

LEED-ND 101: Practical Strategies for Achieving Sustainability Goals

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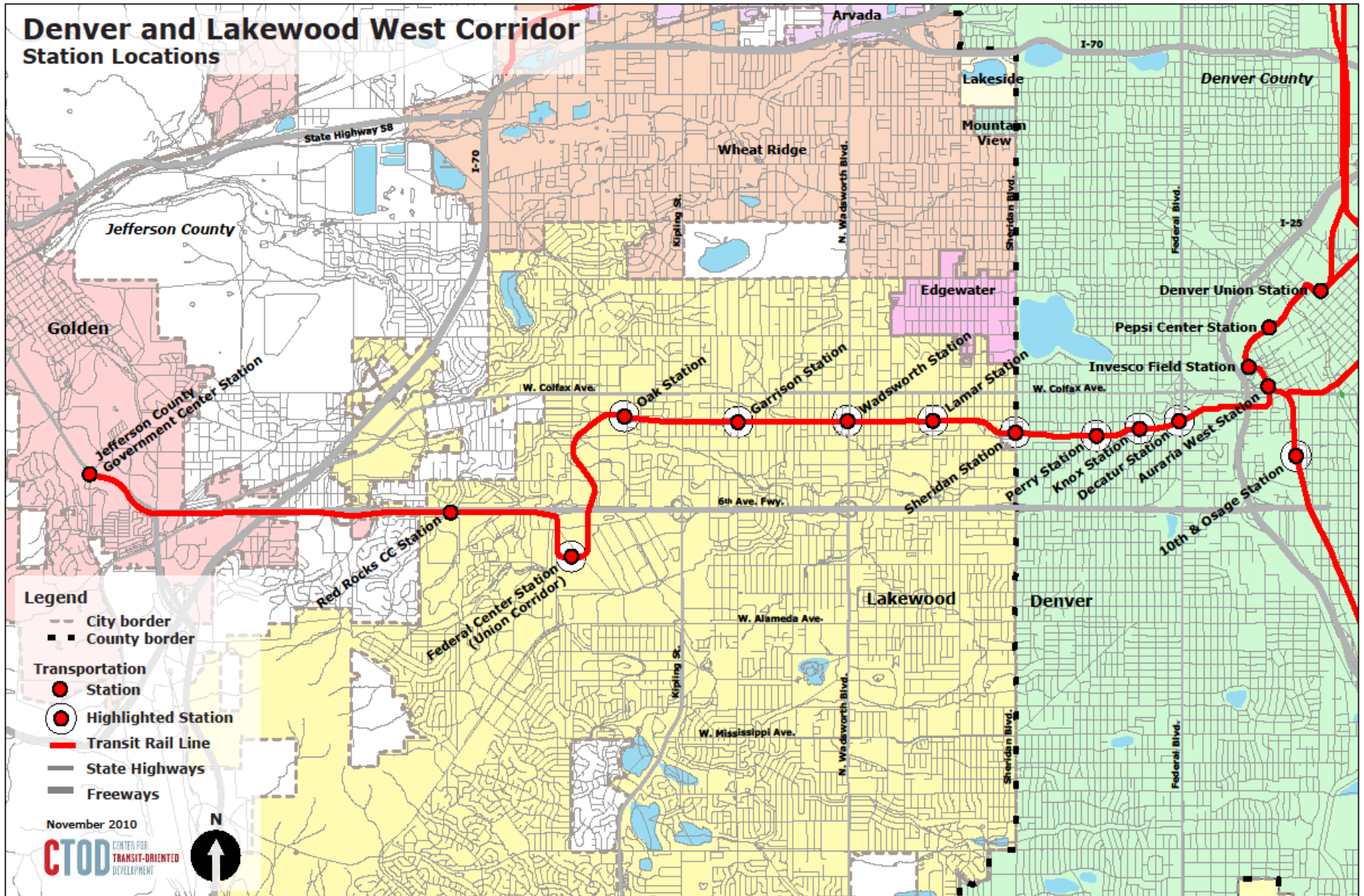
Lakewood Planning Director



