing CoC coordination efforts, supporting data-driven planning and regional collaboration.

In addition, the City participates in the Jefferson County Heading Home Committee, a collaborative group of public agencies and service providers working to address homelessness at the local level. Through these partnerships, the City helps identify service gaps, coordinate resources, and support initiatives that promote housing stability and long-term solutions to homelessness.

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

Lakewood does not receive Emergency Solutions Grant (ESG) funding and does not directly administer HMIS. However, HMIS data is utilized through the regional Continuum of Care to inform planning, identify service gaps, and support coordinated efforts to address homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	JEFFERSON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of various agencies reviewed and contributed to the narrative and data in the Consolidated Plan and Action Plan through interviews and document review.
2	Agency/Group/Organization	City of Lakewood Planning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff of various agencies reviewed and contributed to the narrative and data in the Consolidated Plan and Action Plan through interviews and document review.

3	Agency/Group/Organization	Metro West Housing Solutions
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input on affordable housing needs and data on existing inventory and programs.
4	Agency/Group/Organization	Jefferson County Community Services Advisory Board
	Agency/Group/Organization Type	Council/Committee
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Focus group with the committee to discuss gaps in service provision and top needs related to public services throughout Jefferson County.

5	Agency/Group/Organization	Jefferson County Housing Continuum Task Force
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Services - Victims Business and Civic Leaders For profit/nonprofit housing developers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings over a year-long process to discuss service needs; homelessness; community and economic development needs; housing market trends, needs, and barriers to development; as well as strategic solutions and priorities throughout Jefferson County (including Arvada and Lakewood).
6	Agency/Group/Organization	Lakewood Housing Policy Commission
	Agency/Group/Organization Type	Council/Committee
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through focus group discussion on affordable housing priorities in Lakewood.
7	Agency/Group/Organization	Jefferson County Economic Development Corporation
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on broadband issues and narrowing the digital divide in Lakewood, specifically about an ongoing Google Fiber project in the city. Additional information on broadband needs/narrowing the digital divide was collected from broadband providers who took the stakeholder survey.
8	Agency/Group/Organization	City of Lakewood Community Development
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with a City senior planner on flood plain, water, and emergency management issues in Lakewood. Also consulted with a variety of non-profit partners on emergency management issues, specifically around serving people displaced by fires. The Consolidated Plan also includes information from the Jefferson County Community Wildfire Protection Plan and the Comprehensive Emergency Management Plan's Evacuation Annex.

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

There will be no agency types intentionally not consulted in the consultation and citizen participation process. All comments are welcome.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Jefferson County and Lakewood will continue to be a partner in the provision of affordable housing and services to assist persons who are homeless and/or at-risk of homelessness.
City's 2020-2024 Con Plan, Strategic Plan and AAPs	City of Lakewood	Strategic Plan goals build on the previous Consolidated Plan goals but adapt and refine them to the current needs of the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Lakewood Comprehensive Plan	City of Lakewood	Long term community vision was considered in the development of Strategic Plan goals.
Lakewood Housing Strategic Plan 2024	City of Lakewood	Ongoing housing efforts and strategies were considered in the development of Strategic Plan goals.
Jeff Co Community Wildfire Protection Plan	Jefferson County	CWPP implementation actions were considered in the development of Strategic Plan goals.
Comprehensive Emergency Management Plan	Jefferson County	CEMP guidance was considered in the development of Strategic Plan goals.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The City of Lakewood follows its HUD-approved Citizen Participation Plan and encourages all residents, particularly low- to moderate-income persons and those with special needs, to participate in the development of the PY 2026 AAP. In accordance with this plan, the City implemented a formal process to solicit public input on the PY 2026 AAP.

Citizen participation efforts for the AAP included public hearings and a public comment period, which provided residents, agencies, and other stakeholders the opportunity to review the draft plan and submit comments prior to adoption. These efforts were designed to ensure transparency and allow for meaningful community input in the allocation of CDBG funds and the identification of priority needs.

In addition to AAP-specific outreach, the City considered community input gathered through the development of the 2024 Housing Strategic Plan and the 2025-2029 Consolidated Plan, which included broader engagement such as surveys, stakeholder interviews, and public meetings. This prior engagement helped inform ongoing priorities reflected in the AAP.

A summary of citizen participation outreach efforts and comments received is provided in the table below and included in the Citizen Participation attachments in the AD-25.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	A public hearing will be held during the development of the PY 2026 AAP to gather feedback from the community on proposed uses of the funds. The hearing will be held on March 12, 2026, at 6:00 PM at Belmar Library located at 555 S. Allison Parkway Lakewood, Colorado 80226.	A summary of comments will be provided after the hearing.	All comments will be accepted.	
2	Public Comment Period	Non-targeted/broad community	The draft of the AAP will be available for public comment April 27, 2026, through May 27, 2026, at the Sustainability and Community Development Department office at 480 S. Allison Parkway, Lakewood, CO 80226 and online at https://www.lakewoodco.gov/Home	A summary of comments will be provided after the comment period.	All comments will be accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated resources for PY 2026 and the remainder of the Consolidated Plan are described below. Lakewood does not anticipate receiving any program income for program activities in the program year. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	931,132	0	0	931,132	2,793,396	PY 2026 is the second year of the ConPlan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation and program income.

Table 5 - Expected Resources – Priority Table

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

Lakewood's CDBG allocation complements various federal, state, and local resources, including: the City's Capital Improvement and Preservation program for major projects in Target Area neighborhoods; the economic development fund supporting public improvements for select businesses; HOME funds via the Jefferson County Consortium; the HUD-funded Section 8 voucher program; approximately \$6 million annually from Private Activity Bonds for housing; the Lakewood Reinvestment Authority promoting private reinvestment in targeted areas; and competitive grants from the Colorado Division of Housing and Colorado Housing Finance Agency.

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

No publicly owned land or property within the jurisdiction is expected to be used to address the needs identified in the plan. The City does not currently propose using any publicly owned land to meet the needs outlined in the Consolidated Plan. However, the City remains open to this strategy to increase affordable housing opportunities.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construct and Preserve Affordable Housing	2025	2029	Affordable Housing Non-Housing Community Development	Citywide	Affordable Housing	CDBG: \$575,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit Rental Housing Rehabilitated: 50 Household Housing Unit
2	Provide Supportive Services to Special Needs Pops	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Supportive Services	CDBG: \$139,669	Public service activities other than Low/Mod Income Housing Benefit: 500 Persons Assisted Homelessness Prevention: 100 Persons Assisted
3	Improve Neighborhoods/Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Neighborhood and Public Facility Improvements	CDBG: \$30,237	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 1050 Persons Assisted
4	CDBG Planning and Administration	2025	2029	Non-Housing Community Development	Citywide	Affordable Housing Supportive Services Neighborhood and Public Facility Improvements	CDBG: \$186,226	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construct and Preserve Affordable Housing
	Goal Description	The City of Lakewood will allocate funds for the preservation and rehabilitation of affordable homeowner and rental housing. Funds for affordable housing projects will be prioritized for projects that benefit low- and moderate-income households including special needs populations.
2	Goal Name	Provide Supportive Services to Special Needs Pops
	Goal Description	The City will maximize its federal funding allocation for public services to provide supportive services to low-income households and special needs populations. The supportive services provided to low income and special needs residents may include but are not limited to housing navigation and placement assistance, eviction/foreclosure prevention, behavioral health services, and substance use treatment services.
3	Goal Name	Improve Neighborhoods/Public Facilities
	Goal Description	The City will continue to invest in projects that will improve neighborhoods and public facilities for the benefit of low- and moderate-income households, prioritizing projects that will improve facilities for special needs populations citywide.
4	Goal Name	CDBG Planning and Administration
	Goal Description	Funds to support the planning and administration of CDBG programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section outlines the projects and activities the City of Lakewood will pursue in PY 2026 to address the housing and community development needs identified in this plan. These projects will use CDBG funds.

#	Project Name
1	CDBG Planning and Administration
2	CDBG Housing Program
3	CDBG Public Services
4	CDBG Public Facilities

Table 7 – Project Information

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

City staff review proposed projects for funding and evaluate each based on national and local objectives as well as the City's ongoing commitments. Projects are assessed and recommended for funding according to criteria such as the local priority needs addressed, the residents and households who will benefit, and the project's objectives and outcomes. The projects selected for PY 2026 were chosen because they address local priority needs identified in the Consolidated Plan, benefit low- and moderate-income households, and align with HUD's program objectives. The primary challenge in addressing underserved needs in Lakewood is insufficient funding to meet demand. For instance, the demand for public services in Lakewood significantly exceeds the available funding to support low-income and special needs populations.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Planning and Administration
	Target Area	Citywide
	Goals Supported	CDBG Planning and Administration
	Needs Addressed	Affordable Housing Supportive Services Neighborhood and Public Facility Improvements
	Funding	CDBG: \$186,226
	Description	Planning and administration of the CDBG program.
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A. Other: 1
	Location Description	Citywide, eligible.
	Planned Activities	General administration of the CDBG program (HUD Matrix Code: 21A)
2	Project Name	CDBG Housing Program
	Target Area	Citywide
	Goals Supported	Construct and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$575,000
	Description	The City will fund housing rehabilitation activities for low- to moderate-income homeowner and renter households.
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 20 Household Housing Unit Renter Housing Rehabilitated: 50 Household Housing Unit
	Location Description	Citywide, eligible.

	Planned Activities	Planned activities include housing rehabilitation for low- to moderate-income homeowner households (14A). Brothers Redevelopment Housing Rehab, 5 households assisted (14A): \$25,000 FRH Single Family Rehab, 15 households assisted (14A): \$150,000 MWHS Cedar Gardens (PHA Rental Rehab/Modernization), 50 households assisted (14C): \$400,000
3	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Provide Supportive Services to Special Needs Pops
	Needs Addressed	Supportive Services
	Funding	CDBG: \$139,669
	Description	The City will fund public services to provide supportive services to low-income households and special needs populations.
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Mod Income Housing Benefit: 500 Persons Assisted Homelessness Prevention: 100 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities include: MHWS Self Sufficiency Project, 500 persons assisted (05Z): \$20,000 PD Homeless Navigation Project, 20 persons assisted (03T): \$50,000 Recovery Works Project Housing Stabilization, 40 persons assisted (03T): \$35,169 JCMH Workforce Stability Program, 40 persons assisted (03T): \$34,500
4	Project Name	CDBG Public Facilities
	Target Area	Citywide
	Goals Supported	Improve Neighborhoods/Public Facilities
	Needs Addressed	Neighborhood and Public Facility Improvements

Funding	CDBG: \$30,237
Description	The City will fund public facility improvements in low/mod areas and for special needs groups in Lakewood.
Target Date	5/31/2027
Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 1050 Persons Assisted
Location Description	Citywide, eligible.
Planned Activities	Planned activities include public facility improvements in low/mod areas and for special needs groups in Lakewood.

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

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

The City of Lakewood, an entitlement community in Jefferson County west of Denver, is bordered by the Rocky Mountain foothills to the west and Sheridan Blvd to the east. Denver lies to the east, with Wheatridge, Golden, West Pleasantview, and Dakota Ridge adjacent to the north and south. The City covers about 45 square miles.

The City allocates CDBG funds based on beneficiary income rather than geography. Projects serving entire areas will target low- to moderate-income neighborhoods identified by HUD-designated census tracts.

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the MHI for the City of Lakewood. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Lakewood is \$89,792. A tract is considered to have a low-income concentration if the MHI is \$71,833 or less. There are four tracts with a concentration of low-income households: 109.02, 111.02, 118.06 and 159.00.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10 percent or more of that group’s citywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that comprise of at least 1% of the City’s population were analyzed.

Black or African American, non-Hispanic: This minority persons make up 1.3% of the citywide population, and a census tract is considered a concentration if 11.3% of the population is part of this racial group. There are no census tracts with a concentration.

Asian, non-Hispanic: Approximately 3.6% of the population identifies as Asian. A census tract is considered a concentration if 13.6% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 22.6% of the citywide population, and a census tract is considered a concentration if 32.6% of the population is part of this racial group. Several tracts to the east of the City have a concentration: 111.02, 114.01, 114.02, 116.01, 116.02, 118.03 and 118.04.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate funding based solely on geographic requirements. CDBG funds are used throughout the City of Lakewood through programs where project eligibility is based on the income of individuals who will directly benefit from the CDBG funds. These are considered direct services such as public services and affordable housing rehabilitation that are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for low/mod households (LMH). City staff and/or one of its subrecipient agencies will complete an application and determine the eligibility of the applicant before the activity is initiated.

Projects that benefit an entire area or neighborhood target low- to moderate-income neighborhoods. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Lakewood, in partnership with Jefferson County and the City of Arvada, completed a Fair Housing Analysis in 2020. The FHA identified the following findings:

Overall findings:

- Lack of affordable and accessible housing limits the housing choices of persons with disabilities.
- Lack of affordable housing to rent or buy limits the housing choices of racial/ethnic minorities, persons with disabilities, and families with children.
- Residential credit can be difficult for minority households in Jefferson County, Arvada, and Lakewood to access.
- Disparities in access in economic opportunity are evident for Hispanic, African American, and Native American residents of the county and cities.

Lakewood specific findings:

One provision of the Strategic Growth Initiative (SGI) may disparately impact members of protected classes without careful implementation. In July 2021, the city exempted affordable housing from the SGI.

The Fair Housing Analysis identified the following recommendations to address the findings and to increase fair housing choice for residents:

- Prioritize creation and preservation of affordable housing to rent and buy.
- Invest public service and human service resources to improve access to economic opportunity.
- Review zoning and land use code recommendations with planning and legal staff.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Lakewood recognizes the need to remove or mitigate the negative effects of public policies that act as barriers to affordable housing. Measures to address these barriers include policies promoting a diverse range of housing options for all residents, beginning with goals outlined in Lakewood's Comprehensive Plan that support the preservation and development of affordable housing units. These goals inform zoning policy. The Lakewood Zoning Ordinance allows a mix of residential and commercial uses in most commercial zone districts, as well as high-density development and accessory dwelling units in certain residential zones. These land use policies increase the availability of both affordable and market-

rate residential units in Lakewood and directly respond to the findings and recommendations of the 2020 Fair Housing Analysis.

In 2024, the City of Lakewood adopted the Strategic Housing Plan which establishes strategies and action steps to eliminate barriers to building affordable housing. Some strategies include an expedited review process, density bonuses and other zoning changes for affordable housing developments in certain situations.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing underserved needs in the City is insufficient funding for affordable housing and supportive services. To overcome this challenge, the City of Lakewood will allocate federal and local funds to ensure that low- and moderate-income households maintain stable housing. Over the next year, resources will be dedicated to continuing or expanding eviction prevention services, including rent, mortgage, and utility assistance. The City plans to establish a locally funded rent voucher program and/or allocate funds to The Action Center to extend services to additional Lakewood residents. Furthermore, City staff will develop informational materials for tenants and landlords that emphasize local resources for eviction prevention, including the City's mediation and legal services.

To address communication challenges related to program and resource availability, the City will implement measures to improve coordination among homeless and housing navigators, service providers, and state funding agencies.

Actions planned to foster and maintain affordable housing

The City of Lakewood adopted various strategies and actions within the 2024 Housing Strategic Plan to promote and sustain affordable housing, encompassing both short-term and long-term measures. In the upcoming year, City staff will implement short-term actions identified by the Housing Strategy, including expanding internal staff capacity to manage funding, programs, and policies addressing Lakewood's affordable housing needs; considering the establishment of a Housing Fund to financially support housing programs and incentivize affordable unit production; developing trauma-informed shelter options based on a Housing First approach; and expanding supportive housing options. The Plan further outlines short-term strategies spanning two to three years and long-term strategies covering three to five years to support affordable housing development and maintenance.

Actions planned to reduce lead-based paint hazards

The City continues to support initiatives aimed at reducing lead-based paint hazards by utilizing HUD funds alongside other available resources. These initiatives encompass testing and evaluation, community education, and hazard abatement.

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

Actions planned to reduce the number of poverty-level families

The City of Lakewood aims to reduce the number of families living below the poverty level by providing housing and supportive services. These services include eviction and foreclosure prevention assistance; support with rent, mortgage, and utility payments; housing navigation services; and programs designed to enhance financial stability and economic mobility for low-income families residing in Lakewood.

Furthermore, the City will implement measures to increase the local supply of rental housing affordable to families with incomes below the poverty level. These measures include incentivizing and financially supporting affordable housing projects; expanding staff capacity to manage and oversee housing initiatives, as demonstrated by the recent hiring of a CDBG Coordinator; and considering zoning reforms such as an inclusionary housing program to increase the production of affordable units.

Actions planned to develop institutional structure

The City of Lakewood Planning Department administers the CDBG program. Staff from the Planning, Public Works, Community Resources, and Police departments manage internal CDBG projects. Conducting projects internally allows for greater control over their scope, quality, and cost.

An interdepartmental team annually develops funding recommendations, which the City Council adopts as the Annual Action Plan. The team aims to establish a comprehensive philosophy for the grant program and to ensure strategic development and implementation of projects.

