



LAKEWOOD, CO

SUSTAINABLE NEIGHBORHOOD ASSESSMENT

February 29 - March 2, 2012

SUSTAINABLE NEIGHBORHOOD ASSESSMENT USING LEED-ND

Through the Sustainable Neighborhood Assessment Tool developed by Global Green USA, public officials and local government staff are using the LEED for Neighborhood Development (LEED-ND) rating system to determine ways that future development in their communities can achieve high levels of environmental, economic, and social sustainability. LEED-ND integrates the principles of smart growth, walkable urbanism and green building into the first national rating system for neighborhood design.

In Lakewood, CO, Global Green used the assessment tool to reveal the existing, planned, and potential sustainability levels of the city's 40 West Arts District and to make sustainability related recommendations.

ENVIRONMENTAL PROTECTION AGENCY

Technical Assistance provided by Global Green USA with Raimi + Associates and the US Green Building Council to the City of Lakewood was made possible through funding from the US EPA's Office of Sustainable Communities

Building Blocks for Sustainable Communities Grant Program.



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Neighborhood Highlights



PARKS



NEIGHBORHOOD RETAIL



TRANSIT ACCESS



HOUSING DIVERSITY



LOCAL JOBS



Sustainable Neighborhood Assessment Process

The goal of the sustainable neighborhood assessment process is to establish several focus areas where policy and planning changes in a particular area can promote sustainable urban development over the short and long term. To define these focus areas, Global Green USA and its team use a sustainable neighborhood assessment tool whose backbone is a modified LEED-ND checklist and associated metrics. Prior to visiting the target neighborhood, the team conducts a thorough review of relevant planning documents, code requirements, and city and stakeholder priorities for the neighborhood and creates an initial augmented LEED-ND checklist, marking each credit as “achieved,” “not achieved,” “unknown,” or “not applicable” according to baseline conditions. This initial checklist also ranks credits within the three LEED-ND categories (Smart Location & Linkages, Neighborhood Pattern & Design and Green Infrastructure & Building) as they compare to local policy priorities, regulatory support, technical feasibility, market support and stakeholder input. The checklist for the 40 West Arts District (Arts District) is provided on page 13-16.

The Global Green team then conducts a three-day site visit that includes walking every block of the target neighborhood, several meetings with city staff and other targeted stakeholders, and an open community meeting. Throughout this process, the preliminary checklist is edited and augmented to incorporate the team’s visual

observations, issues raised during stakeholder meetings, and priorities developed during the community workshop. The checklist helps to group individual sustainability components into the broad focus areas noted on the next page. It also provides specific sustainability performance metrics – taken directly from LEED-ND – for those focus areas. These metrics often then serve as the technical criteria of the team’s specific policy and planning recommendations.

At the end of this process in Lakewood, the Global Green team developed specific recommendations in five topic areas. Many of these recommendations have components that can be implemented quickly while others will require long-term dedication and collaboration among many public and private sector partners. The intention behind the recommendations is not to formally certify the area under the LEED-ND rating system but rather to suggest policy, planning, and development changes that promote the sustainable growth of the Arts District. Following these recommendations would, in time, enable the Arts District to look, feel and perform like a LEED-ND neighborhood.

Neighborhood Background

The assessment area is located in the northeastern part of the city and joins two of the City's oldest neighborhoods, Two Creeks and Northeast Lakewood. It also has some of the City's oldest housing stock and a relatively high percentage of low-income and minority residents. The infrastructure serving the area is aging, and in some cases inadequate. The main arterial road running through the area, West Colfax Avenue is historically significant but has experienced decline, crime and blight over the years. Revitalization in the area has been difficult for a number of reasons, one being a large flood plain and floodway that runs through the area. This flood plain is the result of years of development that obliterated the natural drainage channel, North Dry Gulch.

The neighborhood will be served by the new West Corridor light rail line starting in April 2013. Lamar Station, a neighborhood walk-up station, is located in the heart of the area and will serve the residents and businesses of the neighborhood as well as students and faculty of the nearby Rocky Mountain College of Art + Design (RMCAD), located half a mile from Lamar Station. It is anticipated the Lamar Station will serve as

a vital link to the Two Creeks and Northeast Lakewood neighborhoods.