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Metro Vision Idea Exchange – Oct 11, 2012

Denver and Lakewood West Corridor Station Locations



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West Corridor Stations

West Corridor Overview

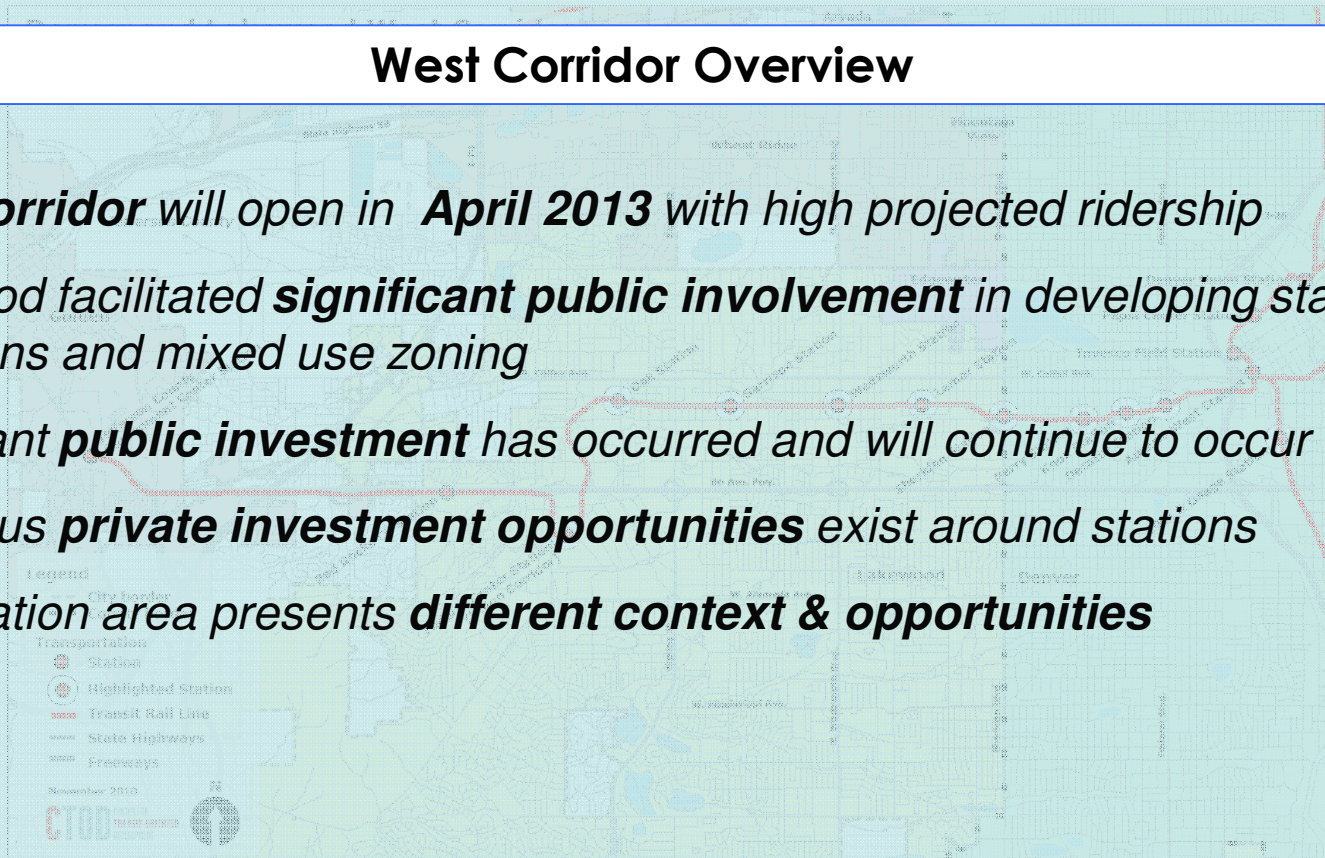
West Corridor will open in **April 2013** with high projected ridership

