

CITY OF LAKEWOOD 2013 THREE-MILE PLAN

SECTION 1: INTRODUCTION

This document constitutes the City of Lakewood's Three-Mile Plan for the unincorporated area three miles in width around the City's perimeter, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.). The City of Lakewood's Three-Mile Plan consists of an introduction and description of the Three-Mile Plan, a compilation of independent and applicable land use plans, an explanation of how the plan addresses state requirements and an annexation area map.

SECTION 2: LAND USE PLANS

The City of Lakewood's Three-Mile Plan consists of the following:

- The **North Plains Area Plan**, formally known as the North Plains Community Plan, was updated and adopted by the Jefferson County Planning Commission on November 16, 2011, is pertinent to that portion of unincorporated Jefferson County located north of I-70 and north of Highway 58.
- The **Central Plains Area Plan**, formally known as the *Central Plains Community Plan*, was updated and adopted by the Jefferson County Planning Commission on September 14, 2011. The former *C-470 Corridor Plan* was dissolved and the land within the boundaries of that plan was incorporated into either the *South Plains Area Plan* or the *Central Plains Area Plan*. This plan is pertinent to that portion of unincorporated Jefferson County located west of Lakewood and east of Golden, surrounding Interstate 70 and West Colfax Avenue.
- The **South Plains Area Plan**, formally known as the *South Jefferson County Community Plan*, was updated and adopted by the Jefferson County Planning Commission on August 10, 2011. The former *C-470 Corridor Plan* was dissolved and the land within the boundaries of that plan was incorporated into either the *South Plains Area Plan* or the *Central Plains Area Plan*. This plan is pertinent to that portion of unincorporated Jefferson County located east of the Dakota Hogback and south of U.S. Highway 285.
- The **Central Mountains Community Plan**, update is underway and the new plan, Central Mountains Area Plan, is anticipated to be adopted in November of this year. It is pertinent to that portion of unincorporated Jefferson County located generally west of the incorporated limits of Lakewood, Morrison and Golden, between Bear Creek (Colorado Highway 74) and Clear Creek (U.S. Highway 6).

- The ***Indian Hills Area Plan*** was adopted on July 24, 2013 and replaced the *Indian Hills Community Plan*. It is pertinent to that portion of unincorporated Jefferson County located west of the Town of Morrison and north of U.S. Highway 285.
- The ***Conifer/285 Corridor Area Community Plan, Part I and Part II***, was adopted by the Jefferson County Planning Commission on September 3, 2003. It is pertinent to that portion of unincorporated Jefferson County located south of Highway 285 and west of the *South Plains Area Plan*.
- The ***Jefferson County Comprehensive Master Plan***, formally known as the *Jefferson County General Land Use Plan*, was adopted on January 27, 2010 and is pertinent to all sections of unincorporated Jefferson County that are not covered by a more geographically specific plan.
- The ***City of Lakewood Comprehensive Plan***. The *Comprehensive Plan* was adopted by the Lakewood Planning Commission and approved by the Lakewood City Council in February 2003. This plan is in the beginning stages of being updated. This update is anticipated to be completed and ready for adoption in early 2015.

The Comprehensive Plan includes all corridor, neighborhood, and area plans that have been adopted as amendments to the *City of Lakewood Comprehensive Plan*. The Public Arts Master Plan was adopted on July 8, 2013. Any future amendments to the Comprehensive Plan adopted by the City will also be incorporated into the Three-Mile Plan.

All plans listed in Section 2 of the Three-Mile Plan are available in the City Clerk's Office for public access and review. Copies of the City's plans are also available online at the City's website, www.lakewood.org; Jefferson County's plans are available on the County's website, www.co.jefferson.co.us.

SECTION 3: DESCRIPTIONS, CLARIFICATIONS, AND ELABORATIONS

The City of Lakewood's Three-Mile Plan addresses all unincorporated lands within three miles of the corporate limits of the City of Lakewood, and excludes all incorporated lands in the City and County of Denver, the City of Edgewater, the Town of Lakeside, the Town of Mountain View, the Town of Bow Mar, the City of Wheat Ridge, the City of Arvada, the City of Golden, the Town of Morrison, the City of Littleton, the City of Sheridan and the City of Englewood.