Spurred by a brownfield grant through the U.S. Environmental Protection Agency, the City and other community stakeholders embarked on a neighborhood visioning process. This visioning exercise outlined ideas for revitalizing the area by forming a new Arts District in order to capitalize on the neighborhood's proximity to downtown Denver, RMCAD, and existing buildings suitable for adaptive reuse. To shepherd this vision a new non-profit organization, 40 West, was formed and is being supported by the Lakewood West Colfax Business Improvement District.

In conjunction with this visioning exercise, a number of planning efforts have focused on the station area and have identified the need for safe pedestrian and bike routes to the station. West Colfax Avenue, a six-lane arterial road, bisects the Two Creeks neighborhood, Northeast Lakewood neighborhood and the Arts District. It presents a challenge to those walking and biking in the neighborhood and poses a barrier to easily accessing the Lamar Station. The city is also in the process of updating its zoning ordinance city-wide and the Lamar Station area is slated to see a significant change in permitted uses, density levels and development standards.

FOCUS AREAS

Related LEED-ND Credits

Safe Pedestrian Access

Category: Neighborhood Pattern & Design

- Walkable Streets (credit 1 & prerequisite 1)
- Access to Civic & Public Space (credit 9)
- Access to Recreation Facilities (credit 10)
- Neighborhood Schools (credit 15)

Development for Creative Industry

Category: Smart Location & Linkages

- Housing and Jobs Proximity (credit 5)
- Brownfield Redevelopment (credit 2)

Category: Neighborhood Pattern & Design

- Mixed-Income Diverse Communities (credit 4)

Connection to the Collage of Art and Design

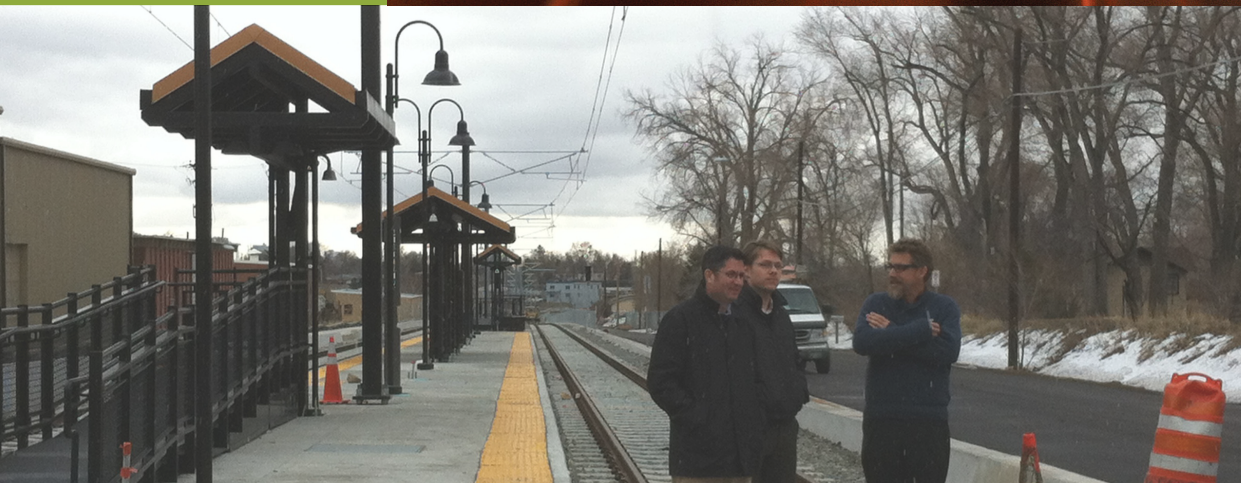
Category: Neighborhood Pattern & Design

- Mixed-Use Neighborhood Centers (credit 3)
- Street Network (credit 6)
- Walkable Streets (credit 1)

Green Community Infrastructure

Category: Green Infrastructure & Building

- Water-Efficient Landscaping (credit 4)
- Stormwater Management (credit 8)
- Infrastructure Energy Efficiency (credit 13)
- Recycled Content in Infrastructure (credit 15)
- Solid Waste Management Infrastructure (credit 16)



Catalytic Projects

Two upcoming projects have the potential to play a catalytic role in the sustainable transformation of the Arts District. These two projects were a major focus of the team's assessment of the area and their ability to influence broader change in the neighborhood is integral to many of the team's recommendations in this report.