Lakewood facilitated **significant public involvement** in developing station area plans and mixed use zoning

Significant **public investment** has occurred and will continue to occur

Numerous **private investment opportunities** exist around stations

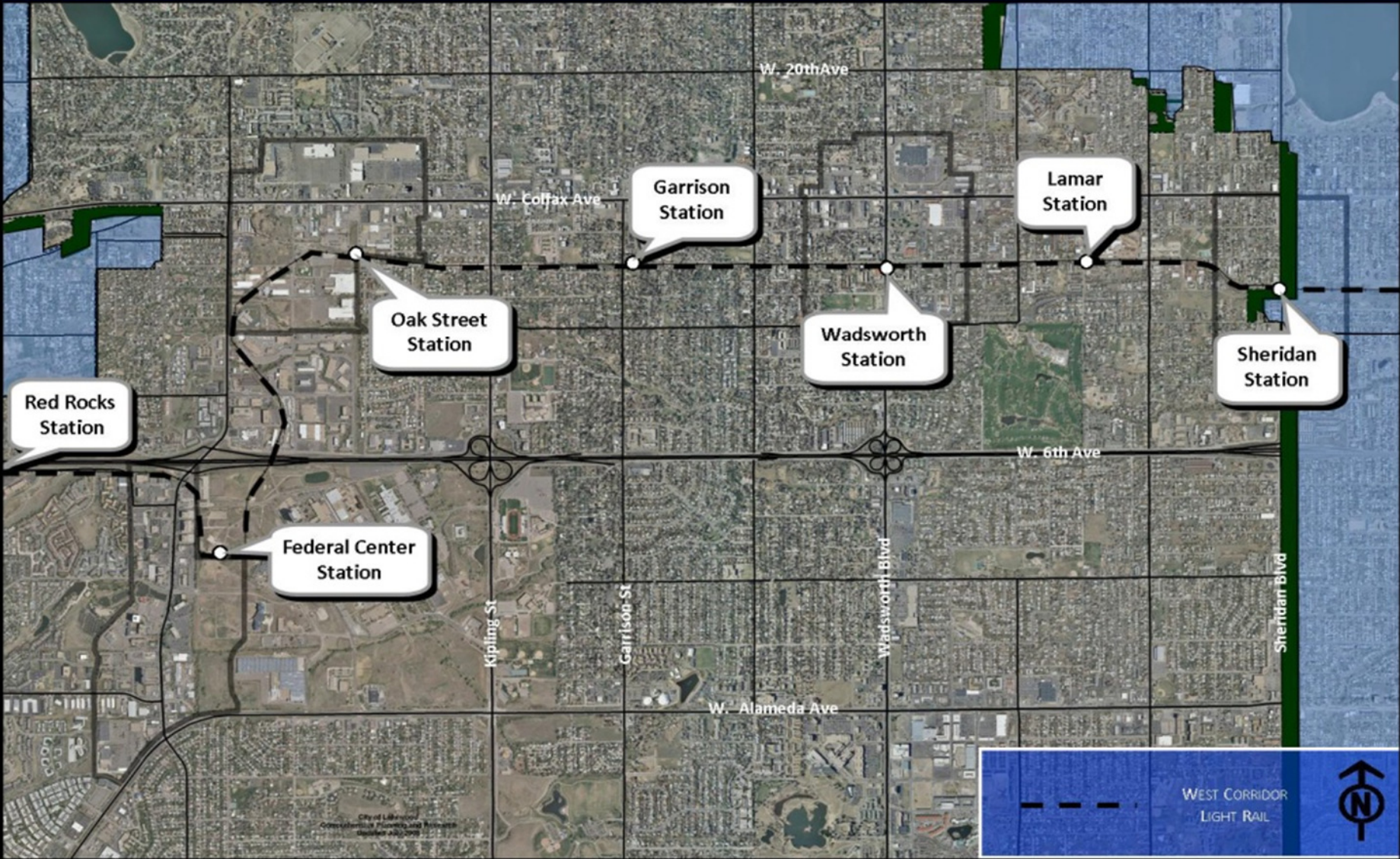
Each station area presents **different context & opportunities**