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

The City of Lakewood will maintain participation in local and regional planning efforts, partnerships, and initiatives that improve coordination among public and private housing and social service agencies, municipalities, Jefferson County, and non-profits serving low-income and special needs populations. City staff will continue to serve as members and stakeholders on local and regional non-profit boards and committees. The City will sustain existing partnerships and pursue opportunities to expand and strengthen collaborations at both local and regional levels over the next five years.

Program Specific Requirements

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

Introduction

The City of Lakewood anticipates receiving \$931,132 in CDBG funds for PY 2026. Lakewood does not anticipate receiving any program income in the program year from CDBG funded activities. An estimated 100% of funds will benefit low- to moderate-income persons.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

2026 ANNUAL ACTION PLAN



CDBG



- Administered by U.S. Housing and Urban Development Department (HUD)
- Entitlement Community since 1974
- Implements housing, social service and community development efforts
- Lakewood receives about \$900,000 annually

CDBG NATIONAL OBJECTIVES

Benefit moderate- and low-income people, or

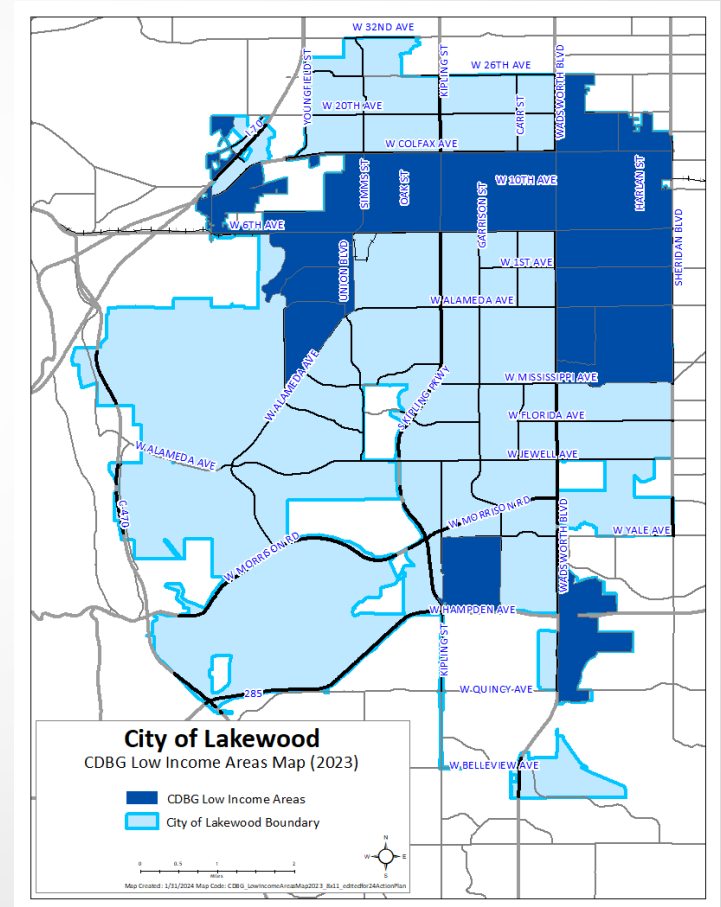
Reduce or eliminate slum or blight, or

Address an urgent community need

INCOME LIMITS & LOW INCOME AREAS

Low Income

Family of 4 earning \$104,200



CDBG USES

Eligible

- Acquisition of Real Property
- Public Facilities and Improvements
- Rehabilitation
- Rental Assistance
- Homeownership Assistance
- Direct Supportive Services (15%)
- Special Code Enforcement Activities
- Special Economic Development Activities
- Program Planning and Administration (20%)

Non Eligible

- General Government Expenses
- Buildings to Conduct General Government Activities
- Political Activities
- New Housing Construction
- Repair and Maintenance
- Fire Protection Equipment



FEDERAL RULES

Environmental
clearance

Funds spent in
a timely
manner

Fair labor
standards

Public
Participation

20%
administrative
cap

15% direct
service cap

2025-2029 CONSOLIDATED PLAN

- Preserve and Construct Affordable Housing
- Provide Supportive Services for Low Income and Special Needs Populations
- Improve Neighborhoods and Public Facilities

2026 ACTION PLAN

- Program Year runs June 1, 2026 – May 31, 2027
- Outlines projects and funding levels
- Lakewood's annual application to HUD



2026 RESOURCES (ESTIMATES)

2026 CDBG Grant	\$900,895
Unspent Reserves	\$0
Total Resources	\$900,895



2026 ACTION PLAN

MWHS Cedar Gardens Redevelopment	\$400,000
Foothills Single Family Housing Rehab	\$150,000
Brothers Redevelopment Paint-a-Thon	\$25,000
RecoveryWorks Housing Services	\$35,169
Homeless Navigation Services	\$50,000
MWHS Self-Sufficiency Program	\$20,000
JCMH Workforce Stability	\$34,500
CDBG Administration	\$186,226
TOTAL	\$900,895

REQUESTED ACTION

Endorse the
Action Plan

Approve
Resolution

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 5D

To: Mayor and City Council
From: Travis Parker, Chief of the Sustainability & Community Development Branch
Subject: **CDBG Loan Forgiveness - Foothills Regional Housing Authority**

SUMMARY STATEMENT: This resolution directs the City of Lakewood to forgive CDBG Home Repair loans that are administered by Foothills Regional Housing.

BACKGROUND INFORMATION: The City of Lakewood has historically funded a Home Repair Program using Community Development Block Grant (CDBG) funds (federal pass through dollars) to assist low- and moderate-income homeowners with essential housing repairs. Many recipients of the Home Repair Program loans were adults aged sixty-five and over.

The Home Repair Program was established in 1982 and remained in operation through 2019. During this period, Foothills Regional Housing, the regional housing authority, issued and administered 172 loans on behalf of the City of Lakewood CDBG Home Repair Program. Although the City was not required to charge interest when the Home Repair Program was created, it elected to structure the loans as deferred loans accruing three percent interest, generally payable upon the sale or transfer of the property. All loan repayments were reinvested into the City's CDBG-eligible programs for redistribution to low- and moderate-income households. Over time, however, some of the loans expired and/or the properties remained under the same ownership, resulting in funds not being recirculated back into the City's CDBG-eligible programs.

In 2019, the program was transitioned to grant-based assistance model and there are no plans to reinstate a loan-based Home Repair Program. Foothills Regional Housing continues to administer the program. There are currently 24 outstanding loans that were issued before 2019. Of these, 16 loans have Deeds of Trust that have expired, as they were originally issued with 15-year terms and were not renewed.

Maintaining the remaining loans creates ongoing administrative and programmatic challenges, including:

- Administrative burden for City staff to track and process program income
- Ongoing loan servicing responsibilities for Foothills Regional Housing
- Expired Deeds of Trust limiting enforceability
- Complexity in communicating loan terms and repayment expectations to recipients

If repaid, all remaining loan balances may only be used for CDBG-eligible projects. These funds cannot be directed to the City's General Fund or to any other fund or cost center. Additionally, forgiveness of these loans is permissible under program guidelines and would not adversely impact the City's CDBG program requirements.

BUDGETARY IMPACTS: The total outstanding balance of the loans is \$316,562.97, plus potential future interest. Of the total outstanding balance, \$202,547.07 is linked to expired Deeds of Trust. This

indicates that only \$114,015.90 of the total outstanding balance is potentially enforceable. Forgiveness of these loans eliminates the possibility of receiving this program income.

STAFF RECOMMENDATIONS: Staff recommends forgiveness of the remaining legacy CDBG Home Repair Program loans administered by Foothills Regional Housing. This action would reduce administrative burden, align with current program practices, and provide financial relief to low- and moderate-income homeowners, many of whom are adults aged sixty-five and older.

ALTERNATIVES: If Council declines the resolution, City staff will continue to service the CDBG loans to the best of its ability. However, given the age of the loans, expired Deeds of Trust, and deferred repayment structure, staff will experience limited recovery while incurring continued administrative costs to service the active loans.

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-2026-38

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

A RESOLUTION

AUTHORIZING THE FORGIVENESS OF COMMUNITY DEVELOPMENT
BLOCK GRANT HOME REPAIR LOANS

WHEREAS, the City of Lakewood (the “City”) receives annual Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) to support eligible activities that primarily benefit low-and moderate-income households;

WHEREAS, one of the programs CDBG grant funding supports is the Home Repair Program (the “Program”) that provides grants or low-interest loans to low-and-moderate-income homeowners for essential home repairs;

WHEREAS, over the course of thirty-seven (37) years, the City issued one hundred and seventy-two (172) CDBG-funded loans for the Program for the purpose of supporting eligible housing rehabilitation;

WHEREAS, at the time the Program was created, the City chose to impose interest in order to offset the costs of administering the Program, even though HUD did not require the City to charge interest on these loans;

WHEREAS, the loans were structured as three percent (3%) interest loans with specific program requirements and affordability obligations;

WHEREAS, there are still twenty-four (24) active loans with an outstanding principal balance of \$316,562.97;

WHEREAS, the Program loans were set up so that borrowers could make payments if they wanted but, if they could not afford to make payments, the outstanding loan amount was recouped upon the sale or transfer of the home;

WHEREAS, the Program adapted over time and, instead of issuing loans, the Program now offers grants to qualified applicants that do not need to be paid back to the local government;

WHEREAS, the Foothills Regional Housing Authority (FRHA) administers the Program on behalf of the City;

WHEREAS, the City and FRHA have determined that forgiveness of the remaining loan balance for each of the Home Repair loans is permissible under the Program guidelines, has no adverse impact on the City’s Program obligations, simplifies accounting and reporting processes, and is in the best interest of the low-and-moderate-income borrowers served;

WHEREAS, the only revenue the City would be forfeiting would be the principal loan amount and any interest on the active loans; and

WHEREAS, the City Council finds that loan forgiveness serves a valid public purpose and is consistent with the Program, the City's Consolidated Plan, and the City's goals to assist low-and-moderate income residents with housing.

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 or designee to forgive all CDBG Home Repair Program loans issued by the City is in the best interest of the City and its residents.

SECTION 2. The City Manager or designee is hereby authorized to execute any documents necessary to effectuate the loan forgiveness and to take all administrative actions required to implement this resolution.

SECTION 3. This Resolution shall take effect 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 May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 5E

To: Mayor and City Council

From: Maria D'Andrea, Director of Public Works

Subject: **Re-appointing Laura Kroeger to the Metro Water Recovery Board of Directors**

SUMMARY STATEMENT:

The City of Lakewood appoints two members, with offset two-year terms, to the Metro Water Recovery Board of Directors. The 23-member Board provides guidance to support Metro's mission of protecting the region's health and environment by cleaning water and recovering resources. This resolution would re-appoint Laura Kroeger to the Board for a term ending June 30, 2028.

BACKGROUND INFORMATION:

The City of Lakewood, like most cities in the Denver metropolitan area and many special districts, sends its sanitary sewage flow to Metro Water Recovery, which owns and operates two major sewage treatment plants. Metro was established in 1961, and today, it is the largest treatment provider in the Rocky Mountain region, serving 2.2 million people across more than 800 square miles.

Metro is governed by a board of directors appointed by member municipalities, including Lakewood, other cities, and various water and sanitation districts. Metro operates under a complex set of bylaws, rules and regulations governing the operation, use and service of the system, including Colorado Statutes, and federal environmental regulations. Therefore, specific technical expertise in areas related to water, water quality and sanitary sewer systems is desirable when serving on the Metro Board.

Laura Kroeger has been a Lakewood resident for 29 years. She is a professional engineer with more than 30 years of experience in the industry. Earlier in her career, Ms. Kroeger worked for a Lakewood-based consulting engineering firm, managing and designing projects for special districts in the water industry. She currently serves as the executive director for the Mile High Flood District and has worked with that organization for more than 20 years.

Ms. Kroeger has served as a Metro Board member, by City Council appointment, since 2020. She currently serves on the Board's Finance Committee and served as the Chair of the Strategic Planning Committee in 2022-2023.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS:

City staff recommends adoption of the attached resolution re-appointing Ms. Laura Kroeger to the

Metro Water Recovery Board of Directors for a term ending on June 30, 2028.

ALTERNATIVES:

City Council may consider appointing a different person to the Board.

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-2026-39
2. L. Kroeger Resume

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

R-2026-39

A RESOLUTION

RE-APPOINTING LAURA KROEGER
TO THE METRO WATER RECOVERY BOARD OF DIRECTORS

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

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

WHEREAS, Laura Kroeger’s decades of experience in the water resource industry in the Denver metro area, including involvement in One Water leadership, and her understanding of the technical aspects of water systems make her well qualified to serve as a City-appointed director to the Board; and

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

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

SECTION 1. Laura Kroeger is hereby are-appointed as a director of the Metro Water Recovery Board, to serve the two year term from July 1, 2026 to June 30, 2028.

SECTION 2. This Resolution shall become effective immediately upon signature following adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Laura A. Kroeger P.E.

EXECUTIVE DIRECTOR

Registration 2001, Professional Engineer, Colorado No. 35839

PROFESSIONAL EXPERIENCE

Mile High Flood District (MHFD) | Denver, Colorado

March 2022–Present | Executive Director

Serve a 24-member Board of Directors made up of mayors, county commissioners and two professional engineers.

Manage a team of 8 Directors and support 53 full-time Staff and 12 Student Interns.

Responsible for \$100 million annual budget.

Highlights:

- Created an Innovation Service Line to explore, test, and leverage new technologies and practices in an expedited fashion to gain insights and increase our impact.
- Refreshed the organization structure based on the 2023 Strategic Plan focused on staff empowerment and accountability.

January 2021–February 2022 | Engineering Director

Manage a team of 5 Engineering and Special Service Managers and support team of 17 Engineers.

7 Construction Managers and 10 Student Interns.

Responsible for \$64 million annual budget.

Highlights:

- Established and lead weekly leadership team management meetings and bi-weekly strategic discussion meetings. These meetings improved communication and effectiveness by supporting the growing staff through clear direction and structure while cultivating a caring culture.
- Championed a new approach to Urban Stream Management that included community values and supported the development of a watershed data viewing platform, called Confluence.

January 2016–December 2020 | Engineering Service Manager

Managed a team of 8 Engineers, 5 Construction Managers and 7 Student Interns.

Responsible for \$39 million annual budget.

Special Project Manager for the South Platte River in Arapahoe and Adams County Program Updates.

Highlights:

- Developed the Strategic Plan and Visioning documents to identify MHFD goals and objectives for the next three years.
- Managed over \$20 million of improvements along the South Platte River in Arapahoe County and leveraged funding from eight different partners.

October 2010–December 2015 | Assistant Program Manager, Design, Construction and Maintenance (DCM)

August 2004–September 2010 | Sr. Project Engineer, Design, Construction and Maintenance Program

Sellards & Grigg, Inc. | Lakewood, Colorado.

October 1996–July 2004 | Project Manager



PHONE

(303) 885-4891

EMAIL

lkroeger@mhfd.org

ADDRESS

2336 South Flora Street
Lakewood, Colorado 80228

EDUCATION

B.S., Civil Engineering,
Valparaiso University, 1996

M.S., Civil Engineering,
Water Resources, University
of Colorado at Denver, 2004

VALUES

Leadership

Learning

Laughter

CURRENT BOARD POSITIONS

American Public Works Association,
Technical Director of Leadership
and Management

National Association of Flood and
Stormwater Management Agencies

Metro Water Recovery, Director for
City of Lakewood

IMPLEMENTED LEADERSHIP INITIATIVES

Stormwater Learning Community

Conceived the idea of cultivating a stormwater learning community to continually grow and advance the industry to elevate our understanding, procedures and approaches to managing floods and stormwater. In 2019, the Learning Community Advisory Council was established, bringing together a diverse group of experts and practitioners from across the Denver metro area. The Council is about connecting people, information and technology to tackle challenges and find opportunities to better protect people, property and our environment from flooding and adverse impacts of urbanization on watersheds.

- Changing Channels Podcast – available on Spotify

Project Partners Alternative Project Delivery

Developed Project Partners as an alternative project delivery approach that is relationship based, engaging owners, consultants, and contractors at the onset of the project to work collaboratively; fully utilizing everyone's expertise to deliver goal based projects more effectively and efficiently. The Project Partner approach has been the cornerstone for MHFD and the local governments to work in a team learning environment that results in providing the community with the best value projects. Local governments, consultants and contractors favor this project delivery approach as the premier way to build projects.

MHFD Leadership Gym

Applied the concept of working out in a gym to stay in physical shape to how we can train and practice leadership qualities at MHFD. The gym provides a variety of regularly scheduled activities for people to join and lead to hone leadership skills. The activities consist of monthly leadership lunches, book club, Toast Masters, podcasts discussions, formal leadership academy and short courses.

APWA Rocky Mountain Public Works Institute

Started and managed the Rocky Mountain Public Works Institute in Colorado for the first five years and now teach at it annually. The Institute provides 90 hours of low-cost training to public sector employees in supervision, management, and leadership skills. Over 250 public work professionals have completed the certificate program since 2014.