Lamar Light Rail Station

The Lamar Station is currently under construction and is located in the heart of the neighborhood at the intersection of West 13th Avenue and Lamar Street. The light rail station has the potential to be a catalyst for reinvestment in the area including mixed-use development, transportation options, and bike and car share programs. Global Green's recommendations aim to ensure that future development in the Arts District is oriented around Lamar Station and takes full advantage of this major infrastructure investment. The Lamar Street Station Area Plan, adopted by the City of Lakewood in March of 2010, recommends new land uses for the area adjacent to the station. Land uses called for in this plan are predominately residential with art, dance and music studios, limited office, live/work, retail and mixed-use space. The Plan also makes general recommendations for addressing connectivity and sustainability. Our recommendations aim to provide specificity on similar issues in order to guide future land use and infrastructure development.

Lamar TOD Affordable Housing Development

Metro West Housing Solutions (Metro West), Lakewood's housing authority, owns a 5.34 acre parcel within one block of the future Lamar light rail station. The property has recently been rezoned to allow for a housing development that will provide approximately 132 affordable housing units. Future plans for the site also include live/work units and a community center for both the residents of the project and the community. Metro West is in the process of remediating site contamination using EPA brownfield cleanup grant funds; the cleanup is expected to be complete by the end of June, 2012. The housing development is also a recipient of an Affordable Green Neighborhoods (AGN) grant from the U.S. Green Building Council and will pursue Stage 2 certification under LEED-ND. Metro West was successful in winning competitive Low Income Housing Tax Credits for the project. The development is expected to break ground in late 2012. This project can set a precedent for how future development in the District should address the Light Rail station and will encompass, on a smaller scale, many of the recommendations made in this report.

Pedestrian and Bike Improvements and Standards

Street Network and Connectivity

The largest category within LEED-ND, in terms of points, is Neighborhood Pattern and Design (NPD). This credit category emphasizes the creation of compact, walkable, vibrant, mixed-



Non-Contiguous sidewalks on Lamar St.

use neighborhoods with connections to nearby assets. These attributes are vital to a sustainable neighborhood as they use infrastructure and land efficiently, therefore reducing driving, while promoting public health and local businesses. With an estimated 540 individuals expected to either board or exit at Lamar Station on an average weekday by 2030, the Arts District is well situated to benefit from investments that are consistent with many of the NPD credit requirements.

The Arts District would benefit greatly and earn more NPD credits by prioritizing a pedestrian and bicycle network that connects neighborhood assets, such as schools, open space, local services, and retail. This network should include improvements and upgrades of existing sidewalks or bike paths to meet the standards of LEED-ND, which require adequate and contiguous walking and biking provisions for accessing schools, open space, employment centers, retail destinations, and recreation facilities.

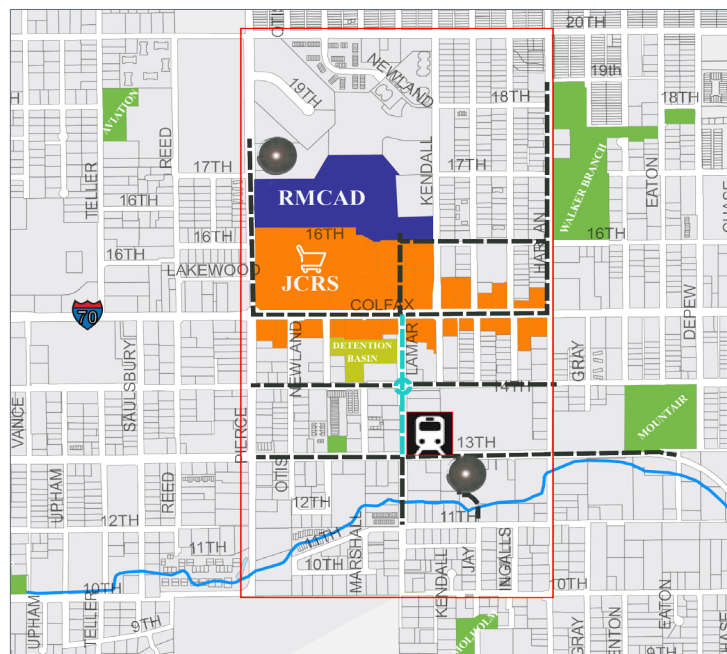
In an effort to support the City with prioritizing its public infrastructure investment, Global Green has proposed a pedestrian and bicycle network that would comply with NPD credits. Per LEED-ND standards, an amenity is determined to be walkable by its proximity, measured in walking distance, from the entry of a residential unit. In most cases it requires that 90% of the dwelling units be within a half or quarter mile walk distance of a particular amenity. For the purposes of this analysis, we identified the two highest density residential buildings within the Arts District- Metro West's Residence at Creekside and the planned housing developments on West 13th Avenue (see map on page 5), and calculated a walk distance to various neighborhood amenities. These developments happen to be at the edge of the analysis area, thereby providing the worst case scenario for calculating a walk distance. The purpose of this analysis is to establish the LEED-ND related parameters under which Global Green prioritized public infrastructure investments and made short and long-term recommendations for pedestrian and bicycle improvements and standards included in this recommendation.