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West Corridor Opportunities

CITY OF LAKEWOOD WEST CORRIDOR LIGHT RAIL STATIONS



City of Lakewood
Comprehensive Planning and Research
November 2010

Sheridan Boulevard Station – Shared Opportunities

Shared station with Denver

Both cities have adopted **complementary** plans

RTD is designing a **800-space parking structure**

Commercial use along Sheridan to Colfax Avenue

Great connections to **parks**

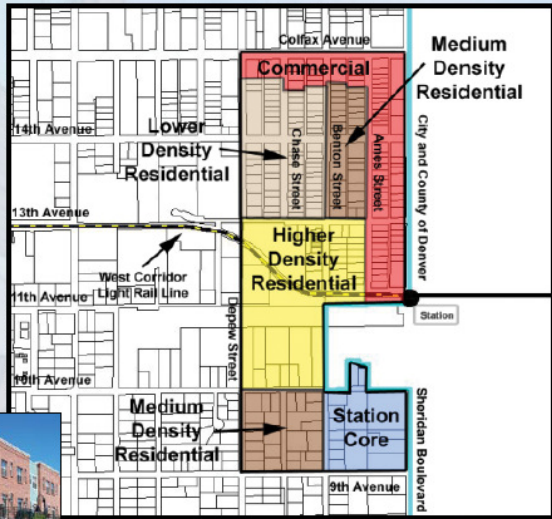
Great location for **small-scale** infill development

Transit Mixed Use **Zoned**



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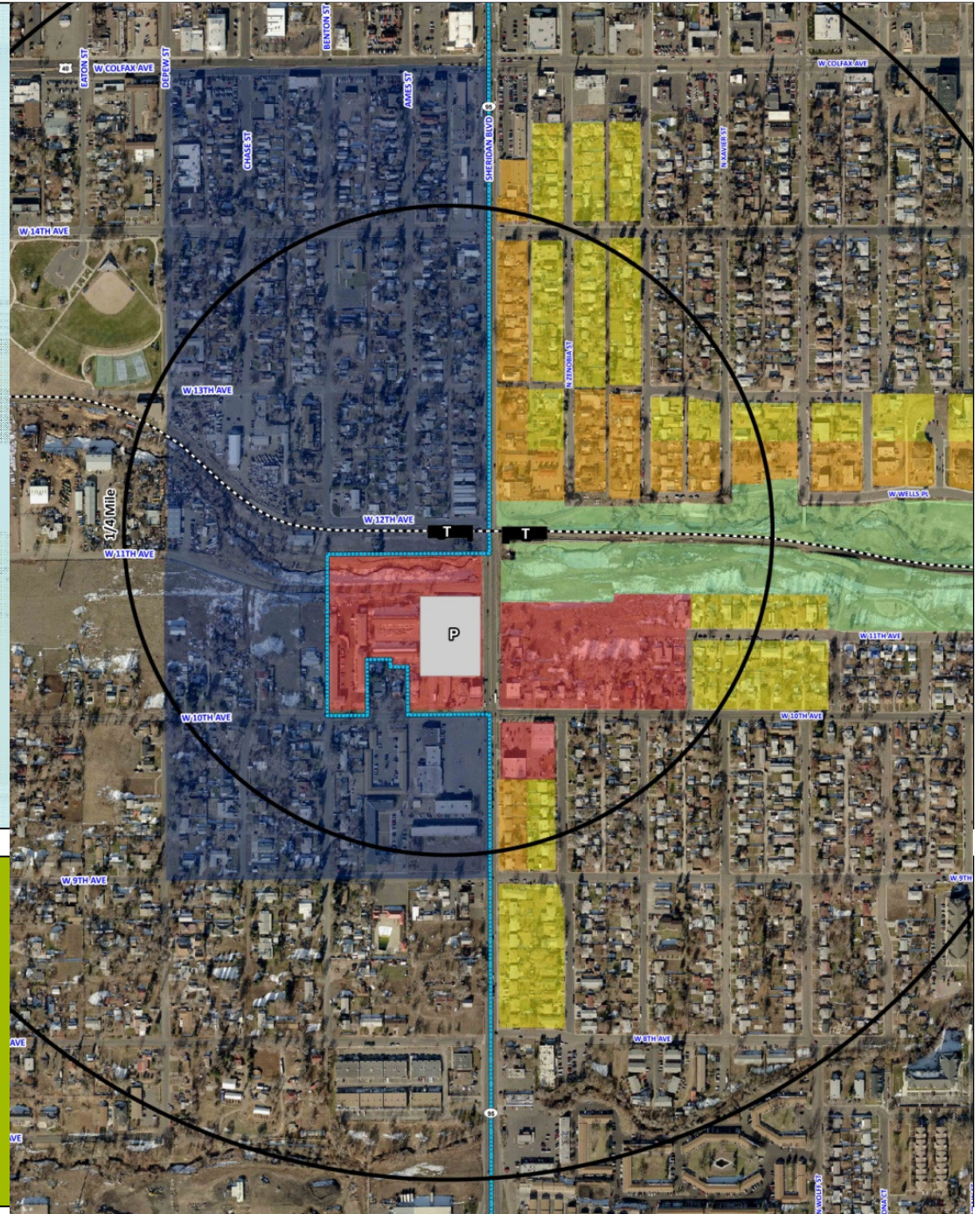


