City of Lakewood - Transit-Oriented Development

Investment and Development Opportunity along the West Corridor

City of Lakewood Transit-Oriented Development

Denver and Lakewood West Corridor Station Locations

City of Lakewood Transit-Oriented Development
West Corridor Timeline

1995
1997
2004
2009
2013

2013: Planned opening day
- First FasTracks line to open
- 12.1 miles linking Denver through Lakewood to Golden
- 13 stations
- $700 million public investment

City of Lakewood Transit-Oriented Development

City of Lakewood - Transit-Oriented Development

Lakewood Planning

City of Lakewood Transit-Oriented Development
Lakewood Planning

7 stations in Lakewood, 4 with parking

City of Lakewood Transit-Oriented Development

Lakewood Planning

Lakewood initiated public involvement- 6 station area plans

City of Lakewood Transit-Oriented Development
Land entitlements in place – 4 station areas

New Colfax Mixed-Use Zoning in place along West Colfax
Lakewood Planning

Lakewood Reinvestment Authority Boundaries

City of Lakewood Transit-Oriented Development

Lakewood’s Key Partners

City of Lakewood Partners
• Community Members
• Business Owners

Regional Partners
• Regional Transportation District (RTD)
• MetroWest Housing Solutions
• Denver Housing Authority (DHA)
• City and County of Denver

Federal Partners
• Dept. of Housing and Urban Development (HUD)
• Environmental Protection Agency (EPA)
• Department of Transportation (DOT)
• U.S. General Services Administration (GSA)

City of Lakewood Transit-Oriented Development
Connecting the West Corridor Communities:
An Implementation Strategy for TOD along the Denver Region's West Corridor

Station Area Plans for the Corridor
### Planned Development

<table>
<thead>
<tr>
<th>Station Area Plan</th>
<th>Residential (# units)</th>
<th>Office (s.f.)</th>
<th>Retail (s.f.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10th &amp; Osage (La Alma/Lincoln Park Neighborhood Plan)</td>
<td>800 to 900</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Auraria West Station Area Plan</td>
<td>1,760 to 2,400</td>
<td>436,000 to 2.4 million</td>
<td>65,400 to 910,000</td>
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<tr>
<td>Auraria Campus Master Plan</td>
<td>0</td>
<td>2.4 million</td>
<td>0</td>
</tr>
<tr>
<td>Federal/Denver Station Area Plan</td>
<td>3,580</td>
<td>510,000</td>
<td>165,000</td>
</tr>
<tr>
<td>West Colfax Area Plan</td>
<td>6,000 to 8,000</td>
<td>215,000</td>
<td>0</td>
</tr>
<tr>
<td>Sheridan Station Area Plan (Denver)</td>
<td>2,550</td>
<td>35,000 to 62,500</td>
<td>206,000</td>
</tr>
<tr>
<td>Sheridan Station Area Plan (Lakewood)</td>
<td>570 to 1,020</td>
<td>35,000 to 62,500</td>
<td>117,500</td>
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<tr>
<td>Lümna Station Area Plan</td>
<td>1,100 to 1,500</td>
<td>15,000 to 20,000</td>
<td>35,000 to 50,000</td>
</tr>
<tr>
<td>Colfax Mixed Use Zone District</td>
<td>750 to 1,500</td>
<td>Minimal increase</td>
<td>0</td>
</tr>
<tr>
<td>Wadsworth Station Area Plan</td>
<td>1,800 to 2,750</td>
<td>175,000 to 570,000</td>
<td>926,000 to 1.3 million</td>
</tr>
<tr>
<td>Garrison Station Area Plan</td>
<td>300 to 475</td>
<td>10,000 to 15,000</td>
<td>5,000 to 10,000</td>
</tr>
<tr>
<td>Oak Station Area Plan</td>
<td>1,210 to 2,000</td>
<td>1.5 to 2.0 million</td>
<td>885,000 to 1.2 million</td>
</tr>
<tr>
<td>Federal Center Site Plan Study*</td>
<td>1,400</td>
<td>3.2 million</td>
<td>212,000</td>
</tr>
<tr>
<td>Union Corridor Station Area Plan</td>
<td>700 to 1,200</td>
<td>2.3 to 3.5 million</td>
<td>485,000 to 775,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>22,620 to 29,275</td>
<td>11.1 to 15 million</td>
<td>3.1 to 4.9 million</td>
</tr>
</tbody>
</table>

*Approximately 2.8 million square feet is existing development that will be retained. The other 1.3 million will either replace current development or be new development (for a total of 4.1 million square feet).<br>SOURCE: Various station area plans, Cities of Denver and Lakewood.