Pedestrian and Bike Improvements and Standards

Lakewood Recommendations:

1. Build sidewalks on both sides of Lamar Street between the light rail station and West Colfax Avenue.
2. Address the intersection at Lamar Street and West 14th Avenue via a roundabout or other means of traffic calming (a traffic signal, bulb outs, or a pedestrian controlled signalized cross walk).
3. Install bicycle racks at Lamar Station to address first/last mile connection issues and offer opportunities for multimodal access to surrounding amenities.
4. Connect the bike path north of Lamar Station to Rocky Mountain Collage of Art + Design via striped bike lanes per the Bike Lane performance metrics (pg 7).
5. Re-stripe existing bike lanes per the Bike Lane performance metrics (pg 7) if they are undersized.
6. For streets with a design speed over 25 mph, and do not have a bike lane, stripe a bike lane per the Bike Lane performance metrics (pg 7), and in accordance with the City's existing Bicycle Master Plan.

Proposed Sidewalk Network



LEGEND

- Assessment Area
- Concentration of Housing
- School
- Park
- Retail
- Detention Basin
- Short Term Sidewalk Network
- Long Term Sidewalk Network

Pedestrian and Bike Improvements and Standards

Long-term action items under this recommendation include implementing or upgrading the sidewalk and bike network where indicated on the previous map, per the dimensions and standards listed in the chart on page 7. As higher-density residential development occurs, this network would allow the Arts District to achieve the walkability credits within LEED-ND (2009).

Additionally, the City's GIS database does not currently include a shapefile for existing sidewalks. Global Green recommends collecting this data, and updating it with incremental development-led sidewalk investments. This will help the City understand and prioritize where additional public infrastructure investments could be made. It may also help delineate where the public R.O.W is adequate in providing the necessary sidewalk standards for a walkable street as compared to where additional land acquisition may be required. This shapefile could include attributes such as sidewalk width, sidewalk length, condition, presence of street trees, and utility easements.

Future infrastructure upgrades should include sidewalks, bike lanes, and bioswales if possible, which may also serve as a receiving area for shoveled snow. Street trees and transit shelter upgrades should be implemented per the performance metrics outlined on page 7, and future street lighting should be more energy efficient than current code minimum.



Existing bike lane signage



Existing inconsistency in sidewalk network

Pedestrian and Bike Improvements and Standards

The performance metrics for creating a walkable and bike-able street network can be found in the table below and should be applied to all new and upgraded infrastructure investments. This table includes dimensions and standards for each of the above listed sidewalk network components.

RECOMMENDED PERFORMANCE METRICS FOR PEDESTRIAN R.O.W.

	SIDEWALK	BIKE LANES	STREET TREES	TRANSIT SHELTERS	STREET LIGHTING
DIMENSIONS	8 feet on retail or mixed-use blocks 4 feet on all other blocks (widths are inclusive of planter strips)	Striped 5 feet (on street lanes or one way path or trail), or 8 feet (off-street two-way path or trail)	Intervals averaging 40 feet on center (excluding driveways and utility vaults)	N/A	N/A
STANDARDS	Sum of recycled content equals 50% or more of the total mass used for new sidewalks High albedo reflective material	Designate streets with a design speed of 25 mph or slower as part of the bike network	Noninvasive species, soil volume, root medium and well width	Covered shelter, with lighting and seating Trash receptacles (including recycling) Bulletin for posting transit information	15% annual energy reduction below conventional infrastructure items *Outlet for event lighting

*Recommended but not a LEED-ND standard

Dry Gulch and North Dry Gulch Improvements

Public Access and Ecological Function

One over-arching objective within LEED-ND is to improve the physical health, mental well-being, and social capital within a neighborhood by providing a variety of open spaces known to facilitate social networking, civic engagement and physical activity. It is clear that the City of Lakewood values outdoor

than four acres of open space, could provide for either active or passive public open space for the area. If public open space is programed within these natural features it could offer an incentive to walk north and south from the light rail station towards RMCAD, the commercial uses along West Colfax Avenue and the recently constructed Head Start preschool, south of Dry Gulch.



