



**Office of the City Council  
Rebekah Stewart, Ward 3  
Roger Low, Ward 3**

**480 South Allison Parkway  
Lakewood, Colorado 80226-3127  
303-987-7040 Voice**

January 5, 2024

Tyler Sibley  
Principal, Kairoi Residential  
711 Navarro Street, Suite 400  
San Antonio, Texas 78205

Dear Mr. Sibley:

As Lakewood's two city councilors representing Belmar Park and the surrounding community, we write regarding the multi-family housing development you plan to build on 777 S. Yarrow, to the park's east. We understand that following over two years of engagement with the City of Lakewood, you are preparing to resubmit your applications for a new round of review.

While we are encouraged and appreciate that [you are now meeting](#) with residents via a set of mediated discussions, we are also concerned that some of our broader community's concerns have not been fully represented in this mediation. To do our best to ensure our constituents have a voice at this pivotal moment in the discussions over the future of this project, we would like to summarize below the most relevant feedback we have heard. In each of the five areas spelled out below, we ask you to make modifications to the final site plan to address widespread community concerns. We believe these modifications will both strengthen the final development, and demonstrate your commitment to be a good neighbor approaching our constituents in good faith.

- 1. Preserve as many trees on the proposed site as possible.** As you are aware, 17.6.5.8(A) of Lakewood's Zoning Ordinance states that development "shall be designed to minimize the disturbance to protected trees." We remain concerned about the number of trees on site at risk of removal. The Planning Department reports productive conversations about modifying the site plan to preserve additional trees. We appreciate your willingness to engage here. Many of our constituents are deeply concerned about the removal of so many mature trees adjacent to the park, and we share their concerns. Although these trees are on private land, they are an important part of the park's broader ecosystem. We are glad that a recently enacted ordinance ensures you will pay to replace any removed tree with many younger trees elsewhere in our ward. Nevertheless, we ask that you go to all possible lengths to modify the final plan to protect additional mature trees.
- 2. Revise final site plan and building design to mitigate impacts on birds and wildlife.** The community has voiced concern about how both tree removal and the planned structure will impact local wildlife, including and especially birds. Belmar Park

teams with [over 230 bird species](#), making it one of the most popular destinations for birders in the Denver metro region. Many species, including local favorites such as [great blue herons and double-crested cormorants](#), are [protected](#) under the U.S. Migratory Bird Act. Extensive [research documents](#) that buildings with glass and artificial light, [proximate to parks](#) and migratory bird routes, will increase bird deaths. We appreciate the steps you are exploring, as documented in the [readout](#) of the first mediated discussions, to mitigate wildlife impacts. That said, the community needs more specifics. To demonstrate your commitment to conservation and sustainability, we ask that you [reevaluate your building design to mitigate impacts on birds](#). We will gladly arrange for you to meet with local ornithological experts to help advise you in this regard.

- 3. Expand and naturally reinforce a buffer with Belmar Park.** Our constituents worry about how the project will affect the experience of the many thousands of Lakewood residents who cherish the park's [132 rolling acres](#) of natural grasslands and trees. We understand and embrace the potential benefits of apartment housing on that lot. We also believe the final project would benefit from a greater setback from the park, to shield park visitors from the building's impact. Before the site plan is finalized, we ask that you reevaluate how the building might be redesigned, and how additional trees and native vegetation might be inserted to create a more natural buffer between the project and the park. We ask you to also look at the feasibility of pushing the structure east, shrinking the overall footprint to preserve trees and increase park buffer, and redesigning the west facade to make the structure less obtrusive.
- 4. Address community concerns regarding parking.** Although we understand that your proposal meets Lakewood's parking zoning code, as you heard [in the mediated discussion](#), immediate neighbors are concerned that for a project of this size in this location, some residents and visitors will opt for street parking to avoid garage parking fees. Given limited parking in the nearby residential area, Kairoi should address these concerns by committing to reduced garage parking rates for residents and visitors. As the mediation continues, we ask you to assess the likely parking spillover impacts of this development, communicate how you will manage these impacts, and consider a range of creative solutions along these lines.
- 5. Set aside some units at below-market rent, to increase affordability.** Both of us, and many residents in our community, are also saddened that despite the addition of over 400 units through this development, Kairoi does not currently plan to offer any of these units at below market rates. We ask you to reserve a modest share of units for renters at below market-rates, so that renters at 80% or 60% of Area Median Income (AMI) can afford to live in this development, and enjoy the proximity to Belmar Park and all that Ward 3 has to offer.

Thank you for your partnership, and your careful consideration of the requests above.

Sincerely,

*Rebekah Stewart*

Rebekah Stewart  
Ward 3 City Councilor

*Roger Low*

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