**Sheridan Boulevard Station Plan
Transit Mixed Use District
Sub-Areas**

Adopted - November 13, 2006



Note: These Station Plan maps and Transit Mixed-Use District maps in the Lakewood Zoning Ordinance may differ.



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Lamar Street Station – Gateway to the Arts District

Walk-up station with no parking facilities

Close to **Rocky Mountain College of Art and Design**

Underutilized buildings in the area are ideal for **art-related** uses

Several former industrial properties are **ready for redevelopment**

New multifamily **residential development** is being planned

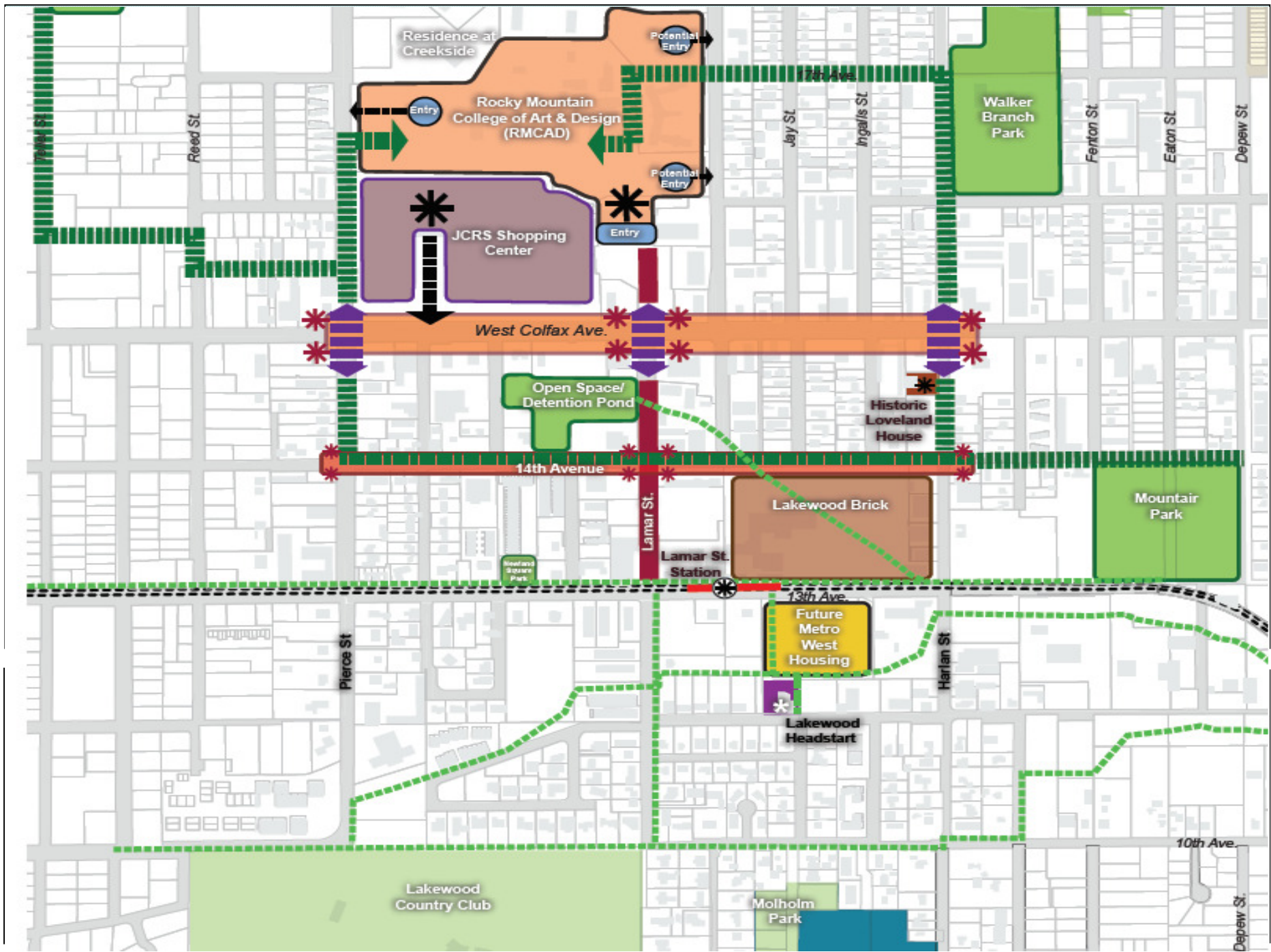
Adjacent to **Mountair Park**

A **sustainable communities** planning effort is currently underway



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West Corridor Stations