North Dry Gulch Detention Basin

The current intention behind the Dry Gulch and North Dry Gulch systems is to convey and detain water during a peak storm to avoid flooding. While LEED-ND standards for stormwater management go beyond conveyance and detention to address retention of rainwater (through infiltration, evapotranspiration, capture and/or reuse), currently this strategy can not be achieved due to Colorado water rights law. However, efforts should still be made to restore and enhance the ecological function of the detention basin and promote infiltration where appropriate.

spaces with seventeen parks and recreation facilities within a two mile radius of Lamar Station. Directly within the Arts District, Dry Gulch and North Dry Gulch have the opportunity to become more than just a detention basin and a stormwater conveyance system. Given their strategic locations, they could serve as a multipurpose neighborhood amenities. In particular, the North Dry Gulch basin sits adjacent to the spine of the Arts District facing Lamar Street, and with more

Dry Gulch and North Dry Gulch Improvements

Lakewood Recommendations:

1. Establish a policy to provide civic, public and recreational space per LEED-ND standards as part of Dry Gulch and North Dry Gulch improvements.
2. Make ecological functions a key criteria for future improvements to Dry Gulch and North Dry Gulch.



Existing conditions at North Dry Gulch

LEED-ND STANDARDS FOR QUALIFYING CIVIC AND RECREATIONAL FACILITIES

CIVIC AND PUBLIC SPACES

- Must be 1/6 acre in size (minimum)
- Within 1/4 mile walk of 90% of planned and existing dwelling units and non-residential building entrances
- Spaces less than 1 acre must have a proportion no narrower than 1 unit of width to 4 units of length
- Active or passive use

RECREATIONAL FACILITIES

- Within a 1/2 mile walk of 90% of new and existing dwelling units and non-residential building entrances
- Publicly accessible outdoor facility at least 1 acre in size
- Publicly accessible indoor facility at least 25,000 sf. in size.
- Outdoor recreation facilities must consist of physical improvements- such as a "tot lot," sports fields, or other active use

Flexibility in Applying Codes and Standards

Zoning in the Arts District

The LEED-ND rating system rewards neighborhoods with a cluster of diverse land uses in accessible neighborhoods. These diverse uses encourage daily walking, biking and transit use which reduce vehicle miles traveled and overall automobile dependence. Ideally the Arts District will provide live/work opportunities for artists and artisans who need flexibility when converting the eclectic mix of existing buildings in the area to suit their particular needs. To facilitate adaptive reuse and the introduction of live/work arrangements into existing commercial and manufacturing structures, we recommend flexibility when applying the zoning ordinance to arts and artisan uses. This flexibility would also allow for existing residents of the district to participate in this

neighborhood transition by developing their own home-based businesses as the area becomes more mixed-use in character.



A&E Fine Woodwork- existing warehouse planned for adaptive reuse for artist studios

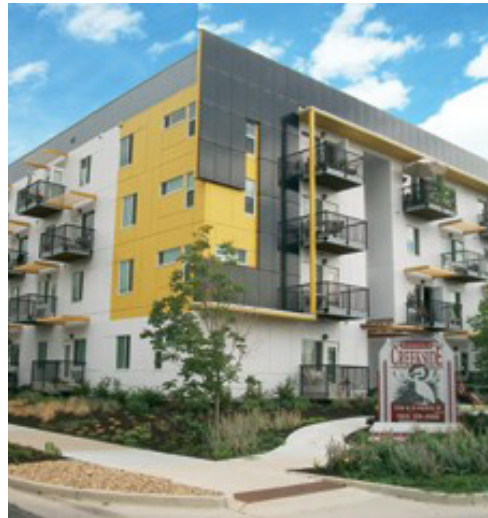
Lakewood Recommendations:

1. Updates to the zoning ordinance should include:
 - Standards for mixed-use and live/work activities that explicitly allow artist and artisan uses while imposing limits on undesirable neighborhood impacts, such as noise and noxious odors.
 - Minimal on-site parking requirements when a change in use or occupancy occurs.
 - Provisions that allow commercial sales and events.