MHFD HISTORY

Background

MHFD is a regional agency that works with 40 local municipalities and counties to protect people property and our environment from flood risks through preservation, mitigation, and education in the Denver metro area.

Service Area

Three million people live within the MHFD boundaries of 1,600 square miles. The basic services provided are Planning, Design, Construction, and Maintenance, Development, Floodplain Management, Flood Warning, and Innovation, Research and Development.

PUBLICATIONS AND PRESENTATIONS

Chapter author in APWA Supervision and Management Textbook – Creating a Learning Organization

Masters Paper “Evaluation of Average Friction Slope Methods and Cross Section Interval Spacing in HEC-RAS”

Instructor for APWA Emerging Leaders Academy

Routinely present and write articles at National and Local levels.

PROFESSIONAL AFFILIATIONS

American Public Works Association (APWA)

National Association of Flood and Stormwater Agencies (NAFSMA)

Colorado Association of Stormwater and Floodplain Managers (CASFM)

American Society of Civil Engineers (ASCE)

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 5F

To: Mayor and City Council
From: Maria D'Andrea, Director of Public Works
Subject: **US 6 Maintenance IGA with CDOT**

SUMMARY STATEMENT:

An intergovernmental agreement (IGA) has been developed between the City of Lakewood and the Colorado Department of Transportation that details the operations and maintenance of improvements associated with the reconstruction of the US 6/ Wadsworth Boulevard Interchange Project.

BACKGROUND INFORMATION:

Since the original interchange at US 6 (also known as 6th Avenue) and Wadsworth Boulevard was constructed in the 1950s, the Denver Metro Area has seen explosive population growth, resulting in an increase in crashes and congestion across the region. CDOT began planning efforts to improve this interchange more than 15 years ago after determining the interchange was no longer able to meet existing and future transportation needs. The environmental impact analysis was completed in 2009, and a finding of no significant impact (FONSI) was issued in March 2010, which identified a set of improvements in the interchange area and provided environmental clearance.

Design and construction of these planned improvements have been occurring since 2014, with individual project phases being constructed as funding was identified. While portions of the project have been completed adjacent to the interchange area, the larger interchange reconstruction, completion of connections for pedestrians and bicyclists, and additional noise mitigation remain the largest and most critical improvements still needed.

The project limits extend along Wadsworth Boulevard from 4th Avenue to Colfax Avenue and along US 6 from the eastern interchange ramps at Wadsworth west to Meadowlark Drive.

Project benefits include the following:

- Improved safety for motorists, pedestrians, and bicyclists,
- Improved traffic flow,
- Enhanced travel options for pedestrians and bicyclists,
- Replacement of the structurally deficient US 6 bridge over Wadsworth Boulevard,
- Address neighborhood concerns about cut-through traffic by converting portions of frontage roads to two-way traffic, and
- Reduced noise impacts to adjacent residents with new noise walls.

Construction is anticipated to begin in early Summer 2026 and be completed in 2029. The project includes aesthetic enhancements, designed by the City, that create unique identifying features at the interchange. These include two lighted spiral structures on top of the bridge as well as colored tile on bridge abutments, art and pedestrian lighting, colored tile in the pedestrian underpass, and enhanced landscaping and irrigation.

On April 13, 2026, the City Council approved Resolution R-2026-22, authorizing the City's financial contribution of \$4.5 million to the design and construction of the Project and the aesthetic enhancements.

The City will be responsible for the operations and maintenance along with associated costs for portions of the completed project. Many of these maintenance responsibilities are prescribed in C.R.S. 43-2-135. Also, all aesthetic elements will become a City maintenance and cost responsibility. The following specific elements would become the City's responsibility upon completion of the project:

- Stormwater detention ponds and water quality features
- Curb & gutter, storm sewer inlets & pipes along Wadsworth Boulevard
- Sidewalks & multi-use paths
- Traffic signal equipment
- Roadway & bridge lighting on Wadsworth Boulevard and US 6
- Decorative lighting
- Landscaping, irrigation, planters, and landscape walls
- Public art, aesthetic improvements, art panels, and tiles
- Trash pickup and removal outside of the roadway

This will require the City to incur annual costs for on-going operations and maintenance responsibilities for the life of the infrastructure improvements.

BUDGETARY IMPACTS:

The City's funding commitment towards the design and construction of the project is \$4.5M, primarily for aesthetic enhancements. As a result of this maintenance agreement, the City will need to appropriate funds through the annual budget process. The estimated costs are unknown at this time but will be estimated upon completion of the project for inclusion in the 2029 or 2030 budget.

STAFF RECOMMENDATIONS: Staff recommends adopting the attached resolution.

ALTERNATIVES: The City Council could consider removing various elements from the project in order to reduce the maintenance responsibility of the City.

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

NEXT STEPS:

Staff will continue to work with CDOT to begin construction in 2026.

ATTACHMENTS: 1. Resolution R-2026-40

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

R-2026-40

A RESOLUTION

APPROVING AN INTERGOVERNMENTAL AGREEMENT
WITH THE COLORADO DEPARTMENT OF TRANSPORTATION
REGARDING MAINTENANCE AND OPERATION RESPONSIBILITIES
FOR IMPROVEMENTS AND FACILITIES ASSOCIATED WITH THE US 6:
WADSWORTH BOULEVARD INTERCHANGE PROJECT

WHEREAS, pursuant to C.R.S. § 29-1-203 and § 29-1-203.5 as amended, the City of Lakewood (the “City”) and the Colorado Department of Transportation (“CDOT”) have the authority to enter into an Intergovernmental Agreement (“IGA”);

WHEREAS, CDOT is implementing a project to redesign the 6th Avenue/Wadsworth Boulevard interchange to replace the existing cloverleaf interchange to a tight diamond with a single loop design with lengthened entrance and exit ramps, along with other various roadway improvements, aesthetic enhancements, and water quality facilities (the “Project”);

WHEREAS, on April 13, 2026, the City Council approved Resolution R-2026-22, authorizing the City’s financial contributions to the design and construction of the Project and the aesthetic enhancements for the Project;

WHEREAS, the City and CDOT negotiated an IGA outlining the terms and conditions for each party’s maintenance and operation obligations for the improvements and facilities constructed by CDOT for the Project (the “Maintenance IGA”);

WHEREAS, each party’s maintenance and operations obligations are more clearly shown on Exhibit A to the Maintenance IGA; and

WHEREAS, the terms of the Maintenance IGA do not require the City to contribute any additional funds to the Project and the City’s costs relating to its maintenance and operation obligations under the Maintenance IGA will be appropriated through the City’s annual budget process.

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

SECTION 1. The City Council hereby finds and determines that authorizing the City Manager to enter into an IGA, attached hereto as Attachment A and incorporated herein, between the City of Lakewood and the Colorado Department of Transportation regarding the maintenance and operation responsibilities for improvements and facilities associated with the US 6: Wadsworth Boulevard Interchange Project is and shall be in the best interest of the residents of the City of Lakewood, and hereby authorizes the City Manager to enter into the IGA with the Colorado Department of Transportation on behalf of the City of Lakewood.

SECTION 2. This Resolution shall become effective immediately upon signature following adoption.

INTRODUCED, READ AND ADOPTED by a vote of _ for and _ against at a hybrid regular meeting of the City Council on May 11th, 2026, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 6

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 6A

To: Mayor and City Council

From: Maria D'Andrea, Director of Public Works

Subject: **AN ORDINANCE DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF W-LINE PATH LIGHTING FROM NORTH LAMAR STREET TO MOUNTAIR PARK AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACC**

SUMMARY STATEMENT: This ordinance would authorize steps necessary to acquire property interests to construct portions of the W-Line Path Lighting and Safety Project from Lamar Street to Mountair Park.

BACKGROUND INFORMATION: The W-Line bike path follows the RTD light rail line and is incorporated into the ArtLine between Lamar Street and Mountair Park. The project will construct pedestrian lighting along roughly 2,200 linear feet (0.4 miles) of the W-Line path and install raised street crossings at Lamar Street and Harlan Street. The primary goal of the project is to improve the safety and usability of a dark, unlit area.

This ordinance declares the City's intent to acquire property interests necessary for lighting and related appurtenances between Lamar Street and Harlan Street, and initiate the acquisition process between the City and the property owners to obtain the necessary property rights. It also authorizes acceptance of conveyance instruments and, if necessary, condemnation of property interests. However, condemnation would not occur until additional City Council approval is sought, at a future date, by resolution.

The attached map conceptually illustrates the property rights needed for the project. Property interests consisting of one (1) permanent easement and one (1) temporary easement from one (1) property owner (Lakewood Brick Tile Company) are required. These easements allow for the construction and maintenance of lighting infrastructure, including lights, bases, pull boxes, and conduit.

BUDGETARY IMPACTS: Design and construction of the project is funded by combined funds from a CDOT Revitalizing Main Streets grant and Lakewood's West Colfax Street/Art Improvements—Ward 1 Fund. Property acquisition costs will be paid by the West Colfax Street/Art Improvements-Ward 1 fund. Adequate funds for this project were approved in the 2026 budget.

STAFF RECOMMENDATIONS: Staff recommends approval of the ordinance.

ALTERNATIVES: If this Ordinance is not approved, the City cannot proceed with the project. These improvements are needed to ensure safety along a dark, unlit area of the W-Line bike path and nearby crossings. The area lacks visibility and connectivity, and these improvements would support improved public health and economic activity.

PUBLIC OUTREACH: City staff have previously contacted the affected property owner to discuss the project. Notification of City Council's consideration of this ordinance has been mailed to each affected property owner. The notification includes clear language that there will be no discussion of land value at the public hearing as this action authorizes staff to initiate the acquisition process and no land values have yet been determined. In addition, this item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

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

ATTACHMENTS:

1. Ordinance O-2026-19
2. Project Schematic
3. Easement Map

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

O-2026-19
AN ORDINANCE

DECLARING THE INTENT OF THE CITY OF LAKEWOOD TO ACQUIRE INTEREST IN PROPERTY FOR PUBLIC PURPOSES FOR THE CONSTRUCTION OF LIGHTING FACILITIES ALONG THE W-LINE BIKE PATH FROM NORTH LAMAR STREET TO MOUNTAIR PARK AND PEDESTRIAN AND CYCLING FACILITIES AT LAMAR STREET AND HARLAN STREET AND AUTHORIZING NEGOTIATIONS WITH PROPERTY OWNERS, ACCEPTANCE OF CONVEYANCE INSTRUMENTS AND CONDEMNATION OF REAL PROPERTY INTERESTS
(SUBJECT TO FURTHER COUNCIL APPROVAL)

WHEREAS, to enhance the safety of pedestrians and cyclists who use the W-Line Bike Path, the City of Lakewood (the "City") desires to implement the W-Line Path Lighting and Safety Project (the "Project"), which will install lighting along roughly 2,200 linear feet of the W-Line Bike Path between Lamar Street and Mountair Park to provide nighttime illumination in a currently unlit area, and which will further install raised street crossings for the W-Line Bike Path where it intersects with Lamar Street and Harlan Street (the "Improvements");

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

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

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

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

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

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

SECTION 1. The W-Line Path Lighting and Safety Project (the "Project") will serve a public purpose by enhancing pedestrian and cyclist safety by installing lighting along roughly 2,200 linear feet of the W-Line Bike Path between Lamar Street and Mountair Park to provide nighttime illumination for the currently unlit area, and which will further enhance pedestrian and cyclist safety by installing raised street crossings for the W-Line Bike Path where it intersects with Lamar Street and Harlan Street, and it is necessary to acquire certain Property Interests from adjacent property owners further described in Section 2 herein, to advance such public purpose.

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

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

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

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

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

SECTION 7. All interested parties are hereby advised that, in the event the City Council approves the exercise of the City's eminent domain power over one or more Property Interests identified in such resolution, the City Attorney, on behalf of the City,

shall commence condemnation proceedings with respect to such Property Interests and shall be authorized to apply to the proper court for immediate possession of the Property Interests to be acquired by condemnation, and the City's Chief Financial Officer and all other officers and agents of the City shall cooperate with the City Attorney in the condemnation action, make any deposits and payments as may be necessary for acquisition of the Property Interests, and pay the costs thereof and any condemnation award as it may be finally determined. The City Attorney shall additionally be authorized to employ such expert witnesses, including appraisers, as the City Attorney determines necessary for the purposes of the condemnation authorized by this Ordinance and the aforesaid resolution, and the City's Chief Financial Officer is directed to pay the costs and expenses of employing such expert witnesses and appraisers.

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

SECTION 9. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided such remaining portions or application of the Ordinance are not determined by the court to be inoperable.

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

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 11th day of May 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewood.org on the 14th day of May, 2026; set for public hearing to be held on the 11th day of May, 2026; read, finally passed and adopted by the City Council on the 11th day of May, 2026; and signed by the Mayor on the ___ day of May, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A
Property Interests for the following addresses:

49-012-11-014
1325 Jay Street
LAKEWOOD, CO 80214

Mountair Park

W. 14th Ave.

W Line Bike Path

MAP
Farm

Sheridan
Station

Lamar
Station

Lamar St.

LAMAR ST

LAKEWOOD BRICK TILE CO.

W LINE

W 13TH AVE

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / 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: MAY 11, 2026 / AGENDA ITEM NO. 8

To: Mayor and City Council
From: Jay Robb, City Clerk
Subject: **CALLING A SPECIAL COUNCIL MEETING**

SUMMARY STATEMENT: A Special Meeting needs to be called by the City Council to review the City Attorney's contract.

A "Special Meeting" of the City Council is a meeting held at other than the designated dates and times of a Regular Council meeting. Policy 05.5 of the Council Policies and Procedures Manual provides that: "a Special Meeting may be scheduled either by a majority vote of the City Council at a Regular Meeting or by a "Notice of Special Meeting" signed by the Mayor and three Council members and delivered to all Council members at least 24 hours in advance of the Special Meeting.

BACKGROUND INFORMATION: Special Meeting for Contract Review. Below is the time and date being recommended by City staff for the review of the City Attorney's contract:

- **Monday, June 8th – Special Council Meeting (In-Person; 6:30 p.m.)**
Executive Session to review the City Attorney's contract

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Approve the special meeting request.

ALTERNATIVES: If not approved, staff can route a notice of special meeting signed by the Mayor and three Council members to schedule the special meeting.

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

NEXT STEPS: If approved, staff will schedule the requested special meeting identified in the staff memo.

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 9

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 9A

To: Mayor and City Council

From: Ben Goldstein, Deputy City Manager

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 9B

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: None

ALTERNATIVES: None

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

NEXT STEPS: None

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 10

To: Mayor and City Council

From:

Subject:

SUMMARY STATEMENT:

BACKGROUND INFORMATION:

BUDGETARY IMPACTS:

STAFF RECOMMENDATIONS:

ALTERNATIVES:

PUBLIC OUTREACH:

NEXT STEPS:

ATTACHMENTS: None

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

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 10A

To: Mayor and City Council
From: Maria D'Andrea, Director of Public Works
Subject: **Chapter 14.31 - Wildfire Resiliency & WUI Map**

SUMMARY STATEMENT: This staff report recommends modifications to the City's municipal code to establish new wildfire resiliency standards in compliance with Colorado Senate Bill 23-166. SB23-166 created the Wildfire Resiliency Code Board to develop model codes to reduce wildfire risk through structure hardening and defensible space requirements for certain areas defined as the Wildland-Urban Interface (WUI). While the State Board has developed a model code for municipalities' use, Jefferson County has developed its own, more restrictive policy. Upon review and analysis, staff is recommending that the City model their new regulations on the Jefferson County policy to ensure alignment between jurisdictions, simplify hazard identification, and provide a uniform basis for applying mitigation measures across shared, wildfire risk areas.

The proposed code modifications meet or exceed the statewide minimum standards. Adoption of this ordinance ensures alignment with state law, enhances community safety, and promotes resilience against wildfire threats.

BACKGROUND INFORMATION: The City of Lakewood, the West Metro Fire Protection District (WMFPD), and Jefferson County maintain a closely coordinated relationship to address hazard mitigation and fire protection. WMFPD serves as the primary fire and rescue provider for Lakewood and surrounding areas including Jefferson County, offering specialized wildfire response, prescribed burns, and community education programs. The City of Lakewood manages thousands of acres of open space and partners with WMFPD to implement fuel-reduction strategies and wildfire prevention measures. Jefferson County supports these efforts through its countywide Hazard Mitigation Plan and Community Wildfire Protection Plan, which provide a framework for risk assessment, evacuation planning, and funding eligibility. This collaboration is essential because wildfire risk spans jurisdictional boundaries, requiring shared resources, unified planning, and consistent public outreach. Without strong interagency cooperation, efforts to reduce fuel loads, coordinate emergency response, and secure federal mitigation funding would be fragmented and less effective. Together, these agencies form an integrated network that protects lives, property, and natural resources through proactive planning and joint operations.

The Colorado Wildfire Resiliency Code Board (State Board) was established by Senate Bill 23-166. The State Board was tasked with adopting a model code to allow the state to adopt and enforce best practices for wildfire resiliency throughout the state. The State Board adopted the [2025 Colorado Wildfire Resiliency Code \(CWRC\)](#) on July 1, 2025. Definitions of key terminology are included as an attachment to this memo.