The Three-Mile Plan applies only to those unincorporated areas located primarily to the south, west, northwest and north of Lakewood, which are further discussed below. (Refer to the attached map for a graphical depiction of the affected unincorporated areas.)

For the south area of Lakewood, the *City of Lakewood Comprehensive Plan* shall be considered the primary document to be considered when reviewing land uses associated with proposed annexations. The *South Plains Area Plan* and the *Conifer/285 Corridor Area Community Plan* may provide secondary annexation guidance.

The Joint Rooney Valley Master Plan applies to properties within the Rooney Valley area west of the City. The area is further governed by the Intergovernmental Agreement between the Town of Morrison and City of Lakewood, which was executed in 2000. The unincorporated areas in the Rooney Valley along C-470 are also covered by the intergovernmental agreement with the Town of Morrison, the *Joint Rooney Valley Master Plan*, and the *Joint Rooney Valley Development Standards*.

For the areas west of Lakewood between Highway 285 and West 6th Avenue, the *City of Lakewood Comprehensive Plan* shall be the primary document to be considered when reviewing land uses associated with proposed annexations. The *Central Mountains Community Plan*, the *Central Plains Area Plan*, the *Indian Hills Community Plan*, and the *Jefferson County Comprehensive Master Plan* may also provide secondary annexation guidance. The areas between Golden and Lakewood are further restricted as a result of the Intergovernmental Agreement between the two cities executed in 1997.

For the areas northwest and north of Lakewood, north of West 6th Avenue, the *City of Lakewood Comprehensive Plan* shall be the primary document to be considered when reviewing land uses associated with proposed annexations. The *Central Plains Area Plan*, the *North Plains Area Plan*, and the *Jefferson County Comprehensive Master Plan* may also provide secondary annexation guidance. The areas between Golden and Lakewood are further restricted as a result of the Intergovernmental Agreement between the two cities executed in 1997.

For all other unincorporated enclaves within the corporate boundaries of the City of Lakewood, the *City of Lakewood Comprehensive Plan* shall be the only document to provide guidance when reviewing land uses associated with proposed annexations.

In all cases where a greater need or desire may arise for waterways, subways, bridges, or other components of this Three-Mile Plan, the plan will be appropriately amended to respond to these demands.

A. South Area (South of U.S. Highway 285 and south of West Jewell Avenue)

The elements of the Lakewood Three-Mile Plan for the South Area are set forth as follows:

For all elements, refer to the *Lakewood Comprehensive Plan* as the primary document and the *South Plains Area Plan* and the *Conifer/285 Corridor Area Community Plan* for secondary guidance.

Streets: Improvements by Jefferson County to Quincy from Kipling to Wadsworth are planned. In addition, Jefferson County updated their *Major Thoroughfare Plan* and *Jefferson County Bicycle Plan*.

Subways: No subways exist or are planned for this area.

Bridges: The Bear Creek bridge at Wadsworth Boulevard just south of Yale Avenue was completed in 2013.

- Waterways: The Drainage Master Plan for Marston Lake is being updated.
- Waterfronts: Lake waterfronts are addressed within the appropriate land use sections of the Three-Mile Plan component plans.
- Parkways, playgrounds, squares, and parks and open space: Refer to the applicable area plans.
- Aviation fields: At present, no aviation fields are known to exist or are planned within the South Area of this plan. If and when a need arises, this item will be reevaluated.
- Other public ways, grounds, and open spaces: Refer to the applicable area plans.
- Public Utilities: Refer to the Services Section of the *South Plains Area Plan*.
- Terminals for water, light, sanitation, transportation and power, provided by the municipality: Refer to the applicable area plans.
- Land Use: Refer to the applicable area plans.

B. West Area (Between U.S. Highway 285 and West 6th Avenue)

The elements of the City of Lakewood Three-Mile Plan for the West Area are set forth as follows:

For each element, refer to the Intergovernmental Agreement between Golden and Lakewood, the Intergovernmental Agreement between Morrison and Lakewood, the *City of Lakewood Comprehensive Plan*, the *Joint Rooney Valley Master Plan* and the *Joint Rooney Valley Development Standards* for primary guidance and the *Central Mountains Community Plan*, *Central Plains Area Plan* and the *Indian Hills Community Plan* for secondary guidance.