Building Energy and Water Efficiency

Green Building

The Green Infrastructure and Building (GIB) credit category of LEED-ND is the second largest category in terms of points. This category focuses on reducing the environmental consequences of the construction and operation of buildings and



Metro West Senior Housing-Residence at Creekside

infrastructure. Building energy and water efficiency are essential elements for reducing building related pollution and green house gas emissions. These

two elements, in addition to construction activity pollution prevention, are the baseline or prerequisites for the GIB credit category. The first prerequisite of this category is to certify one building within the assessment area under any LEED rating system. This requirement was met by the Metro West project, the Residence at Creekside (LEED Platinum) senior housing project on Pierce Street. The new Metro West housing development across from Lamar Station is projected to achieve anywhere between Silver and Gold certification under LEED-ND with a commitment to 18% improvement (or more) over IECC 2009 standards for building energy efficiency. Additionally, the City of Lakewood has also adopted IECC 2009 standards for residential buildings. Based on these precedents, and in order to accomplish the desired long-term sustainability for the neighborhood, Global Green recommends the City adopt a policy to encourage energy efficiency in commercial buildings and water savings in all future projects.

Lakewood Recommendations:

1. Establish a reach commercial energy code of 10% better than ASHRAE 90.1-2007.
2. Require indoor plumbing fixtures meet WaterSense performance requirements for applicable installations during the next code adoption process to be applied city wide.

Neighborhood Broker

Economic Development Liaison

Global Green sees new development, renovations, and adaptive reuse as the lynchpin for implementing the policy and infrastructure recommendations discussed earlier. Various stakeholders indicated that there is a need to analyze the economics of the area on a parcel by parcel basis to provide an understanding of what development potential exists and to avoid surprises that may deter

development. The Economic Development and Sustainability Division (EDD) has the opportunity to market the vision of the Arts District to the real estate and development community. By initiating an inventory of existing properties, the EDD can function as the liaison between entities that are working to realize the vision of an Arts District, such as the Business Improvement District (BID), and the development community - creating momentum towards neighborhood transition. Another advantage of having EDD intimately involved in the economic inventory of properties suited for artists and artisans is that it will inform how the new zoning will affect the financing of future development to ensure that future buyers and renters will not be priced out of the area. This delicate balance between development opportunity, housing affordability, and mixed income/mixed-use neighborhoods is a key component of LEED-ND. It requires the active involvement of an entity like the EDD working closely to inform the other departments such as Planning and Public Works to create the appropriate development climate for the existing and intended residents.



Property for sale on Lamar Street



Vacant and for sale property within 40 West

Lakewood Recommendations

1. Create an inventory of existing properties suitable for artisan/arts use; market that inventory to arts and creative communities.
2. Create an inventory of properties that have good redevelopment potential; market that inventory via real estate brokers and key Denver-area developers.

Sustainability Assessment

Checklist

The Project Assessment Checklist below is an annotated LEED-ND checklist created by Global Green. It is a key component of the tool used to document and compare the assessment area against the LEED-ND prerequisites and credits. Each credit within the three credit categories (Smart Location & Linkage, Neighborhood Pattern & Design, and Green Infrastructure & Building) is marked as “achieved,” “not achieved,” “unknown,” or “not applicable” under baseline conditions. Additional analysis has been done based on local planning policy, regulatory support, technical feasibility, market support and stakeholder input. The preliminary checklist analysis was edited and augmented during our site visit, stakeholder meetings, and the community workshop. This information was then translated into an overall assessment of sustainable neighborhood performance.

LEED for Neighborhood Development: Project Assessment Checklist LAKEWOOD, COLORADO																					
Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Input																
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✗	■	■	■	■	C 13 Local Food Production 1																
✗	■	■	■	■	C 14 Tree-Lined and Shaded Streets 2																
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Sustainability Assessment