The City currently does not meet the CWRC requirements. To comply with the CWRC, the City of Lakewood is required to adopt Wildfire Resiliency regulations by April 1, 2026, and begin enforcement of the regulations by July 1, 2026.

The proposed Wildfire Resiliency code applies to new buildings, major additions, and significant exterior renovations within areas of Lakewood, as shown on the attached map. The map identifies three separate zones, the Class 1 Interface Interior (shown in dark blue), the Class 1 Interface Perimeter (shown in light blue), and the Class 2 Intermix Area (shown in red) and are defined as follows:

- Wildland-Urban Interface Interior. That geographical area which is farther away from wildland vegetation than the Interface Perimeter, where homes are primarily exposed to radiant heat and embers from adjacent homes as well as embers from burning vegetation. These areas have the potential for urban conflagrations.
- Wildland-Urban Interface Perimeter. That geographical area, which is adjacent to wildland vegetation, where homes can be exposed to embers and radiant and convective heat from burning vegetation and adjacent homes. These areas have the potential for wildland fires to transition into urban conflagrations.
- Wildland-Urban Intermix. That geographical area where the built environment intermingles with wildland vegetation and where homes are primarily exposed to embers and radiant and convective heat from burning vegetation.

Urban Conflagrations are defined as a "large, destructive fire that spreads beyond natural or artificial barriers; it can be expected to result in large monetary loss and may or may not include fatalities.

Property owners who wish to build a new structure, add more than 500 square feet to an existing structure, replace large portions of their roof or exterior walls, or move a building into a wildfire hazard area, will be subject to these new requirements. The new requirements also cover certain accessory structures located near homes. The goal is to make structures and properties more resistant to wildfire by using fire-resistant materials and creating defensible space around structures. Existing structures can remain as they are unless they pose a serious safety hazard, but some retroactive provisions may apply in high-risk situations.

The Building Code Official and building inspection staff will interpret and enforce structure hardening requirements associated with these new requirements, conduct reviews of proposed map amendments, and evaluate defensible space compliance. Contractors and builders will need to identify fire-resistant materials and understand compliance triggers such as major roof or wall replacements and large additions.

For homeowners and builders, compliance may involve additional material or construction costs for items such as fire-resistant siding, ember-resistant vents and decking, and creating defensible space through vegetation management. These investments are essential to ensure improved wildfire resilience across the community but will likely incur higher costs to the property owner.

The draft regulations were brought to the Board of Appeals (BOA) for review and approval on March 10, 2026. The BOA recommended modifying the proposed regulations to follow the state-recommended language related to perimeter fencing and deck materials. The BOA felt that replacing decks or fences would be the most common occurrence affecting Lakewood property owners and, therefore, recommended implementing less restrictive state standards in order to provide greater material options for property owners. Upon review, it was determined that the state standards are not less restrictive than those required in the draft City regulations. Therefore, staff is not recommending the proposed BOA changes be implemented. A memo comparing the minimum state fence and deck materials requirements with the material requirements contained in the proposed code was provided

to the BOA for their information after the March 10 meeting.

Support letters (copies attached) have been provided from the WMFPD and the City's Emergency Manager.

BUDGETARY IMPACTS: Passing this ordinance will not require specialized training to effectively administrate and enforce the new requirements. No additional or new fees will be required when seeking a building permit for work under these new requirements.

The new code language includes an option for property owners to have their property removed from the WUI, based on submitted analysis by a qualified professional. This analysis would need to be reviewed and approved by staff. Therefore, staff is recommending a new fee for these types of reviews. This fee will be presented to Council in a separate resolution.

STAFF RECOMMENDATIONS: Staff recommends the City Council adopt the attached ordinance.

ALTERNATIVES: City Council could choose not to adopt the proposed Wildfire Resiliency Code, which would result in noncompliance with state law.

PUBLIC OUTREACH: The proposed wildfire regulations were promoted for public input on the Lakewood Together platform. 807 total visits were noted on this site. In response to the Quick Poll question, "How do you believe implementing a Wildfire Resiliency Code in Lakewood will affect community safety?" 61.4% of respondents felt that it would Greatly or Moderately improve safety.

City staff also participated in a county-sponsored Community Wildfire Protection Plan meeting held on February 24, 2026, at WMFPD headquarters.

NEXT STEPS: If adopted by the City Council, staff will take the necessary steps to implement the code.

ATTACHMENTS:

1. Ordinance O-2026-14
2. BOA Resolution No. 2026-1
3. Key Terminology Definitions
4. WMFPD Support Letter
5. OEM Support Letter
6. Public Comment Summary

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

AN ORDINANCE

ADOPTING TITLE 14, CHAPTER 31, OF THE LAKEWOOD MUNICIPAL CODE
ESTABLISHING THE CITY OF LAKEWOOD WILDFIRE RESILIENCY CODE AND
CORRESPONDING WILDLAND-URBAN INTERFACE BOUNDARY MAP

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

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

WHEREAS, through Colorado Senate Bill 2023-166, the Colorado State Legislature created the Wildfire Resiliency Code Board (the “Board”), and tasked the Board with creating a model wildfire resiliency code based on best practice approaches to hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface, and in response, the Board created the 2025 Colorado Wildfire Resiliency Code (the “State Code”);

WHEREAS, Colorado Senate Bill 2023-166 also tasked the Board with identifying the areas of Colorado that are within the wildland-urban interface, and in response, the Board created the Colorado Wildfire Resiliency Code Map (the “State Map”);

WHEREAS, Colorado Senate Bill 2023-166 further requires jurisdictions within the State Map’s designated wildland-urban interface that have a governing body with the authority to adopt building or fire codes, to adopt a code that meets or exceeds the minimum standards set forth in the State Code;

WHEREAS, the City has the authority to adopt both building and fire codes, and therefore Colorado Senate Bill 2023-166 in conjunction with Colorado Senate Bill 2025-142, requires the City to adopt either a code in conformance with the State Code, or a code exceeding the minimum standards in the State Code, and to enforce said City-adopted code no later than July 1, 2026;

WHEREAS, City staff determined that local wildfire conditions and a goal for uniformity within Jefferson County necessitate that the City adopt a wildfire resiliency code that exceeds the minimum standards in the State Code along with a corresponding Wildland-Urban Interface Boundary Map that includes more City properties within the wildland-urban interface than the State Map;

WHEREAS, City staff therefore modeled the City of Lakewood Wildfire Resiliency Code (the “City Code”) on the Jefferson County Wildfire Resiliency Code and modeled the City of Lakewood Wildland-Urban Interface Boundary Map (the “City Map”) on the Jefferson County Wildland Urban Interface Overlay Map;

WHEREAS, the Board of Appeals was established by Lakewood Municipal Code section 12.12.010 and is charged with reviewing proposed additions, changes, or amendments to the City’s building codes and to make recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption, the City Code and the corresponding City Map, subject to a recommended amendment to the City Code relating to the required building material standards for decks and fences that are constructed within areas impacted by the City Code;

WHEREAS, the City Council desires to adopt the City Code and the corresponding City Map;

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

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

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

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

SECTION 2. Chapter 14.31 of the Lakewood Municipal Code relating to the City of Lakewood Wildfire Resiliency Code and the corresponding Wildland-Urban Interface Boundary Map, attached hereto as Exhibit A and Exhibit B, respectively, and made part hereof, are hereby adopted.

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

SECTION 4. If any provision of this Ordinance is found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

O-2026-14

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 13th day of April, 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewoodco.gov, on the 16th day of April, 2026; set for public hearing to be held on the 27th day of , 2026; read, finally passed and adopted by the City Council on the 27th day of April, 2026; and signed by the Mayor on the ____ day of April, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

EXHIBIT A

Chapter 14.31 – The City of Lakewood Wildfire Resiliency Code

14.31.010 - Definitions-General

- A. *Scope.* For the purposes of this Code, defined terms shall have the meanings ascribed thereto under Section 14.30.020.
- B. *Interchangeability.* Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.
- C. *Terms and definitions in other codes.* Where terms are not defined in this Code and are defined in other codes and regulations, such terms shall have the meaning ascribed to them as in those codes and regulations.
- D. *Terms not defined.* Where terms are not defined through the methods authorized by this Section, such terms shall have their ordinarily accepted meanings such as the context implies.
- E. *Defined terms in this Code.* Where terms defined by this Code are used within this Code, the term is capitalized.

14.31.020 - Definitions.

- A. *Accessory Structure.* A Building that is subordinate in purpose, area, and extent to the principal Building; contributes to the reasonable and necessary comfort, convenience, and needs of the occupants, business, or industry of the principal Building; and is located on the same lot as the principal Building. This includes detached garages, workshop, sheds, barns, coops, greenhouses, and detached living space.
- B. *Approved.* Acceptable to the Building Official.
- C. *Barn.* A building used exclusively for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, other farm crops, and farm or equine equipment. Barns may not be used for a garage or as a storage shed for items not associated with livestock or farm crops.
- D. *Building.* Any Structure having a roof supported by columns or walls and used or intended for supporting or sheltering any occupancy.
- E. *Building Official.* The official designated to interpret, administer, and enforce this Code, as described in Section 2.08.120 of the Lakewood Municipal Code. The Building Official is authorized to designate or appoint an authorized representative, as needed, to assist with the interpretation and/or enforcement of this Code.
- F. *Class A Tests.* Tests applicable to Roof Coverings that are expected to be effective against severe fire exposure, before a high degree of fire protection to the Roof Deck, do not slip from position, and are not expected to present a flying brand hazard.
- G. *Defensible Space.* An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate

and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

- H. *Embellishments*. Elements incorporated in design and construction for ornamental or decorative purposes that are not integral to the Structure or structural support.
- I. *Fire Intensity Classification*. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.
- J. *Fire-Resistance-Rated Construction*. The use of materials and systems in the design and construction of a Building or Structure to safeguard against the spread of fire within a Building or Structure and the spread of fire to or from Buildings or Structures to the Wildland-Urban Interface area.
- K. *Fire-Retardant-Treated Wood*. Fire-Retardant-Treated Wood is any wood product with a minimum 1-inch nominal or $\frac{3}{4}$ inch actual thickness, that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed Flame Spread Index of 25 or less. The ASTM E84 or UL 723 test shall be continued for an additional 20 minutes and the flame front shall not progress more than 10.5 feet beyond the center line of the burners at any time during the test.
- L. *Flame Spread Index*. A comparative measure, expressed as the dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM 84.
- M. *Fuel Modification*. A method of modifying fuel load by reducing the amount of non fire resistive vegetation or altering the type of vegetation to reduce the fuel load.
- N. *Habitable Space*. A space in a Building for living, sleeping, eating or cooking. Bathrooms, closets, halls, storage space and other similar areas are not considered “habitable space.”
- O. *Historic Structure*. Any *building or structure* that has one or more of the following:
 - 1. Listed, or certified as eligible for listing, by the state historic preservation office or Keeper of the National Register of Historic Places, in the National Register of Historic Places;
 - 2. Designated as historic under applicable state law;
 - 3. Designated as historic by the City of Lakewood; or
 - 4. Certified as contributing resource within the National Register, state designated or City of Lakewood designated historic district.
- P. *Home Ignition Zone (HIZ)*. The home and the area around the home which takes into account both the potential of the Structure to ignite and the quality of Defensible Space surrounding it.
- Q. *Ignition-Resistant Building Material*. A type of Building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames. If product literature from manufacturers or testing shows that manufacturer’s materials or products melt, drip or delaminate, those materials or products which melt, drip, or delaminate, to the extent that the flame front

is interrupted, are not permitted. Ignition-Resistant Building Materials shall comply with any of the following:

1. Material shall be tested on all sides with the extended ASTM E84 (UL 723) test or ASTM E2768, except panel products shall be permitted to test only the front and back faces. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. Materials that, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, comply with the following:
 - a. Flame spread. Material shall exhibit a Flame Spread Index not exceeding 25 and shall not show evidence of progressive combustion following the extended 30-minute test.
 - b. Flame front. Material shall exhibit a flame front that does not progress more than 10.5 feet beyond the centerline of the burner at any time during the extended 30-minute test.
 - c. Weathering. Ignition-Resistant Building Materials shall maintain their performance in accordance with this Section under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions or use:
 - i. Method A "Test method for Accelerated Weathering of FireRetardant-Treated Wood for Fire Testing" in ASTM D2898, for Fire-Retardant Treated Wood, wood-plastic composite and plastic lumber materials.
 - ii. ASTM D7032 for wood-plastic composite materials.
 - iii. ASTM D6662 for plastic lumber materials.
 - d. Identification. Materials shall bear identification showing the fire test results.

Exception: Materials composed of a combustible core and a Noncombustible exterior covering made from either aluminum at a minimum 0.019 inch (0.48 mm) thickness or corrosion-resistant steel at a minimum 0.0149 inch (0.38 mm) thickness shall not be required to be tested with a ripped or cut longitudinal gap.
- R. *Lakewood Building Code.* The various adopted codes described as the Building Codes of the City of Lakewood under Section 14.01.010 of the Lakewood Municipal Code.
- S. *Log Wall Construction.* A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log Wall Construction shall follow requirements of ICC 400.
- T. *Mass Timber Construction.* As described in section 602.4 of the 2021 International Building Code. Also known as Type IV construction.

- U. *Multilayered Glazed Panels*. Window or door assemblies that consists of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.
- V. *Noncombustible*. As applied to Building construction material means and material that, in the form in which it is used, is one of the following:
 - 1. Material of which no part will ignite and burn when subjected to fire;
 - 2. Any material conforming to ASTM E136 shall be considered Noncombustible within the meaning of this Section; or
 - 3. For the purposes of this Code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a Noncombustible material.
- W. *Occupiable Space*. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.
- X. *Roof Assembly*. A system designed to provide weather protection and resistance to design loads. The system consists of a Roof Covering and Roof Deck or a single component serving as both the Roof Covering and Roof Deck. A Roof Assembly can include an underlayment, thermal barrier, ignition barrier, insulation or vapor retarder.
- Y. *Roof Covering*. The covering applied to the Roof Deck for weather resistance, fire classification or appearance.
- Z. *Roof Deck*. The flat or sloped surface not including its supporting members or vertical supports.
- AA. *Slope*. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.
- BB. *Structure*. Anything which is constructed or erected, and the use of which requires more or less permanent location on the ground or attachment to something having permanent location on the ground; an edifice or building of any kind. For the purposes of this Code, fences are not considered a structure.
- CC. *Structure Ignition Zone (SIZ)*. The Structure Ignition Zone is the Structure and the area around the Structure (or home). The SIZ takes into account both the potential of the Structure to ignite and the quality of Defensible Space surrounding it.
- DD. *Tree Crown*. The primary and secondary branches growing out from the main stem, together with twigs and foliage.
- EE. *Wildfire Mitigation Specialist*. An individual who meets the following minimum training and experience requirements:
 - 1. A person with the following qualifications is eligible to be a Wildfire Mitigation Specialist as approved by the Director of the Public Works Department or designee:

- a. Bachelor's degree in forestry or a closely related field and two years wildland/urban interface firefighting experience; or
- b. Successful completion of the following National Wildfire Coordinating Group Classes listed below and five years of wildland/urban interface firefighting experience:
 - I. S-130 Basic Wildland Firefighting.
 - II. S-190 Basic Fire Behavior.
 - III. S-215 Fire Operations in the Wildland/Urban Interface.
 - IV. S-290 Intermediate Wildland Fire Behavior.
 - V. Introduction to Wildfire Behavior Calculations.
 - VI. National Fire Protection Association (NFPA) workshop "assessing wildfire hazards in home ignition zone" (or equivalent).

FF. *Wildland-Urban Interface Interior*. That geographical area farther away from wildland vegetation than the Interface Perimeter where homes are primarily exposed to radiant heat and embers from adjacent homes as well as embers from burning vegetation. These areas have the potential for urban conflagrations.

GG. *Wildland-Urban Interface Perimeter*. That geographical area adjacent to wildland vegetation where homes can be exposed to embers and radiant and convective heat from burning vegetation and adjacent homes. These areas have the potential for wildland fires to transition into urban conflagrations.

HH. *Wildland-Urban Intermix*. That geographical area where the built environment intermingles with wildland vegetation and where homes are primarily exposed to embers and radiant and convective heat from burning vegetation.

14.31.030 - Scope and General Requirements.

- A. This Code shall be considered part of the Lakewood Building Code, shall be cited as the "City of Lakewood Wildfire Resiliency Code" and shall be referred to herein as "this Code."
- B. *Scope*. The provisions of this Code shall apply to the construction, exterior alteration, movement, exterior repair, and replacement of any Building or Structure within the Wildland-Urban Interface Areas in the City of Lakewood. Existing nonhabitable and non-Occupiable Buildings or Structures, which undergo a change of occupancy to include Habitable or Occupiable Space, shall comply with the provisions of this Code for new Buildings or Structures. Although not considered a Structure, new fences and retaining walls are required to follow the provisions of Sections 14.31.170 through 14.31.190 of this Code.