- Streets: The transportation section of the *Jefferson County Comprehensive Master Plan* offers supplementary material. In addition, Jefferson County updated their *Major Thoroughfare Plan* and *Jefferson County Bicycle Plan*.
- Subways: No subways currently exist or are planned for this area. The West Corridor light rail line opened on April 26, 2013.
- Bridges: Colorado Department of Transportation is scheduled to rebuild the Garrison Street bridge at West 6th Avenue.
- Waterways: The drainage and detention was improved at the Jefferson County Fairgrounds. The Sanderson Gulch Major Drainageway Plan and Flood Hazard Area Delineation is being updated.

Waterfronts: Lake waterfronts are addressed within the appropriate land use sections of the Three-Mile Plan component plans.

Parkways, playgrounds, squares, and parks and open space:
Refer to the applicable area plans.

Aviation fields: Refer to the applicable area plans.

Other public ways, grounds, and open spaces: Refer to the applicable area plans.

Public Utilities: Refer to the applicable area plans.

Terminals for water, light, sanitation, transportation and power, provided by the municipality:
Refer to the applicable area plans.

C. Northwest and North Area (North of West 6th Avenue)

The elements of the City of Lakewood Three-Mile Plan for the Northwest and North Areas are set forth as follows:

For each element, refer to the Intergovernmental Agreement between Golden and Lakewood, the *City of Lakewood Comprehensive Plan* for primary guidance and the *North Plains Area Plan* and the *Central Plains Area Plan* for secondary guidance.

Streets: Reconstruction of Wadsworth Boulevard from Colfax to West 10th Avenue is scheduled to begin 2013-2014. The transportation section of the *Jefferson County Comprehensive Master Plan* offers supplementary material. In addition, Jefferson County updated their *Major Thoroughfare Plan* and *Jefferson County Bicycle Plan*.

Subways: No subways currently exist or are planned for this area. The West Corridor light rail line opened on April 26, 2013.

Bridges: Colorado Department of Transportation is scheduled to rebuild the Garrison Street bridge at West 6th Avenue.

Waterways: The North Dry Gulch Outfall Systems Plan (OSP) update and the Dry Gulch Outfall Systems Plan (OSP) update are underway.

Waterfronts: Lake waterfronts are addressed within the appropriate land use sections of the Three-Mile Plan component plans.

Parkways, playgrounds, squares, and parks and open space:
Refer to the applicable area plans.

Aviation fields: Refer to the applicable area plans.

Other public ways, grounds, and open spaces: Refer to the applicable area plans.

Public Utilities: Refer to the applicable area plans.

Terminals for water, light, sanitation, transportation and power, provided by the municipality:

Refer to the applicable area plans.

D. City of Lakewood Enclaves (Areas surrounded entirely by the City)

The elements of the City of Lakewood Three-Mile Plan for the enclaves surrounded by the City are set forth as follows:

Streets: Refer to the transportation section of the *City of Lakewood Comprehensive Plan* for primary guidance.

Subways: No subways currently exist or are planned for these areas.

Bridges: No bridges are currently planned for these areas.

Waterways: No changes are proposed.

Waterfronts: Lake waterfronts are addressed within the appropriate land use sections of the Three-Mile Plan component plans.

Parkways, playgrounds, squares, and parks and open space:
Refer to the *Lakewood Comprehensive Plan* for primary guidance.

Aviation fields: No aviation field or helicopter pads currently exist or are planned within the enclave areas of this plan.

Other public ways, grounds, and open spaces:
Refer to the *City of Lakewood Comprehensive Plan* for primary guidance.

Public Utilities: Refer to the *City of Lakewood Comprehensive Plan* for primary guidance.

Terminals for water, light, sanitation, transportation and power, provided by the municipality:
Refer to the *City of Lakewood Comprehensive Plan* for guidance.