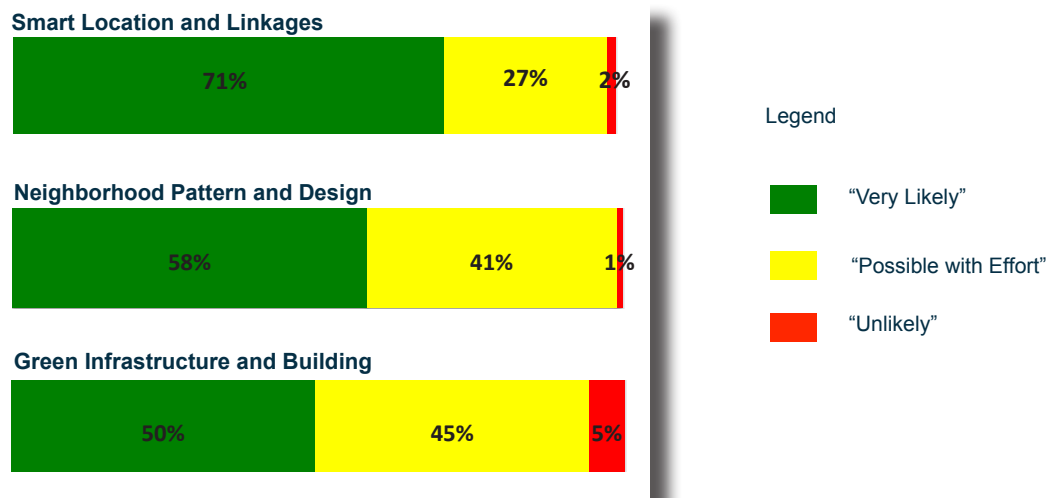
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✓	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 1 Certified Green Buildings	5														
X	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 2 Building Energy Efficiency	2														
X	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 3 Building Water Efficiency	1														
?	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 4 Water-Efficient Landscaping	1														
✓	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 5 Existing Building Use	1														
✓	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 6 Historic Resource Preservation and Adaptive Reuse	1														
-	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 7 Minimized Site Disturbance in Design and Construction	1														
X	■ (Green)	■ (Red)	■ (Green)	■ (Green)	■ (Green)	C 8 Stormwater Management	4														
X	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 9 Heat Island Reduction	1														
-	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 10 Solar Orientation	1														
X	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 11 On-Site Renewable Energy Sources	3														
-	■ (Green)	■ (Red)	■ (Green)	■ (Green)	■ (Green)	C 12 District Heating and Cooling	2														
X	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 13 Infrastructure Energy Efficiency	1														
X	■ (Green)	■ (Green)	■ (Red)	■ (Green)	■ (Green)	C 14 Wastewater Management	2														
X	■ (Green)	■ (Green)	■ (Red)	■ (Green)	■ (Green)	C 15 Recycled Content in Infrastructure	1														
?	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 16 Solid Waste Management Infrastructure	1														
?	■ (Green)	■ (Green)	■ (Green)	■ (Green)	■ (Green)	C 17 Light Pollution Reduction	1														
Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points																					
Lakewood, Colorado			3		3/30/2012																

Sustainability Assessment

Summary

Based on in-field assessment, planning document review, various stakeholder meetings, and the community workshop, the Global Green Team estimated which LEED-ND credits were “Very Likely,” “Possible with Effort,” or “Unlikely” to be achieved, considering existing conditions, technical feasibility, policy readiness, financial burden, and applicability to neighborhood conditions. The bar graph summary identified the overall level of sustainable neighborhood performance for the Arts District. In all three of the LEED-ND credit categories the majority of the credits fall into the “Very Likely” category, which affirms the team’s perception that the area has many already existing attributes of sustainability. Of the remaining credits, nearly all fall in the “Possible with Effort” category, which shows the large potential for improving the neighborhood’s level of sustainability specifically by perusing the high-priority recommendations described in this report.



The summary table below shows these percentages extrapolated into numeric values. While these number values do not correlate exactly to specific LEED-ND credits or points, they provide a broad estimate of the neighborhood’s potential level of future achievement. It should be noted that this is a rough measure of performance, and not an exact representation of the project’s level of certification if it was to pursue full certification under the rating system.

Point Requirements for LEED-ND Certification

Certified:	40-49
Silver:	50-59
Gold:	60-79
Platinum:	80+

Lakewood, Colorado

40 West Arts District

LEED for Neighborhood Development

	Total	Very Likely	Possible
Smart Location and Linkage	27	19	6
Neighborhood Pattern and Design	44	26	18
Green Building and Infrastructure	29	14	12
Total	100	59	36