1. Buildings, Structures, or conditions in existence at the time of the adoption of this Code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this Code, provided that such continued use does not constitute a distinct danger to life or property.
 2. When portions of existing non-habitable and non-occupiable Buildings or Structures undergo a change of occupancy which includes a residential occupancy classification or single- or multi-family dwellings, per the Lakewood Building Code, the Building or Structure shall comply with the provisions of this Code for new Buildings or Structures.
 3. Buildings or Structures moved into or within the City of Lakewood shall comply with the provisions of this Code for new Buildings or Structures.
- C. *Date Effective.* This Code shall become effective on July 1, 2026, and shall apply to all Permits applied for on or after July 1, 2026. Applications for Permits made prior to July 1, 2026, shall be governed by the terms of the codes and regulations in effect at the time of application.
- D. *Purpose.* The purpose of this Code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this Code are intended to mitigate the risk to life and Structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent Structures, and to mitigate Structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.
1. The unrestricted use of property in Wildland-Urban Interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in Wildland-Urban Interface areas shall be in accordance with this Code.
 2. The standards in this Code are incorporated into and are a part of the Lakewood Building Code and augment the International Fire Code as adopted under Chapter 14.24 of the Lakewood Municipal Code, to mitigate the fire- and lifesafety hazards of the Wildland-Urban Interface Areas.
- E. *Retroactivity.* The provisions of this Code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this Code and conditions that, in the opinion of the Building Official, constitute a distinct hazard to life or property.
1. Provisions of this Code that specifically apply to existing conditions are retroactive.
- F. *Additions or alterations.* Additions or alterations shall be permitted to be made to any Building or Structure without requiring the existing Building or Structure to comply with all of the requirements of this Code, provided that, when the work increases the size of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new Building or Structure.
1. *Exception:* Provisions of this Code that specifically apply to existing conditions are retroactive.

2. Additions or alterations shall not be made to an existing Building or Structure that will cause the existing Building or Structure to be in violation of any of the provisions of this Code nor shall such additions or alterations cause the existing Building or Structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing Building or Structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this Code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.
- G. *Maintenance.* Buildings, Structures, landscape materials, vegetation, Defensible Space or other devices or safeguards required by this Code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of Buildings, Structures, landscape materials and vegetation.

14.31.040 - Applicability.

- A. *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this Code, or any other adopted City code or regulation, specify different materials, methods of construction or other requirements, the most restrictive requirement shall govern.
- B. *Other laws.* The provisions of this Code shall not be deemed to nullify any provisions of local, state, or federal law.
- C. *Application of references.* References to section numbers, or to provisions not specifically identified by number, shall be construed to refer to such section or provision of this Code.
- D. *Referenced codes and standards.* Certain additional codes and standards are referenced in this Code and are listed throughout. Such codes and standards shall be considered as part of the requirements of this Code to the prescribed extent of each such reference and as further regulated by the following:
 1. *Conflicts.* Where conflicts occur between provisions of this Code and the referenced codes and standards, the most restrictive shall apply.
 2. *Provisions in referenced codes and standards.* Where a referenced code or standard includes subject matter that is within the scope of this Code, the provisions of this Code, as applicable, shall take precedence over the provisions in the referenced standard.
- E. *Subjects not regulated by this Code.* Where applicable standards or requirements are not set forth in this Code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the City of Lakewood, compliance with applicable standards of other nationally recognized safety standards, as Approved, shall be deemed as prima facie evidence of compliance with the intent of this Code. Nothing herein shall derogate from the authority of the Building Official to determine compliance with codes or standards for those activities or installations within the Building Official's jurisdiction or responsibility.

- F. *Matters not provided for.* Requirements that are essential for the public safety of an existing or proposed activity, Building or Structure, or for the safety of the occupants thereof, which are not specifically provided for by this Code, shall be determined by the Building Official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.
- G. *Severability.* If any part, section, clause, provision or portion of this Code is held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Code.
- H. *Exemptions: Work exempt from the requirements of this Code.* Exemptions from code requirements shall not be deemed to grant authorization for any work that violates the provisions of this Code or any other laws, ordinances, regulations or rules of the City of Lakewood. This Code does not apply to:
1. Alterations that only affect the interior of existing Structures.
 2. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing Building, when less than 25 percent of the surface area of all exterior walls is affected.
 3. The reconstruction, replacement, alteration, or repair of the existing exterior Roof Covering of an existing Building when less than 25 percent of the surface area of the exterior Roof Covering or an attachment thereto is affected.
 4. Alterations or repairs to the exterior of an existing Structure, or an attachment to it, when less than 25 percent of the exterior of the Structure is affected by the alteration or repair.
 5. Painting, staining, and similar maintenance or restorative work.
 6. Materials and methods of construction, when required to maintain a Building's or Structure's continued designation as a Historic Structure, are exempt from the requirements of this Code.
 7. One story detached accessory, non-habitable Structures, such as tool and storage sheds, playhouses and similar uses, provided that the Structure does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable Structure. When a distance measurement is required between Buildings or Structures, the distance shall be measured in a straight line from the outermost point of one Building or Structure to the outermost point of the other Building or Structure.
 8. Barns used exclusively to house livestock, store livestock feed, store farm products, protect equipment, or manage agricultural waste, located more than 50 feet from a Structure containing Occupiable or Habitable Space. When a distance measurement is required between a barn and another Building or Structure, the distance shall be measured in a straight line from the outermost point of the barn to the outermost point of the other Building or Structure.
 9. Fences located more than 8 feet from the nearest point of a Structure.

14.31.050 - Code Implementation, Administration, and Enforcement.

- A. *Powers and Duties of the Building Official.* The Building Official shall have all necessary power and authority for the implementation, administration, and enforcement of this Code in the manner set forth herein.
1. For the purposes of this Code, the Building Official shall have the authority to appoint or designate deputy Building Officials, other related technical officers, inspectors and other employees to carry out the administration of this Code. Such employees shall have powers as delegated by the Building Official.
- B. *Determination of compliance.* The Building Official shall have the authority to determine compliance with this Code, to render interpretations of this Code and to adopt rules and regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations:
1. Shall be in compliance with the intent and purpose of this Code.
 2. Shall not have the effect of waiving requirements specifically provided for in this Code.
- C. *Technical assistance.* To determine compliance with this code, the Building Official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the Building or premises to provide a technical opinion and report.
1. *Costs.* A technical opinion and report shall be provided without charge to the City of Lakewood.
 2. *Preparer qualifications.* The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
 3. *Content.* The technical opinion and report shall analyze the properties of the design, operation or use of the Building or premises, the facilities and appurtenances situated thereon, and fuel management to identify and propose necessary recommendations.
 4. *Tests.* Where there is insufficient evidence of compliance with the provisions of this Code, the Building Official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized test standards, the Building Official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the Building Official.
- D. *Alternative materials, design and methods.* The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative is not specifically prohibited by this Code and has been Approved.

1. *Approval authority.* An alternative material, design or method shall be Approved where the Building Official finds that the proposed alternative is satisfactory and complies with the following, as applicable:
 - a. *Application and disposition.* A request to use an alternative material, design or method of construction shall be submitted in writing to the Building Official for approval. Where the alternative material, design or method of construction is not Approved, the Building Official shall respond in writing, stating the reasons the alternative was not Approved.
 - b. *Compliance with code intent.* An alternative material, design or method of construction shall comply with the intent of the provisions of this Code.
 - c. *Equivalency criteria.* An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this Code with respect to all of the following, as applicable:
 - I. Quality.
 - II. Strength.
 - III. Effectiveness.
 - IV. Durability.
 - V. Safety, other than fire safety.
 - VI. Fire Safety.
 - d. *Tests.* Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the Building Official.
 - I. *Fire tests.* Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the Building Official.
 - e. *Reports.* Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this Code, shall comply with the following:
 - I. *Evaluation reports.* Evaluation reports shall be issued by an Approved agency and use of the evaluation report shall require approval by the Building Official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the Building Official's recognition of the Approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the Building Official.

II. *Other reports.* Reports not complying with Section 14.31.050(D)(1)(e)(I) shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with Code intent and justify Code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

- f. *Peer review.* The Building Official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is Approved by the Building Official.
- E. *Modifications.* Where there are practical difficulties involved in carrying out the provisions of this Code, the Building Official shall have the authority to grant modifications for individual cases, provided that the Building Official shall first find that one or more special individual reasons make the strict letter of this Code impractical, that the modification is in conformance with the intent and purpose of this Code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the City of Lakewood.
- F. *Applications and permits.* The Building Official is authorized to receive applications, review construction documents and issue permits for construction regulated by this Code, and inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code.
- G. *Right of entry.* Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Building Official has reasonable cause to believe that there exists in a Structure or on any premises, a condition that is contrary to or in violation of this Code that makes the Structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the Structure or premises at all reasonable times to inspect or to perform the duties imposed by this Code. If such Structure or premises is occupied, the Building Official shall present proper credentials to the occupant and request entry. If such Structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the Structure or premises and request entry. If such entry is refused, then the Building Official shall have recourse to every remedy provided by law to secure entry.
1. *Warrant.* Where the Building Official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the Structure or premises shall not fail or neglect, after a proper request is made as herein provided, to permit entry therein by the Building Official for the purposes of inspection and examination pursuant to this Code.

- H. *Identification.* The Building Official shall carry proper identification when inspecting Structures or premises in the performance of duties under this Code.
- I. *Notices and orders.* The Building Official shall issue all necessary notices or orders to ensure compliance with this Code. Notices of violations shall be in accordance with the violation procedures related to the adopted Lakewood Building Code.
- J. *Official records.* Official records shall be maintained in accordance with the Colorado Open Records Act and City of Lakewood record retention policies.
- K. *Approved materials and equipment.* Materials, equipment and devices Approved by the Building Official shall be constructed and installed in accordance with such approval.
 - 1. *Materials and equipment reuse.* Materials, equipment and devices shall not be reused unless such elements are in good working order and Approved.

14.31.060 - Permits.

- A. *General.* Within the Wildland-Urban Interface Class 1 and Class 2 Areas, Structure hardening and site and area regulations will be regulated as part of and through the permit process specified in the adopted Lakewood Building Code, and any rules and regulations adopted thereunder.
 - 1. The Building Official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the Building Official.
- B. *Permit application.* In obtaining permits, every such application shall:
 - 1. Identify the Wildland-Urban Interface Class;
 - 2. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made;
 - 3. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed Building, Structure, work, activity, operation, practice or function;
 - 4. Indicate the use or occupancy for which the proposed work is intended;
 - 5. Be accompanied by plans, diagrams, computation and specifications and other data as required to determine compliance with this Code; and
 - 6. Give such other data and information as required by the Building Official.
- C. *Preliminary inspection.* Before a permit is issued, the Building Official is authorized to inspect and approve the systems, equipment, Buildings, Structures, devices, premises and spaces or areas to be used.
- D. *Refusal to issue a permit.* Where the application or construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefor.
- E. *Validity of permit.* The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code or of any other ordinance, provision, rule, regulation, or other authority of the City of Lakewood. Permits presuming to give

authority to violate the provisions of this Code or other authority of the City of Lakewood shall not be valid.

- F. *Revocation of permits.* The Building Official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of the provisions of this Code or other authority of the City of Lakewood.

14.31.070 - Fees.

Payment of fees. The City Council shall by resolution establish or modify fees as necessary for any appeal, process, procedure, or other action relating to this Code. Upon application to the City Manager, the City Manager may waive or reduce said fees if such action will further the economic goals of the City of Lakewood as set forth in Section 3.26.010 of the Lakewood Municipal Code. Said finding shall be in writing.

14.31.080 - Inspections.

General. Inspections shall generally be conducted as specified in the adopted Lakewood Building Code and any regulations adopted thereunder.

14.31.090 - Enforcement.

General. Enforcement of this Code shall be in accordance with the adopted Lakewood Building Code and any regulations adopted thereunder.

14.31.100 - Appeals.

General. The Board of Appeals has authority to hear and decide appeals or orders, requirements or decisions of the Building Official relating to the application and interpretation of this Code or arising out of the permitting process. Such appeals shall be made in conformance with Chapter 14.12 of the Lakewood Municipal Code.

14.31.110 – Wildfire Hazard Identification-General.

- A. *Scope.* The provisions of this Section, Section 14.31.120, and Section 14.13.130 establish the applicable map and classifications for this Code.
- B. *Declaration.* The City of Lakewood Wildland-Urban Interface map identifying the areas subject to the provisions of this Code has been adopted as the Wildland-Urban Interface Overlay District in conjunction with this Code.

14.31.120 – Mapping and Applicability.

- A. *Applicability of Code Provisions.* The requirements of this Code shall apply to all parcels located within designated Wildland-Urban Interface and Wildland-Urban Intermix areas derived from corresponding Fire Intensity Classifications and ember exposure areas as identified on the City of Lakewood Wildland-Urban Interface Overlay District map. The level of structure hardening, Defensible Space, and other mitigation measures required

shall correspond to the applicable Wildland-Urban Interface classification, Class 1 Intermix or Class 2 Interface.

1. Structures and parcels identified with low Fire Intensity Classification and are therefore located in the Interface Perimeter and Interface Interior zones shall be constructed and maintained in accordance with provisions for Class 1 Interface Structure hardening and site and area requirements.
2. Structures and parcels identified with moderate to high Fire Intensity Classifications and therefore are in the Intermix zone shall be constructed and maintained in accordance with the provisions for Class 2 Intermix Structure hardening and site and area requirements.

14.31.130 – Mapping Amendment Process.

- A. Property owners, or their representatives, who disagree with the Wildland-Urban Interface mapped areas, can submit a formal application for a map amendment to the Building Official. Application forms shall be provided by the Public Works Department. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.
- B. Property owners shall be given a reasonable opportunity to present their case to the Building Official and shall submit evidence of the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography and slope, local weather patterns, and fire behavior modeling data and risk assessment. Technical documentation shall be submitted in support of such a request by a qualified Wildfire Mitigation Specialist, and the supporting documentation shall comply with Sections 14.31.050(B)-(E), as applicable.
- C. The Building Official must make a finding that any deviations approved under this Section do not present a significant hazard to public health, safety, or to property at the specific contested location in the Wildland-Urban Interface mapped areas. The Building Official's review shall be based on a review of the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography and slope, local weather patterns, and fire behavior modeling data and risk assessment.
- D. *Exception.* The Building Official shall not allow deviations from the boundary lines as mapped by the Colorado Division of Fire Prevention and Control and the Colorado State Forestry Service unless the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography and slope, local weather patterns, and fire behavior modeling data and risk assessment, and other related technical evidence clearly and conclusively establish that the mapped location of the boundary line is incorrect or that the hazard conditions as determined by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service are in error.

14.31.140 – Structure Hardening-General.

Scope. Exterior design and construction of Buildings and Structures within the Wildland Urban Interface areas of the City of Lakewood shall be constructed in accordance with Sections 14.31.150 and 14.31.160.

14.31.150 – Class 1 Interface Structure Hardening.

- A. *General.* Class 1 structure hardening shall be in accordance with this Section and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the Wildland-Urban Interface Class 1.
- B. *Roofing.* Roofs shall have a Roof Assembly classified as Class A when tested in accordance with ASTM E108 or UL790.
 - 1. *Flame and ember protection of roofs.* For roof assemblies where the Roof Covering profile creates a space between the Roof Covering and Roof Deck, the space shall resist the entry of flames and embers by one or more of the following methods:
 - a. Fire stopping, with Noncombustible material, of the space between the Roof Covering and the Roof Deck.
 - b. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible Roof Deck.
 - c. Installation of a listed Class A classified Roof Assembly.
 - 2. *Open valley flashings.* Open valley flashing shall not be less than 0.019 inch (No. 26 galvanized sheet gauge) corrosion resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.
- C. *Gutters and downspouts.* Gutters and downspouts shall be constructed of Noncombustible material.
- D. *Ventilation Openings.* Ventilation openings for enclosed attics, enclosed rafter spaces, and under floor spaces shall be in accordance with the following:
 - 1. *Performance requirements.* Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all of the following requirements:
 - a. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
 - b. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
 - c. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

2. *Prescriptive requirements.* Ventilation openings for enclosed attics, enclosed rafter spaces, and under floor spaces shall be covered with Noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. E. *Exterior walls.* Exterior walls shall be limited to the following:

1. Vinyl siding as part of or applied to exterior wall assemblies with a 1-hour fireresistance rating, rated for exposure on the exterior side.
2. Vinyl siding over noncombustible sheathing.
3. A wall covered with Noncombustible siding.
4. A wall covered with Fire-Retardant-Treated Wood siding.
5. A wall covered with siding made of Ignition-Resistant Building Materials.
6. Mass Timber or Log Wall Construction.

Such materials shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing. Exterior wall coverings shall be labeled for exterior use.