SECTION 4: 2013 THREE-MILE PLAN MAP

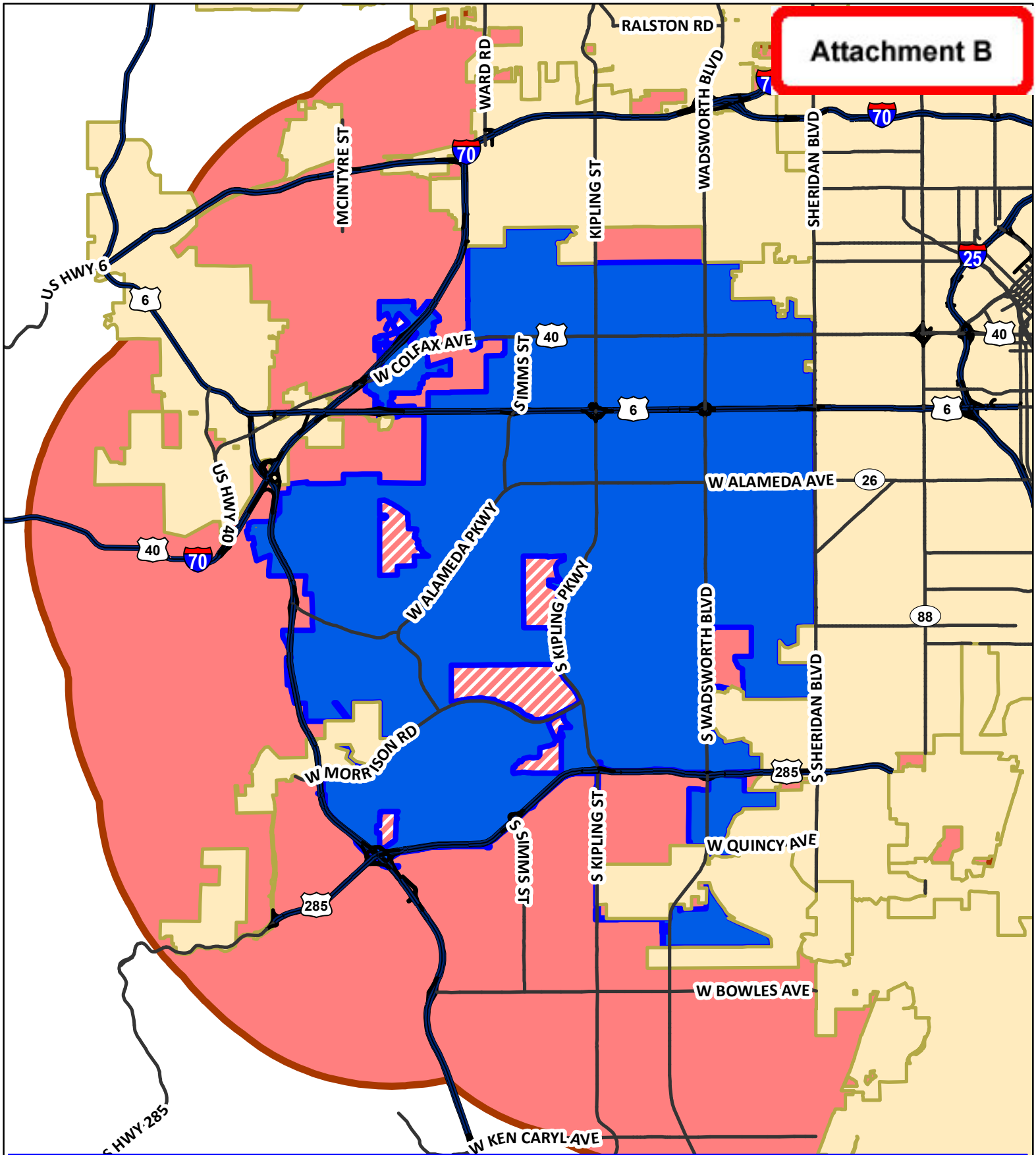
On September 9, 2013 the Lakewood City Council approved a request to annex a 122.3 acre enclave located at 6900 W. Lakeridge Rd. This map will be updated to include this area after the 30-day referendum period expires.