### Major Destinations

[Map of Major Destinations]

Legend:
- County border
- Station
- Half-mile buffer
- Transit rail line
- State highways
- Freeways

Major Destinations within a mile of transit stations:

- Denver Center
- Union Station
- Federal Center
- Civic Center
- Auraria Campus
- Rocky Mtn. College of Art & Design
- Denver Community College
- St. Anthony’s Hospital
- South Park Hill Community Center

Sources: City and County of Denver and City of Lakewood

January 24, 2014
Station by Station Snapshots

- Character
- Opportunities
- Investments
  - Public
  - Private
Station-by-Station: Lamar

Lamar:
- Walk-up station
- Residential character
- Vacant industrial properties
- Rocky Mountain College of Art + Design

Lamar Street Station

Lamar Station Area

City of Lakewood Transit-Oriented Development
Lamar Street Station: Opportunities

Lamar:
• Adaptive re-use of industrial properties
• Dry Gulch Flood Plain Project to remove floodplain constraints
• Enterprise Zone Contribution Project Pending
• Underutilized shopping center – JCRS
• Newly formed 40 West Art District

Creative Industries’ are the 5th largest industry cluster in Colorado

Lamar Street Station: Investments

Public Investment:
• EPA Grant used to study reinvestment and urban design
• MetroWest Housing Solutions residential project
• Total public investment: $40.5 million
Station-by-Station: Wadsworth

- Wadsworth:
  - 1,000 car parking structure
  - 66,000 vehicles/day along Wadsworth Blvd.
  - Proximity to Colfax retail corridor
  - Residential character to the south

Wadsworth Station: Opportunities

Wadsworth:
- High-visibility corridor
- Retail & Mixed-use opportunities
- Property assemblage opportunities
Public Investments:
- Wadsworth bridge design betterments
- Master infrastructure study
- Parking structure re-design to include plaza
- Total public investment: $2.65 million
Wadsworth Station: Investments

Private Investments:
- Retail acquisition for repositioning – Creekside
- Medical office
- Restaurant
- Total investment: $10 million

Station-by-Station: Garrison

Garrison:
- Walk-up station
- Residential character
- Established single-family neighborhood
- Proximity to Colfax retail corridor
Garrison Station: Investments

Public Investments:
• Sidewalks
• Xcel Fund to underground power lines
• Total Public Investment: $300,000

Garrison Station: Investments

Private Investments:
• Land Acquisition - Weston Solutions
• Land Acquisition – Chase Bank
• Phase I – 30,000sf ‘Class A’ Office
• Total Private Investment: $9 million
Garrison Station: Opportunities

Phase 2: Mixed-use or residential opportunity

City of Lakewood Transit-Oriented Development
Garrison Station: Investments

- Garrison Street Station Phase I
- 30,000 square feet office space
- Pre-Certified LEED Gold
- Green Grid Roof
- 50% pre-leased, owner-occupied

City of Lakewood Transit-Oriented Development

Garrison Station: Opportunities

Rendering of proposed phase 2 development

City of Lakewood Transit-Oriented Development
Station-by-Station: Oak

- Oak:
  - 200 car surface parking
  - Proximity to Colfax retail corridor
  - Proximity to Lakewood Technology Center

Oak Street Station: Opportunities

Large parcel redevelopment opportunity

- Frontage on West Colfax Avenue
- Transit Mixed-Use Zoning

City of Lakewood Transit-Oriented Development
Oak Station: Opportunities

Former Target Site
- 13.5 acres
- For Sale: $7.5M
- Existing building on site 148,064 sf former big box
- Three one-acre parcels for sale Colfax frontage
- Transit Mixed-Use Zoning

City of Lakewood Transit-Oriented Development

Oak Street Station: Investments

Public Investment:
- LRA Station Betterments
- Infrastructure Study
- Historic rail car restoration, storage, and museum planning
- Total Public Investment: $300,000

City of Lakewood Transit-Oriented Development
Oak St. Station

- Interurban Trolley
  Car # 25

Oak Street Station: Investments

Private Investment:
- Vacant large-format retail space leased with additional future opportunities
- International investment - Terumo acquires CaridianBCT
- Total Private Investment: $2.7 billion

City of Lakewood Transit-Oriented Development
Oak Street Station: Investments

Private Investment:
- Vacant large-format retail space leased with additional future opportunities
- International investment - Terumo acquires CaridianBCT
- Total Private Investment: $2.7 billion

Federal Center Station: Opportunities

GSA ‘Horseshoe Property’

GSA plans to dispose of the horseshoe property to private developers
Federal Center Station: Opportunities

Opportunity: RTD 15-Acre Site

- Selected as 1 of 4 Colorado RTD TOD Pilot Programs
- Currently a Regional bus transfer station & 1000 car parking facility

‘Horseshoe Property’: Existing Conditions
### Federal Center Station: Investments

**Public Investment:**
- Urban Design Study
- Connectivity Study
- RTD TOD pilot project area
- Urban Land Institute Technical Advisory Panel analysis
- Total Public Investment: $220,000

### Federal Center Station: Investments

**Private Investment:**
- Hospital
- Medical Office
- Retail façade improvements
- Total Private Investment: $478 million
St. Anthony Medical Campus

Medical Plaza I & II
- $40M Investment - LADCO
- Two four-story MOB's
- 100,000 sf each

City of Lakewood Transit-Oriented Development

St. Anthony Medical Campus

Main Hospital/OrthoColorado
- $435M Investment
- 700,000 Square Feet
- 1,100 Direct Jobs
- 2,400 Indirect Jobs

City of Lakewood Transit-Oriented Development
Investment and Development Opportunity