Exceptions:

1. Exterior wall Embellishments and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of exterior walls.
 2. Roof or wall top cornice projections and similar assemblies.
 3. Solid wood rafter tails and solid wood blocking installed between rafters having a minimum dimension of 2 inches nominal.
- F. *Flashing.* A minimum of 6 inches of metal flashing or Noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.
- Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with Noncombustible material or Ignition-Resistant Building Materials while still permitting drainage and moisture control from behind exterior cladding.
- G. *Exterior glazing.* Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, Multilayered Glazed Panels, glass block or have a fire protection rating of not less than 20 minutes.
- H. *Underfloor enclosure.* Buildings or Structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 14.31.150(E).

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior one hour Fire-Resistance-Rated Construction or Mass Timber Construction or Fire-Retardant-Treated Wood.

- I. *Decks, appendages, and projections.* Decks and other unenclosed Accessory structures attached to Buildings shall be constructed of materials as follows:

1. *Deck surface.* Noncombustible material, Approved composite lumber with an ASTM E84 Flame Spread Index no greater than 75, Ignition-Resistant Building Materials or any Approved Class A Roof Assembly.
 2. *Deck framing.* Deck framing shall be constructed of one of the following:
 - a. One-hour Fire-Resistance-Rated Construction.
 - b. Mass Timber Construction.
 - c. Approved Noncombustible materials.
 - d. Fire-Retardant-Treated Wood.
 - e. Ignition-Resistant Building Materials.
 - f. Wood with a minimum nominal thickness of at least two inches for joists and four inches for beams and columns or posts. Multi-ply beams and posts with an equivalent nominal four-inch thickness are allowed.
- J. *Vehicle access through door perimeter gap.* Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jam of doors from exceeding 1/8 inch.
1. Gaps between doors and door openings shall be controlled by one of the following methods:
 - a. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of NonMetallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and nonexposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).
 - b. Door overlaps onto jams and headers.
 - c. Garage door jams and headers covered with metal flashing.

14.31.160 – Class 2 Intermix Structure Hardening.

- A. *General.* Class 2 Structure hardening shall be in accordance with this Section as well as the provisions of Class 1 Structure hardening in Section 14.31.150.
- B. *Protection of eaves and soffits.* Eaves and soffits shall be protected on the exposed underside by one of the following:
 1. Noncombustible material.
 2. Ignition-Resistant Building Materials.
 3. Materials Approved for not less than 1-hour Fire-Resistance-Rated Construction.
 4. 5/8 inch type X drywall.
 5. 2-inch nominal dimensional lumber.

6. Fire-Retardant-Treated Wood.
- C. Fascia, where provided and exposed, shall be protected on the backside by one of the following:
 1. Noncombustible material.
 2. Ignition-Resistant Building Materials.
 3. Materials Approved for not less than 1-hour Fire-Resistance-Rated Construction.
 4. 5/8 inch type X drywall.
 5. 2-inch nominal dimensional lumber.
 6. Fire-Retardant-Treated Wood.
- D. *Exterior Doors.* Exterior door shall be Approved Noncombustible construction, solid core wood not less than 1 3/4 inch thick or have a fire protection rating of not less than twenty (20) minutes. Windows within doors and glazed doors shall be in accordance with Section 14.31.150(G).
 1. *Exception.* Vehicle access doors.

14.31.170 – Site and Area Requirements - General.

- A. *Scope.* The provisions of Sections 14.31.170 through 14.31.190 shall apply to parcels subject to this Code.
 1. *Exceptions:*
 - a. For Site and Area Requirements, only Structure Ignition Zone 1 standards apply to the reconstruction, replacement, alteration, or repair of the exterior walls of an existing Building.
 - b. The reconstruction, replacement, alteration, or repair of the existing exterior Roof Covering of an existing Building.
- B. *Reference.* As needed, the Wildfire Mitigation Specialist shall refer to the most recent version of the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service. Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this Code, as applicable, shall take precedence over the provisions in the referenced standard.

14.31.180 – Class 1 Interface Requirements.

- A. *Structure Ignition Zone 1 (0-5 feet): Immediate Zone.*
 1. *Objective.* This zone is designated to reduce or eliminate ember ignition and direct flame contact with the Structure, decks, stairs, and attachments.
 2. *Materials.* Use Noncombustible, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.
 3. *Plantings.* Remove all plantings including shrubs, slash, combustible mulch and other woody debris.
 4. *Trees.* All following fuel modifications are required for trees:

- a. There shall be no planting of new trees in the Immediate Zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.
 - b. Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.
 - c. Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
5. *Storage of combustibles.* There shall be no storage of firewood or other combustible materials in this area or areas under decks.
- B. *Structure Ignition Zone 2 (5-30 feet): Intermediate Zone.*
 1. *Objective.* This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to Structures.
 2. *Dead materials.* Within the Fuel Modification area, hazardous dead plant material must be removed from live vegetation.
 3. *Fuels accumulation.* There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches. Firewood piles must be kept at least 30 feet away from habitable Structures unless stored in a Noncombustible container or Structure comprised of Ignition Resistant Building Materials or Noncombustible materials.
 4. *Trees.* Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.
Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
 5. *Shrubs.* Shrub groups within this zone shall be spaced to prevent Structure ignition. Shrubs shall not be planted under trees within the tree drip line.
 6. *Prohibited plants.* *Juniperus* spp. (Juniper species), *Thuja occidentalis* (American arborvitae), *Thuja orientalis* (Oriental Arborvitae), *Quercus gambelii* (Gambel oak) are prohibited.
 7. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.
- C. *Retaining walls.* The exposed exterior of retaining walls shall be constructed with either Noncombustible or Ignition-Resistant Building Materials when any of the following conditions exist:
 1. The retaining wall is within 8 feet of a Structure regulated by this code or up to the property line when the property line is less than 8 feet away from the Structure.
 2. The retaining wall is integral to the support of a Structure regulated by this Code.
 3. The retaining wall is integral to the egress from a Structure regulated by this Code to a public way, easement, or private road.

- D. *Fencing*. Fencing within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure shall be constructed with Noncombustible or Ignition-Resistant Building Materials.
- E. *Site signage*.
- a. *Marking of roads*. Approved signs or other Approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.
 - b. *Marking of fire protection equipment*. Fire protection equipment and fire hydrants shall be clearly identified in a manner Approved by the Building Official to prevent obstruction.
 - c. *Address markers*. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner Approved by the Building Official.

14.31.190 – Class 2 Intermix Requirements.

A. Structure Ignition Zone 1 (0-5 feet): Immediate Zone.

1. *Objective*. This zone is designated to reduce or eliminate ember ignition and direct flame contact with the Structure, decks, stairs, and attachments.
2. *Materials*. Use Noncombustible, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth, or stone/concrete pavers.
3. *Plantings*. Remove all plantings including shrubs, slash, combustible mulch and other woody debris.
4. *Trees*. All following fuel modifications are required for trees:
 - a. There shall be no planting of new trees in the Immediate Zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.
 - b. Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.
 - c. Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
5. *Storage of combustibles*. There shall be no storage of firewood or other combustible materials in this area or areas under decks.

B. Structure Ignition Zone 2 (5-30 feet): Intermediate Zone.

1. *Objective*. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to Structures.
2. *Dead materials*. Within the Fuel Modification area, hazardous dead material must be removed from live vegetation.
3. *Fuels accumulation*. There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches. Firewood piles must be kept at least 30 feet away from habitable

Structures unless stored in a Noncombustible container or structure comprised of Ignition Resistant Building Materials or Noncombustible materials.

4. *Trees.* Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.

5. *Tree Spacing.* Tree Crowns within this zone shall be spaced to prevent Structure ignition and promote fuel discontinuity to limit fire spread.
 6. *Shrubs.* Shrub groups within this zone shall be spaced to prevent Structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.
 7. *Prohibited Plants.* *Juniperus* spp. (Juniper species), *Thuja occidentalis* (American arborvitae), *Thuja orientalis* (Oriental Arborvitae), *Quercus gambelii* (Gambel oak) are prohibited.
 8. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.
- C. *Retaining Walls.* The exposed exterior of retaining walls shall be constructed with either Noncombustible or Ignition-Resistant Building Materials when any of the following conditions exist:
1. The retaining wall is within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure.
 2. The retaining wall is integral to the support of a Structure regulated by this Code.
 3. The retaining wall is integral to the egress from a Structure regulated by this Code to a public way, easement, or private road.
- D. *Fencing.* Fencing within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure shall be constructed with Noncombustible or Ignition-Resistant Building Materials.
- E. *Site Signage.*
1. *Marking of roads.* Approved signs or other Approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.
 2. *Marking of fire protection equipment.* Fire protection equipment and fire hydrants shall be clearly identified in a manner Approved by the Building Official to prevent obstruction.
 3. *Address markers.* Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner Approved by the Building Official.
- F. *Structure Ignition Zone 3 (30-100 feet): Expanded Zone.*
1. *Objective.* This zone focuses on mitigation that keeps fire on the ground.

2. *Trees.* Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
3. *Tree spacing.* Tree Crowns within this zone shall be spaced at a minimum of 6 to 10 feet.
4. *Dead materials.* Within the fuel modification area, hazardous dead plant material must be removed from live vegetation.
5. *Fuels accumulation.* There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches.
6. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.

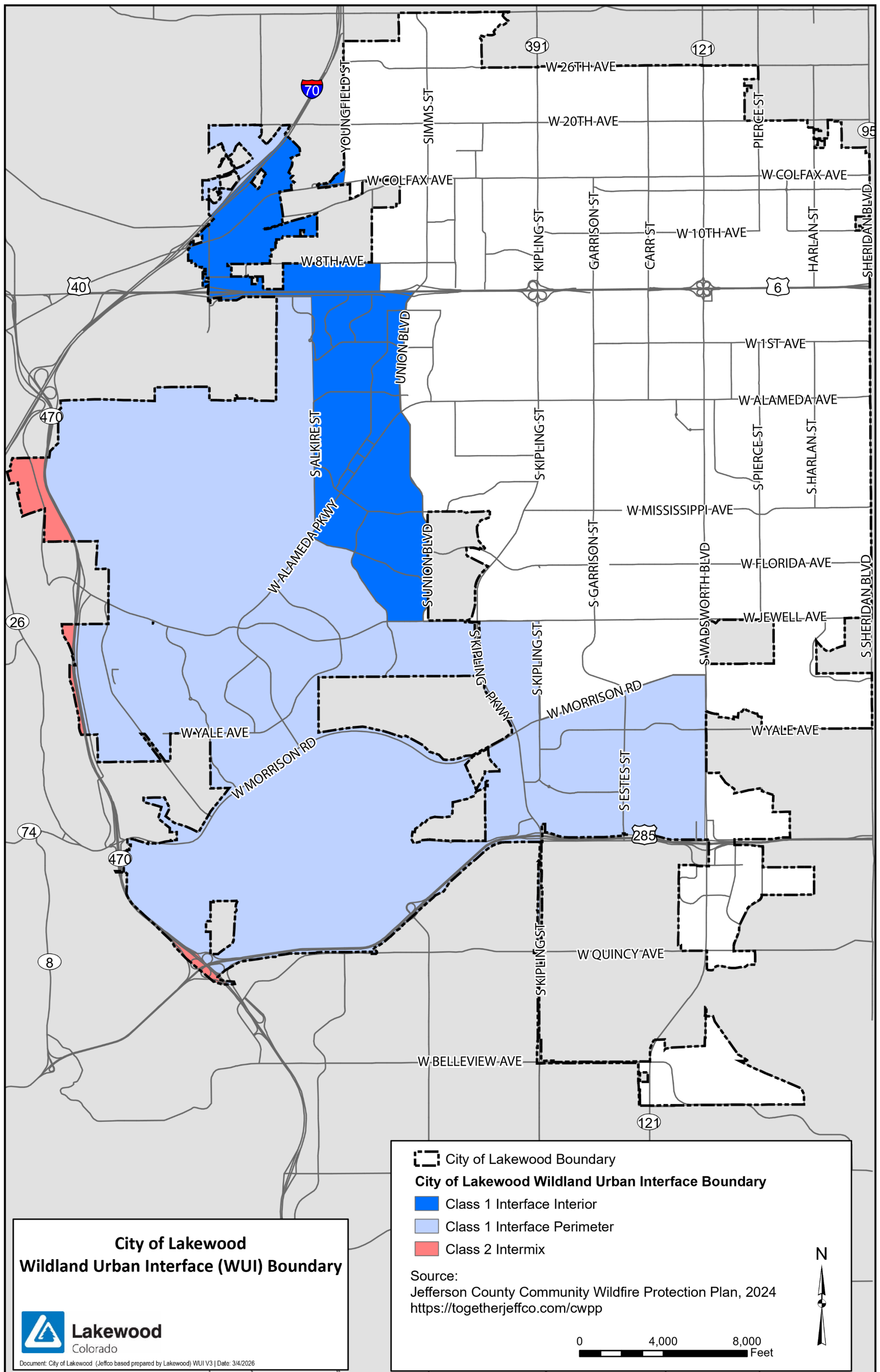
14.31.200 – Penalties for Violations

- A. Any person who violates any of the provisions of this Code or fails to comply therewith shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020 of the Lakewood Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violation(s) within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
- C. The City of Lakewood may pursue any other legal remedies to enforce this Code.

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EXHIBIT B

Wildland-Urban Interface Boundary Map



RESOLUTION NO. 2026-1
RESOLUTION OF CITY OF LAKEWOOD BOARD OF APPEALS

WHEREAS, City of Lakewood ("City") staff has proposed the adoption of Chapter 14.31 of the Lakewood Municipal Code (L.M.C.) to implement the City of Lakewood Wildfire Resiliency Code and the corresponding Wildland-Urban Interface (WUI) Map, all in compliance with the requirements of Colorado Senate Bill 23-166;

WHEREAS, pursuant to L.M.C. section 14.12.020(G)(1), the Lakewood Board of Appeals has the responsibility of reviewing all proposed additions to any codes in Title 14 of the L.M.C. and providing recommendations to City Council thereon; and

WHEREAS, on March 10, 2026, the Board of Appeals held a public hearing to discuss the proposed adoption of Chapter 14.31 of the Lakewood Municipal Code and the corresponding Wildland-Urban Interface (WUI) Map.

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

1. Section 1. The Board of Appeals has reviewed, considered and recommended for adoption Chapter 14.31 of the Lakewood Municipal Code regarding the City of Lakewood Wildfire Resiliency Code and the corresponding Wildland-Urban Interface Map subject to the following amendment: that the Lakewood Wildfire Resiliency Code shall not be more restrictive than the state requirements as to the building materials for decks and fences.
2. Section 2. The adoption of Chapter 14.31 and the corresponding Wildland-Urban Interface Map will promote the health, safety, and welfare of the inhabitants of the City.
3. Section 3. Adoption of Chapter 14.31 and the corresponding Wildland-Urban Interface Map is desirable and necessary in light of local conditions prevailing within the City and the Denver metropolitan area pursuant to Section 14.12.020(G)(1) of the Lakewood Municipal Code.

Motion was made by MEMBER Vollmer and seconded by MEMBER Summers to RECOMMEND the above-referenced decision to the Lakewood City Council, which passed by a vote of 5 to 0. The roll having been called, the vote of the Lakewood Board of Appeals was as follows:

Dennis Mateski
Diane Vollmer
Jason Summers
John Barnhart
Keith Peetz



Dennis Mateski, CHAIRMAN of the BOA



BERTA SARACINO, Secretary to the
BOA

CERTIFICATION

I, BERTA SARACINO, Secretary to the City of Lakewood Board of Appeals, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a Public Hearing held in Lakewood, Colorado, on the 10th day of March, 2026 as the same appears in the minutes of said hearing.

March 10, 2026
Date approved

Berta Saracino
Berta Saracino, Secretary to the BOA

Key Terminology Definitions

Ground Truthing

Ground-truthing is the process of verifying wildfire hazard classifications shown on official maps by reviewing actual site conditions. Under the Wildfire Resiliency Code, property owners may request a ground-truthing review if they believe the mapped fire intensity does not accurately reflect their parcel. The review considers vegetation within 300 feet of the property, topography, and other factors to confirm or adjust the hazard level. This ensures that mitigation requirements—such as structure hardening and defensible space—are based on accurate, current conditions rather than solely on generalized mapping.

Structure Hardening

Structure hardening refers to the process of making buildings and homes more resistant to wildfire damage by reducing their vulnerability to ignition. This typically includes using non-combustible or fire-resistant materials for roofs, siding, and decks; installing ember-resistant vents; sealing gaps where embers could enter; and creating defensible space by clearing flammable vegetation near the structure. These measures significantly lower the risk of a home catching fire during a wildfire event and are a key component of community wildfire protection strategies.

Defensible Space

Defensible space is the area surrounding a structure that is intentionally managed to reduce the risk of ignition from embers, radiant heat, or direct flame contact during a wildfire. Properties located in designated wildfire hazard areas must maintain defensible space in three zones:

- **Immediate Zone (0–5 feet):** This zone must be free of combustible materials, vegetation, and mulch. Noncombustible surfaces such as rock, gravel, or concrete are required to minimize ignition risk near the structure.
- **Intermediate Zone (5–30 feet):** Designed to slow fire spread toward the structure, this zone requires removal of dead vegetation, spacing of trees and shrubs to prevent crown fires, and avoidance of highly flammable species such as junipers and arbovitae.
- **Expanded Zone (30–100 feet):** In higher hazard areas, this zone focuses on keeping fire on the ground by pruning tree branches, increasing spacing between tree crowns, and eliminating heavy accumulations of dead fuels.