See Attachment B: 2013 Three-Mile Plan Map

SECTION 5: 2013 THREE-MILE PLAN – PLANNING AREAS MAP

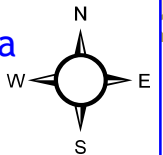
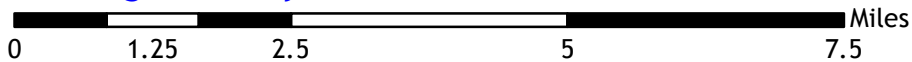
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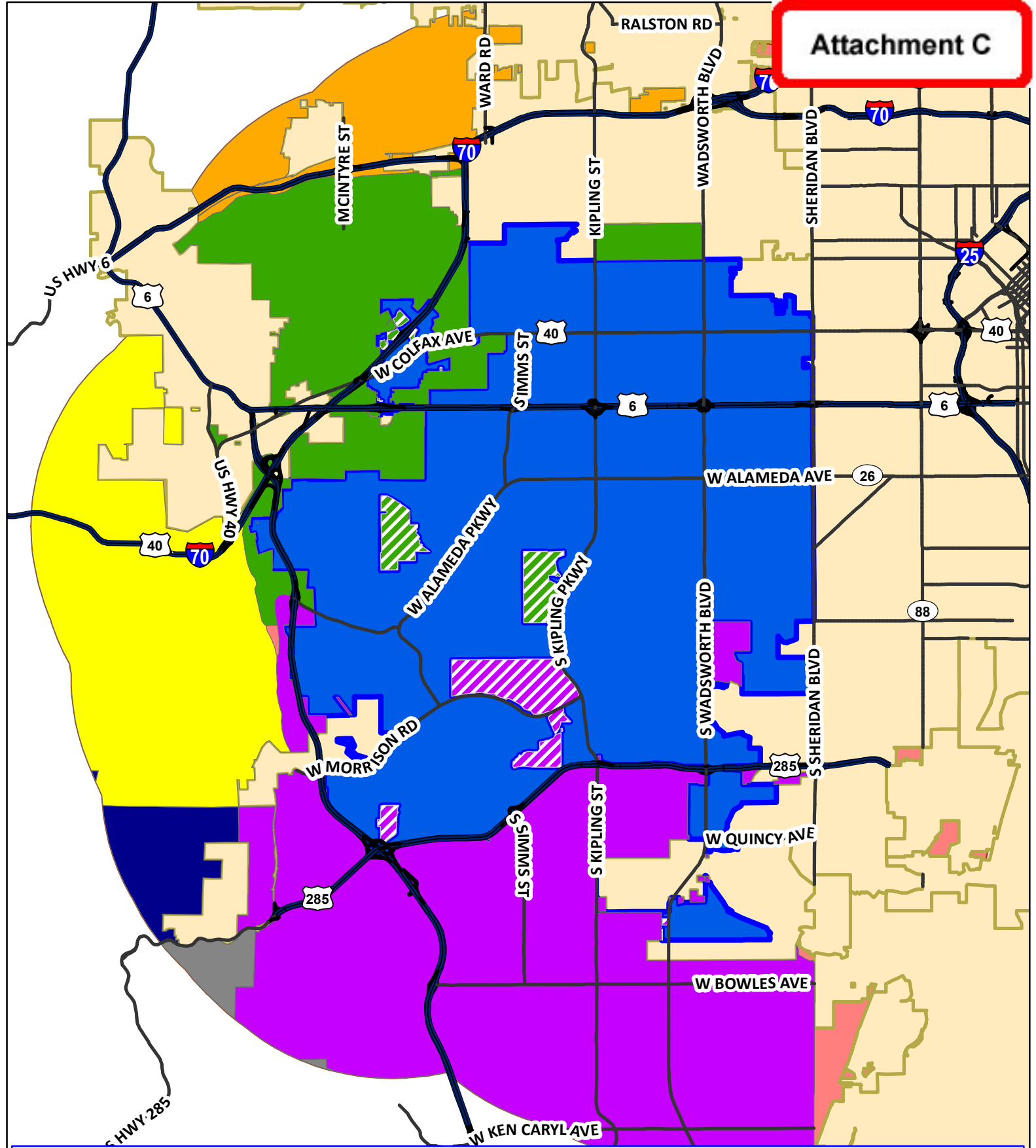
See Attachment C: 2013 Three-Mile Plan – Planning Areas Map



City of Lakewood - 2013 - Three Mile Plan

- City of Lakewood
- Three Mile Annexable Area
- Regional City Boundaries
- Annexable Enclaves





City of Lakewood - 2013 - Three-Mile Plan Planning Areas

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|---|--|---|--|
|  | City of Lakewood |  | Central Mountains Community Plan |
|  | Regional City Boundaries |  | Central Plains Area Plan |
|  | Three Mile Annexable Area Not in Jeffco Plan Areas |  | Conifer / 285 Corridor Area Community Plan |
|  | Indian Hills Area Plan |  | North Plains Area Plan |
|  | Annexable Enclaves |  | South Plains Area Plan |