Lakewood Site Visit Schedule			
	Wednesday, Feb. 29th	Thursday, March 1st	Friday, March 2nd
8:00 AM	Travel Time	TA Team Coordination Breakfast (hotel)	Check Out/Debrief Breakfast (hotel)
9:00 AM			
10:00 AM		Meeting: Planning Director- Travis Parker 480 S. Allison Pkwy (10:00am)	Meeting: BID Dir. Bill Marino 7125 West Colfax Ave. (10:00am)
11:00 AM		Meeting: Public Works Dir., Dept. City Manager/ED Dir. 480 S. Allison Pkwy (11:15am)	Meeting: RTD Sustainability Coordinator-Susan Johnson 480 S. Allison Pkwy (11:10am)
12:00 PM			Depart for Airport
1:00 PM	Arrival/Check In (Candlewood Suites)	Meeting: Metro West Housing-Ryan McCaw 1710 Pierce Street, Lakewood, CO 80214 (12:30pm)	Finalize Assessment/ Working Lunch (airport)
2:00 PM		Lunch/Tour of Surrounding Neighborhoods (Driving)	
3:00 PM	Meet Holly/Site Tour & Assessment of Arts District 1300 Lamar St. (3:00pm)	Revise Initial Assessment/ Workshop Content Prep (Lakewood Cultural Center Conference Room-470 S. Allison Pkx)	Travel Time
4:00 PM			
5:00 PM			
6:00 PM	Dinner (TBD)	Workshop Setup	
7:00 PM		40 West Arts District Workshop (Lakewood Cultural Center Community Room-470 S. Allison Pkwy)	
8:00 PM	Prepare for Day Two (hotel)		
9:00 PM		Dinner (TBD)	

Global Green USA

5/24/2012

Global Green USA

Agenda

Community Workshop: Sustainability in the 40 West Art District
Lakewood Cultural Center, Community Room

March 1, 2012

6:30 p.m. - 8:30 p.m.

6:30- 6:45 p.m. Introductions/Meeting Overview
Mayor Murphy
City Staff
Community Members
T.A. Team

6:45-7:30 p.m. Presentation/Findings
LEED-ND for Neighborhood Planning
40 West through the LEED-ND Lens
Opportunity Areas

7:30-8:15 p.m. Group Discussion
Community Priority Setting
Implementation Strategy Discussion

8:15-8:30 p.m. Next Steps
Final Assessment
Recommendations

AGENDA

- 6:30-6:45 - INTRODUCTIONS + MEETING OVERVIEW
- 6:45-7:30 - PRESENTATION + FINDINGS
- 7:30-8:15 - GROUP DISCUSSION
- 8:15-8:30 - NEXT STEPS

DEVELOPMENT FOR CREATIVE IND.

- GATHERING PLACE
- NEIGHBORHOOD SERVICES HEALTH CARE IN AREA
- BOOK KEEPER
- SMALL REC. CENTER
- AFFORDABLE HOUSING
- VACANT SPACES

REPORT-OUT

- SAFE PEDESTRIAN ACCESS:**
 - NO N/S CONNECTIVITY
 - STANDARD FOR IN-SITU SIDEWALK REPAIR
 - ACCELERATE COMPREHENSIVE SIDEWALK
 - N/S PRIORITY TO COLFAX ON LAMAR & KENDEL
 - PRIORITY COLFAX E/W
 - CROSSING COLFAX - MEDIAN

RMCAD CONNECTION

- CONNECTION FROM ~~EAT~~ ALBERTSONS TO CAMPUS
- USE GRADE A TO RMCAD ADV. (ARCHITECTURE)
- EASEMENTS → FIND OUT MORE
- DUE DILEGENCE ON ALBERTSONS KEEP? OR REBUILD
- LARGE PUBLIC GALLERY
- ALBERTSON → EFFICIENT USE OF FACILITIES

IMPROVE ALONG ART WALK

INCORPORATE HISTORY OF AREA

ADA ACCESSIBILITY?

GREEN COMM INFRASTRUCTURE

- RENATURALIZE GULCH → w/ RMCA L. ARCH
- SOLAR GARDENS → REBATES? GREEN ROOFS
- E.E. AUDIT → EXISTING RESOURCE
- COMMUNITY FORUMS → WHITE PAPER?
- RECYCLE PROGRAM w/ RMCAD & OTHER COMM GROUP (RAISE ST. AUD)
- LIGHT & NOISE POLLUTION
- RED RISK = EXISTING E.E. AUDITS & CONNECTING OWNERS w/ CONTRACTORS

Sustainable Neighborhood Assessment Team

Global Green USA

Walker Wells
Ted Bardacke
Hagu Solomon
Julie Castro

Raimi + Associates

Aaron Welch

US Green Building Council

Jeffrey Lovshin

Green
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