**WEST METRO
Fire Rescue**

433 S. Allison Parkway
Lakewood, CO 80226

Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

West Metro Fire Protection District

Board of Appeals
City of Lakewood
470 S. Allison Parkway
Lakewood, CO 80226

January 26, 2026

Dear Board Members,

On behalf of the West Metro Fire Protection District, I want to express our strong support for the City of Lakewood's Department of Public Works as they work toward adopting the 2025 Colorado Wildfire Resiliency Code (CWRC). The District is committed to aligning our efforts with both the Department and Jefferson County to ensure a unified approach. Since the passage of Senate Bill 23-166 in 2023, our agencies have maintained a productive partnership, collaborating closely throughout the development and release of the CWRC. As all local jurisdictions prepare for the formal adoption deadline of April 1, 2026, with implementation required by July 1, 2026, we remain dedicated to working together to achieve consistent and effective code adoption across our shared communities.

Regular meetings between the District and the Department have been instrumental in developing a unified approach to the CWRC's adoption and implementation. These collaborative sessions have provided a platform for open dialogue, fostering a shared understanding of the specific requirements outlined in the CWRC. As a result, both agencies are now closely aligned on key strategies and expectations, ensuring that citizens and property owners across all affected jurisdictions will experience consistent requirements and clear guidance moving forward.

The District remains fully committed to supporting the Department's efforts as it advances toward adoption of the CWRC. We recognize that ongoing collaboration is vital for ensuring consistent implementation across our communities and value the strong working relationship we share with the City of Lakewood. Thank you for your dedication to wildfire resiliency; we look forward to continuing our partnership and building on the progress we have achieved together.

Respectfully,

Jeremy Metz, Fire Chief

"Whatever It Takes"...To Serve



Lakewood
Police Department

MEMORANDUM

TO: Keith Hensel, City Engineer for Development Services
Lakewood Public Works Department

FROM: Jesse Miller, Emergency Manager
Lakewood Police Department – Support Services Division

DATE: January 23, 2026

SUBJECT: Recommendation for adoption of the Jefferson County Wildland Urban Interface

I have reviewed the two options that were presented to me on the mapping related to the adoption of the Wildfire Resiliency Code. After review, I believe it would best serve the City to utilize the Fire Intensity Classification identified in the Jefferson County Wildland Urban Interface rather than what has been offered by the State of Colorado. The Jefferson County option would appear to offer significantly greater risk reduction to the community moving forward with minimal overall impact to homeowners. The alternative that the State of Colorado has proposed would seemingly have very little perceivable positive effect for the City.

As the frequency, and intensity, of natural disasters continues to increase, especially wildfires, I would offer strong support to any alternative that lowers the likelihood or severity of a potentially catastrophic fire. The option provided by Jefferson County would work to better serve that goal.



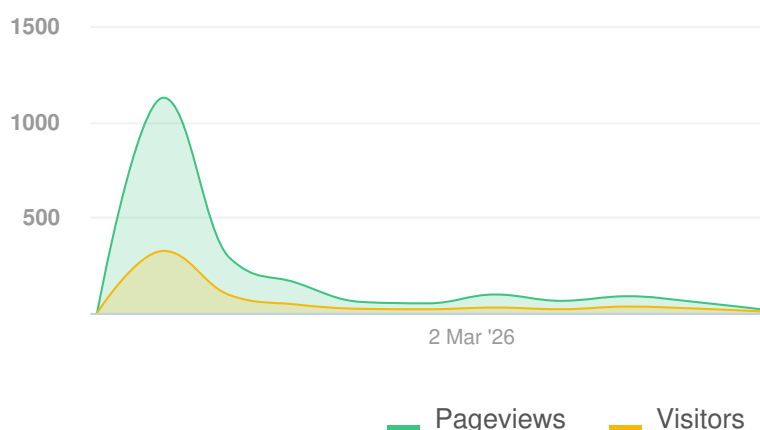
Project Report

24 February 2026 - 06 March 2026

Lakewood Together Lakewood Wildfire Resiliency Code



Visitors Summary

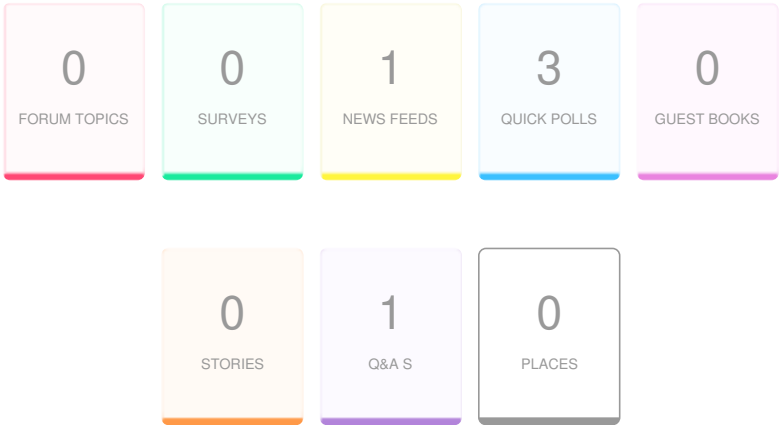


Highlights

TOTAL VISITS	807	MAX VISITORS PER DAY	324
NEW REGISTRATIONS	0		
ENGAGED VISITORS	193	INFORMED VISITORS	390
		AWARE VISITORS	556

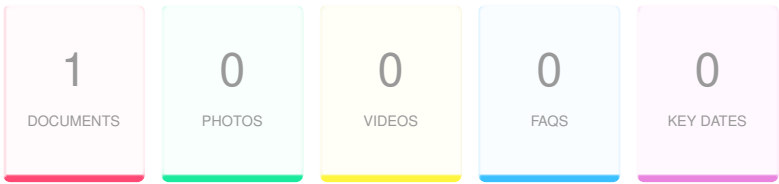
Aware Participants		556	Engaged Participants				193
Aware Actions Performed		Participants	Engaged Actions Performed				
Visited a Project or Tool Page		556					
Informed Participants		390					
Informed Actions Performed		Participants					
Viewed a video	0		Contributed on Forums	0	0	0	
Viewed a photo	0		Participated in Surveys	0	0	0	
Downloaded a document	275		Contributed to Newsfeeds	0	0	0	
Visited the Key Dates page	0		Participated in Quick Polls	9	1	179	
Visited an FAQ list Page	0		Posted on Guestbooks	0	0	0	
Visited Instagram Page	0		Contributed to Stories	0	0	0	
Visited Multiple Project Pages	124		Asked Questions	9	3	0	
Contributed to a tool (engaged)	193		Placed Pins on Places	0	0	0	
			Contributed to Ideas	0	0	0	

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Updates	Published	1	0	0	0
Qanda	Ask a question	Published	34	9	3	0
Quick Poll	How do you believe implementing a Wildfire Resiliency Cod...	Archived	187	7	1	179
Quick Poll	What concerns you most about implementing a Wildfire Resi...	Published	6	3	0	0
Quick Poll	How supportive are you of implementing a Wildfire Resilie...	Draft	0	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Lakewood WUI from Jeffco	275	419

QANDA

Ask a question

Visitors 34

Contributors 12

CONTRIBUTIONS 17

Q

JohnM

25 February 26

How much will wildfire resiliency regulations add to the cost of a house?

A

Publicly Answered

Thank you for your interest and participation in this project. It is difficult to estimate the exact amount of any cost increase without knowing the base or starting point such as size, proposed materials, and design features of a proposed home. The City of Lakewood already includes some aspects of the proposed code in its current requirements. For example, Class A roofing materials are required for all new and reroof projects within the city. In this case, there would not be an increased cost associated with the wildfire-resilient roofing standards. In addition, many new homes are built with fiber-cement (concrete board) siding because it requires less maintenance and naturally provides better fire resistance than traditional wood products. For some homes this may affect design more than cost. Additional cost impacts may come from other components of the wildfire-resiliency standards, such as enhanced venting systems, and construction details for features such as soffits. Deck materials may have an impact on cost, but again it depends on the size of the deck and original materials design. Some treated wood products may be allowed. Our goal is to apply these standards consistently and transparently while supporting public safety and long-term resilience.-- The Project Team

Q

Front Range Lumber

25 February 26

The Colorado new fire code can be confusing. Front Range Lumber offers our "professional" advice into product availability, relative costs, building practices, etc as desired by the City. Best contact would be to FRLCO.LAKEWOOD@gmail.com

A

Privately Answered

Thanks for sending along this information and for your interest in the project.-- The Project Team

QANDA

Ask a question

Q

Casandra Kertson

25 February 26

How may I get involved to volunteer to assist with this or any future projects?

A

Privately Answered

Thank you so much for interest in this project. We don't have a volunteer option for this project, but if something changes about that, we'll let you know. For information on all the volunteer opportunities with the city, please visit [LakewoodCO.gov/Volunteer](https://lakewoodco.gov/Volunteer), which covers everything from the Police Department to parks opportunities. You can also check out options with Lakewood Sustainability Cooperative or "Scoop," which is a network of Lakewood residents, businesses and other community partners who are passionate about creating a more sustainable Lakewood. Participants volunteer their knowledge, experience and skills to support sustainability efforts in the community. -- The Project Team

Q

CommonSense

25 February 26

I am confused. Why would the City of Lakewood want to mitigate fire danger? I thought you all want to burn everything down, take over our lots, and build affordable, multifamily, high-density housing, especially in Morse Park? BTW I had also raised concerns to my City Council reps about parents of Slater Elementary School throwing lit cigarettes out of their car windows (not smart when it's dry and windy) and was told to shut up and go away. All kidding aside, fire danger is a serious issue that many of us understand and do our part to prevent. I personally spend thousands each year to have my trees trimmed (removing dead limbs) and I have been using my well to water my property to add moisture to trees, shrubs, and grass.

A

Privately Answered

Thanks for your interest in this project and the work you do on your property.-- The Project Team

QANDA

Ask a question

Q

XavierGilray

25 February 26

Have you considered aggressive removal of homeless camps? Homeless people are often cold, or need to cook food, so they use fire. On a windy day such as today, the area north of 6th on Wadsworth could easily go up in flames in minutes.

A

Privately Answered

Thanks for passing along your comments. For concerns about homeless encampments, please submit your concerns to RequestLakewood.org.-- The Project Tream

Q

Willrideforbeer

25 February 26

My experience with Lakewood wildfire mitigation has been pretty dismal. As a person whose house is next to open space I don't feel that I can trust the city to accurately know where my property line is. The people hired to 'clear brush' are uneducated in this and I feel that I have to constantly monitor and inform them when they are going into my property line. Mostly it seems to be a colossal waste of taxpayer money.

A

Privately Answered

Thanks for your feedback, and we appreciate your participation in this project.-- The Project Team

Q

sewing57

26 February 26

Can we encourage people to get rid of Junipers? They are a bad fire hazard especially close to buildings as in the Belmar Commons community.

A

Publicly Answered

We really appreciate your participation and interest in this project. Juniperus spp. (Juniper species), Thuja occidentalis (American arborvitae), Thuja orientalis (Oriental Arborvitae) are prohibited within 30 feet of a structure in the Wildland Urban Interface area as shown on the WUI map. Given that, we would encourage removing these although the code doesn't apply retroactively to existing homes. Additionally, the city doesn't approve the use of junipers in new developments.-- The Project Tream

QANDA

Ask a question

Q

Annie S

26 February 26

How does the defensible space provision apply to existing landscaping? Would shrubs within 5 feet of the house need to be removed?

A

Publicly Answered

Thanks so much for participating in this project. Here's the information regarding your questions: For new additions over 500 square feet and new structures that are constructed, existing vegetation within 5 feet of the structure would need to be removed, and no new vegetation would be allowed. For existing structures the code is not retroactive, so no existing vegetation would need to be removed unless it was considered to be a severe hazard.-- The Project Team

Q

JohnM

26 February 26

If it is not possible to estimate the cost increase that wildfire resiliency regulations will impose on the construction of a house, a cost-benefit analysis cannot be conducted. Why is this project being considered when a cost-benefit analysis cannot be determined?

A

Publicly Answered

John -- The project team is still putting together information for your question and others that have come in regarding the cost. We hope to have that information available to post soon, and thank you for your patience.-- The Project Team

QANDA

Ask a question

Q

JohnM

26 February 26

If it is not possible to estimate the cost increase that wildfire resiliency regulations will impose on the construction of a house, a cost-benefit analysis cannot be conducted. Why is this project being considered when a cost-benefit analysis cannot be determined?

A

Publicly Answered

John -- The project team is still putting together information for your question and others that have come in regarding the cost. We hope to have that information available to post soon, and thank you for your patience.-- The Project Team

John -- Here's information regarding your cost question. A mandate by the state requires Lakewood to adopt wildfire resiliency standards. This is not optional. Because this adoption is mandated by the State of Colorado, and because of the time frame mandated for adoption, a cost-benefit analysis was not performed as part of the city's process. Lakewood partners with Jefferson County on multiple hazard mitigation initiatives, and as a result of this partnership and the partnership with the West Metro Fire Protection District, the city is proposing requirements similar to be adopted by Jefferson County. Additional detailed information regarding the methodology and objectives of the code may be available in the Jefferson County Community Wildfire Protection Plan. Determining the added cost to a home under the proposed Wildfire Resiliency Code depends heavily on the design and characteristics of the base house. Because the code primarily establishes allowable materials and certain construction methods, the size, layout, and features of the home all influence the final cost impact. Several components of the proposed code are key cost drivers, including roofing, siding, windows, decks, eaves and soffits, crawl spaces, and overhangs. In Lakewood, existing minimum code requirements for roofing and window performance already meet the new wildfire resiliency standards. As a result, little to no additional cost is expected in these areas. Siding, however, is likely to be one of the more significant factors. Current code allows many siding materials that would not comply with the wildfire resiliency requirements. Compliant siding options are generally more expensive than non-compliant options, but the cost difference can vary widely. For example, the gap between noninsulated vinyl siding and brick or stone is substantial, whereas the difference between tongue-and-groove cedar and fiber-cement lap siding is much smaller. Decking materials are another area where increased costs may occur, largely because fewer compliant material alternatives are available. Not every home includes a deck, so for some projects this will be a significant added cost, while for others it will not be a factor at all. Costs related to crawl spaces and overhangs depend on the specific home design. Most newer homes in Lakewood include basements, and features such as cantilevers tend to be architectural choices rather than standard elements. The eave and soffit requirements — while potentially costly — apply only to areas west of C-470. Defensible-space requirements are expected to affect additions more than new homes since new construction can be planned around these standards from the outset.

QANDA

Ask a question

Q

rickhalbach

02 March 26

What are the added costs to the homeowner for these increased regulations? Home modifications and new homes. What is going to be done to offset these costs?

A

Publicly Answered

As we've noted in other cost questions for this project, this does not affect existing homes. Additionally, the mandate by the state requires Lakewood to adopt wildfire resiliency standards. This is not optional. Because this adoption is mandated by the State of Colorado. For modifications and new homes, determining the added cost to a home under the proposed Wildfire Resiliency Code depends heavily on the design and characteristics of the base house. Because the code primarily establishes allowable materials and certain construction methods, the size, layout, and features of the home all influence the final cost impact. Several components of the proposed code are key cost drivers, including roofing, siding, windows, decks, eaves and soffits, crawl spaces, and overhangs. In Lakewood, existing minimum code requirements for roofing and window performance already meet the new wildfire resiliency standards. As a result, little to no additional cost is expected in these areas. Siding, however, is likely to be one of the more significant factors. Current code allows many siding materials that would not comply with the wildfire resiliency requirements. Compliant siding options are generally more expensive than non-compliant options, but the cost difference can vary widely. For example, the gap between noninsulated vinyl siding and brick or stone is substantial, whereas the difference between tongue-and-groove cedar and fiber-cement lap siding is much smaller. Decking materials are another area where increased costs may occur, largely because fewer compliant material alternatives are available. Not every home includes a deck, so for some projects this will be a significant added cost, while for others it will not be a factor at all. Costs related to crawl spaces and overhangs depend on the specific home design. Most newer homes in Lakewood include basements, and features such as cantilevers tend to be architectural choices rather than standard elements. The eave and soffit requirements — while potentially costly — apply only to areas west of C-470. Defensible-space requirements are expected to affect additions more than new homes since new construction can be planned around these standards from the outset. -- The Project Team

QANDA

Ask a question

Q

JudyKulp

04 March 26

What is the plan for fire mitigation efforts on Green Mountain Open Space? If homeowners are required to do mitigation n at their own expense, will the City also be required to do regular and extensive fire mitigation on Green Mountain and all other open spaces, at City's expense.

A

Publicly Answered

The city does have an established Fire Mitigation Program for parks and open space areas, including William Hayden Park on Green Mountain. This program is administered through our Community Resources Department and focuses on ongoing vegetation management, fuel reduction, and other wildfire-risk reduction practices on city-managed parks and open space lands. These efforts are performed and funded by the city. To clarify, the requirements proposed in the Wildfire Resiliency Code do not require existing homeowners to complete mitigation work on their property unless they are planning substantial new construction or major changes. In those cases, only the new improvements would need to meet the updated standards. Routine mitigation for existing homes is not mandated on the code.-- The Project Team

Q

JudyKulp

04 March 26

What is the plan for fire mitigation efforts on Green Mountain Open Space? If homeowners are required to do mitigation n at their own expense, will the City also be required to do regular and extensive fire mitigation on Green Mountain and all other open spaces, at City's expense.

A

Publicly Answered

The city does have an established Fire Mitigation Program for parks and open space areas, including William Hayden Park on Green Mountain. This program is administered through our Community Resources Department and focuses on ongoing vegetation management, fuel reduction, and other wildfire-risk reduction practices on city-managed parks and open space lands. These efforts are performed and funded by the city. To clarify, the requirements proposed in the Wildfire Resiliency Code do not require existing homeowners to complete mitigation work on their property unless they are planning substantial new construction or major changes. In those cases, only the new improvements would need to meet the updated standards. Routine mitigation for existing homes is not mandated on the code.-- The Project Team

QANDA

Ask a question

Q

JohnM

05 March 26

Currently, I am insured for wildfire-related losses through homeowners insurance. If fortifying my home against wildfires leads to a reduction in my insurance premiums, I can conduct a cost-benefit analysis to determine the most advantageous course of action for my circumstances. Why are wildfire resiliency mandates considered necessary when I have insurance to cover the risk of loss? Is it prudent to increase the cost of an already unaffordable residence?

A

Publicly Answered

The proposed requirements do not impose any new obligations on existing homes unless the property owner chooses to construct a new home or add an addition greater than 500 square feet. If your property remains as it currently exists, no additional costs will be incurred as a result of these standards. If you do plan to rebuild or add onto your home, the potential cost impacts will depend on the specific design and materials you select. In those cases, conducting a cost-benefit analysis based on your particular project may be helpful in determining the most appropriate approach.-- The Project Team

Q

KarenGordey

05 March 26

I saw the question from Annie S around existing landscaping. Your answer was "For existing structures the code is not retroactive, so no existing vegetation would need to be removed unless it was considered to be a severe hazard." What is considered a "severe hazard"? Also, can we get better maps for Lakewood specifically - zoomed in? This would allow us to tell easily which zone our houses are in.

A

Privately Answered

Karen -- Please see the previous answer provided to this same question. -- The Project Team

QANDA

Ask a question

Q

KarenGordey

05 March 26

I saw the question from Annie S around existing landscaping. Your answer was "For existing structures the code is not retroactive, so no existing vegetation would need to be removed unless it was considered to be a severe hazard." What is considered a "severe hazard"? Also, can we get better maps for Lakewood specifically (zoomed in)? This would allow us to tell easily which zone our houses are in.

A

Publicly Answered

The determination of a severe hazard would be made based on a number of factors including the proximity to habitable structures, the type and quantity of the vegetation, the type and quantity of nearby vegetation, access for firefighters, the construction materials used in the structures, and topographical features in the area. Lakewood currently has codes and requirements regarding overgrown vegetation on properties that are enforced when needed. Unfortunately, at this point, the current map is the only one we have available, but we are working to see if we can produce a better option.-- The Project Team

Q

JohnM

05 March 26

Why has my question and your response, listed below, not been made visible to the public? Hi there, Thanks for taking the time to visit Lakewood Together and asking us a question. You asked: 'If it is not possible to estimate the cost increase that wildfire resiliency regulations will impose on the construction of a house, a cost-benefit analysis cannot be conducted. Why is this project being considered when a cost-benefit analysis cannot be determined?' Our response: John -- The project team is still putting together information for your question and others that have come in regarding the cost. We hope to have that information available to post soon, and thank you for your patience. -- The Project Team Please let us know if you have any more questions or if anything needs to be clarified. Regards, City of Lakewood

A

Privately Answered

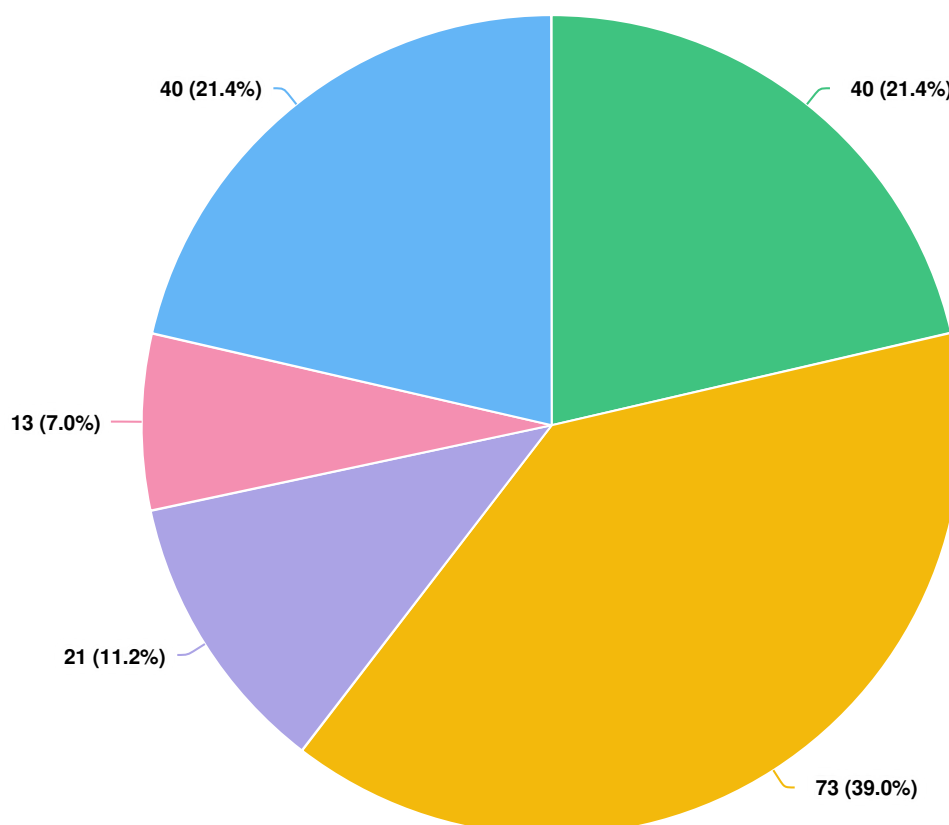
John -- This is publicly answered now. The initial response to you that we were assembling information was made privately so as not to clutter the answer page. But when the additional information for your question is available, then it is publicly posted.

ENGAGEMENT TOOL: QUICK POLL

How do you believe implementing a Wildfire Resiliency Code in Lakewood will affect community safety?

Visitors	187	Contributors	187	CONTRIBUTIONS	187
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How do you believe implementing a Wildfire Resiliency Code in Lakewood will affect community safety?



Question options

- Greatly Improve Safety – Strongly believe it will reduce wildfire risk.
- Moderately Improve Safety – Some improvement, but not a complete solution.
- No Significant Change – I don't think it will make much difference.
- Could Reduce Safety – Restrictions may create unintended challenges.
- Unsure – Need more information to decide.

Mandatory Question (187 response(s))

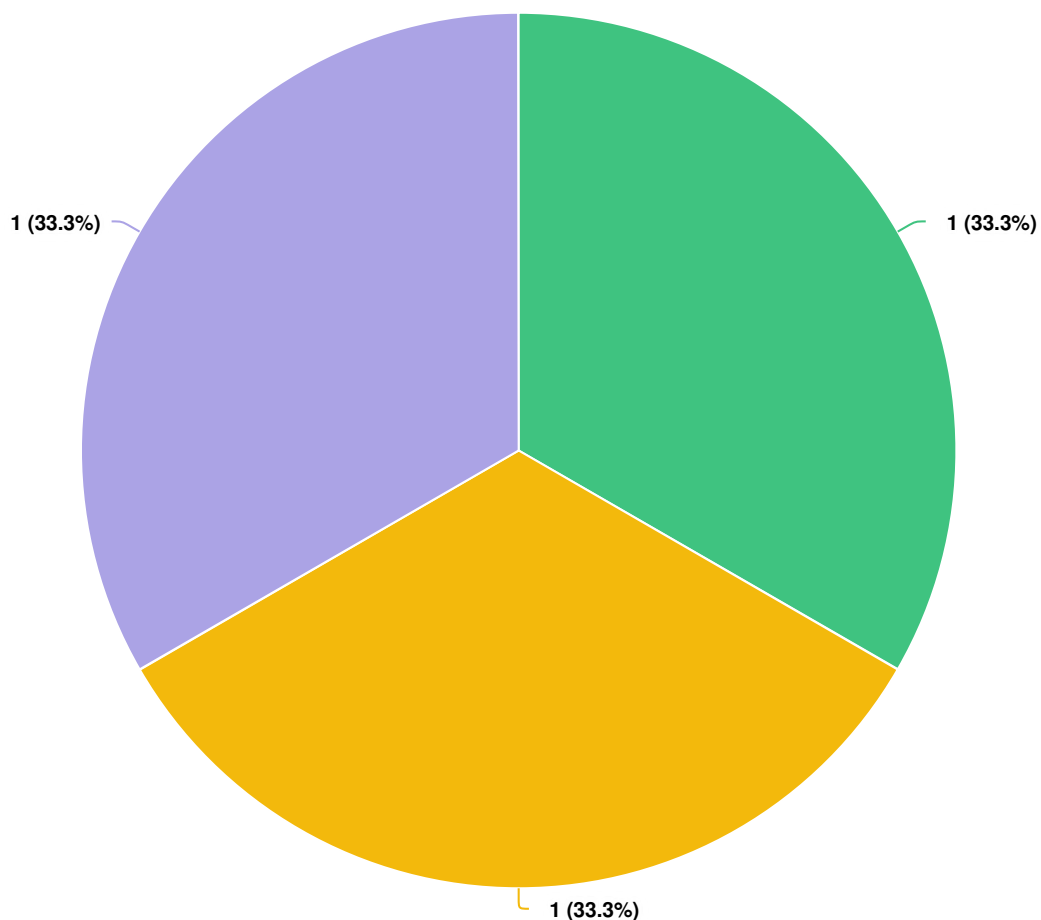
Question type: Radio Button Question

ENGAGEMENT TOOL: QUICK POLL

What concerns you most about implementing a Wildfire Resiliency Code in Lakewood?

Visitors 6	Contributors 3	CONTRIBUTIONS 3
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What concerns you most about implementing a Wildfire Resiliency Code in Lakewood?



Question options

- Cost of Compliance – Increased building or maintenance expenses.
- Implementation Timeline – How quickly changes will be required.
- No Major Concerns – I support the code as proposed.

Mandatory Question (3 response(s))

Question type: Radio Button Question

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / AGENDA ITEM NO. 10B

To: Mayor and City Council
From: Maria D'Andrea, Director of Public Works
Subject: **Chapter 14.01 - Wildfire Resiliency Code Amendments**

SUMMARY STATEMENT: The City is considering establishing new wildfire resiliency standards as a part of the Lakewood Municipal Code (LMC), Title 14, under the Lakewood Building Code. LMC section 14.01.010 identifies which chapters of the LMC may be cited as the Lakewood Building Code. Therefore, it is necessary to amend the language to include the wildfire resiliency standards in the Lakewood Building Code.

BACKGROUND INFORMATION: This action is necessary to include the new wildfire resiliency standards in the Lakewood Building Code.

The Board of Appeals unanimously supported this action by adopting the attached resolution at their March 10, 2026, meeting.

BUDGETARY IMPACTS: None

STAFF RECOMMENDATIONS: Staff recommends that the City Council adopt the attached ordinance.

ALTERNATIVES: The City Council could choose not to adopt the amendment, which could lead to challenges as the wildfire standards would not be included in the Building Code and, therefore, potentially non-enforceable by the Building Official.

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

NEXT STEPS: If adopted by the City Council, staff will take the necessary steps to implement the code.

ATTACHMENTS:

1. Ordinance O-2026-15
2. Amendments to 14.01.010
3. BOA Resolution No. 2026-2

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

O-2026-15

AN ORDINANCE

AMENDING LAKEWOOD MUNICIPAL CODE CHAPTER 14.01
TO INCORPORATE CHAPTER 14.31 OF THE LAKEWOOD MUNICIPAL CODE
INTO THE “LAKEWOOD BUILDING CODE”

WHEREAS, the City of Lakewood, Colorado, the “City,” previously adopted Chapter 14.01 of the Lakewood Municipal Code (L.M.C.) relating to administrative provisions for Title 14 of the L.M.C.;

WHEREAS, L.M.C. section 14.01.010 identifies which Chapters of Title 14 of the L.M.C. may be cited as the “Lakewood Building Code” or the “Building Code;”

WHEREAS, the Lakewood City Council has adopted Chapter 14.31 of the L.M.C. as the City of Lakewood Wildfire Resiliency Code;

WHEREAS, adoption of the Wildfire Resiliency Code requires amending L.M.C. section 14.01.010 to include L.M.C. Chapter 14.31 as one of the Chapters to be cited as the “Lakewood Building Code” or the “Building Code”;

WHEREAS, the Board of Appeals was established by L.M.C. section 12.12.010 and is charged with reviewing proposed additions, changes, or amendments to the City’s building codes and with making recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption, amendments to L.M.C. Chapter 14.01, including listing Chapter 14.01 as one of the Chapters that may be cited as the “Lakewood Building Code” or the “Building Code”;

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

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

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

SECTION 1. Chapter 14.01.010 of the Lakewood Municipal Code is hereby amended as follows:

14.01.010 Citation.

This Title 14, Chapters 14.01 through 14.12, 14.24, and 14.31, including all codes herein adopted, as amended or modified, may be cited as the “Lakewood Building Code” or the “Building Code.”

SECTION 2. This ordinance shall take effect thirty (30) days after adoption by the City Council and final publication by title, including any amendment to such ordinance made by the City Council which shall be included in the full publication of the ordinance to the City’s website, all in accordance with Lakewood City Charter §7.4.

SECTION 3. 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 the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 13th day of April 2026; published by title in the Denver Post and in full on the City of Lakewood’s website at www.lakewood.org on the 16th day of April, 2026; set for public hearing to be held on the 27th day of April, 2026; read, finally passed and adopted by the City Council on the 27th day of April, 2026; and signed by the Mayor on the ___ day of April, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

14.01.010 Citation.

This Title 14, Chapters 14.01 through 14.12, ~~and~~ 14.24, and 14.31, including all codes herein adopted, as amended or modified, may be cited as the "Lakewood Building Code" or the "Building Code."

RESOLUTION NO. 2026-2
RESOLUTION OF CITY OF LAKEWOOD BOARD OF APPEALS

WHEREAS, City staff has proposed amendments to Chapter 14.01 of the Lakewood Municipal Code (L.M.C.), which incorporate Chapter 14.31 of the L.M.C., into the "Lakewood Building Code";

WHEREAS, pursuant to L.M.C. section 14.12.020(G)(2), the Lakewood Board of Appeals has the responsibility of reviewing all proposed amendments to any codes in Title 14 of the L.M.C. and providing recommendations to City Council thereon; and

WHEREAS, on March 10, 2026, the Board of Appeals held a public hearing to discuss the proposed amendments to Chapter 14.01 of the Lakewood Municipal Code.

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

1. Section 1. The Board of Appeals has reviewed, considered and recommended for adoption amendments to Chapter 14.01 of the Lakewood Municipal Code to incorporate Chapter 14.31 of the Lakewood Municipal Code into the "Lakewood Building Code."
2. Section 2. The adoption of amendments to Chapter 14.01 will promote the health, safety, and welfare of the inhabitants of the City.
3. Section 3. Adoption of amendments to Chapter 14.01 is desirable and necessary in light of local conditions prevailing in the City and the Denver metropolitan area pursuant to Section 14.12.020(G)(1) of the Lakewood Municipal Code.

Motion was made by MEMBER Summers and seconded by MEMBER Vollmer to RECOMMEND the above-referenced decision to the Lakewood City Council, which passed by a vote of 6 to 0. The roll having been called, the vote of the Lakewood Board of Appeals was as follows:

Dennis Mateski
Diane Vollmer
Douglas Porter
Jason Summers
John Barnhart
Keith Peetz



Dennis Mateski, CHAIRMAN of the BOA



BERTA SARACINO, Secretary to the
BOA

CERTIFICATION

I, BERTA SARACINO, Secretary to the City of Lakewood Board of Appeals, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a Public Hearing held in Lakewood, Colorado, on the 10th day of March, 2026 as the same appears in the minutes of said hearing.

March 10, 2026
Date approved

Berta Saracino
Berta Saracino, Secretary to the BOA

STAFF MEMO

DATE OF MEETING: MAY 11, 2026 / 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: MAY 11, 2026 / AGENDA ITEM NO. 11A

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