*A major transportation **crossroads***

*1,000-space parking garage with **dynamic pedestrian** plaza planned*

*Significant City **investment** in station platform and canopy upgrades*

*The station area is **zoned** for mixed-use development*

*New **retail projects** include Creekside and Colfax Central*

*Future improvements to Wadsworth Boulevard will **enhance access***

***Master Infrastructure Plan** completed*

Wadsworth Boulevard Station – A Mixed-Use Urban Center



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West Corridor Stations



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West Corridor Stations

Garrison Street Station – A Neighborhood Station

Walk-up station with no parking facilities

Stable single-family **neighborhoods** south of the station

Mixed-use opportunities between the station and Colfax Avenue

The Garrison Station development is the **catalyst** for the area

The station area plan calls for **moderate densities** north of 13th Avenue

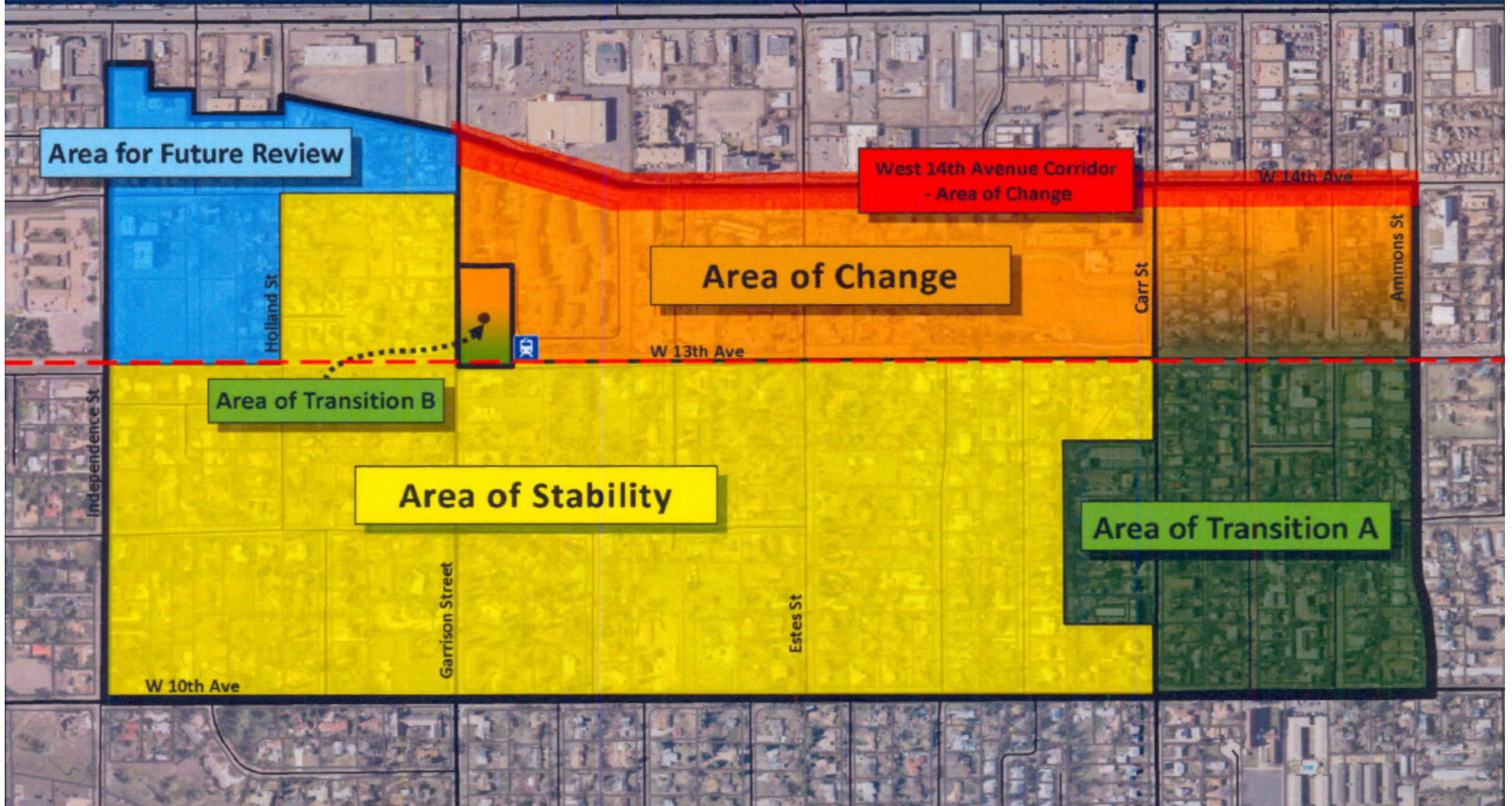
The Glens, one of Lakewood's **highest income** neighborhoods is nearby



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West Corridor Stations

Garrison Street Station Area Plan: Future Land Use



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West Corridor Stations

200-space parking lot located **north of the station platform**

Site of the future **Historic Transit Museum and Restoration Center**

City-funded station **platform upgrades** underway

Large **Terumo BCT** research and development facility

Several large parcels with **redevelopment opportunities** in the area

Master Infrastructure Plan completed

Oak Street Station – Historic Transit

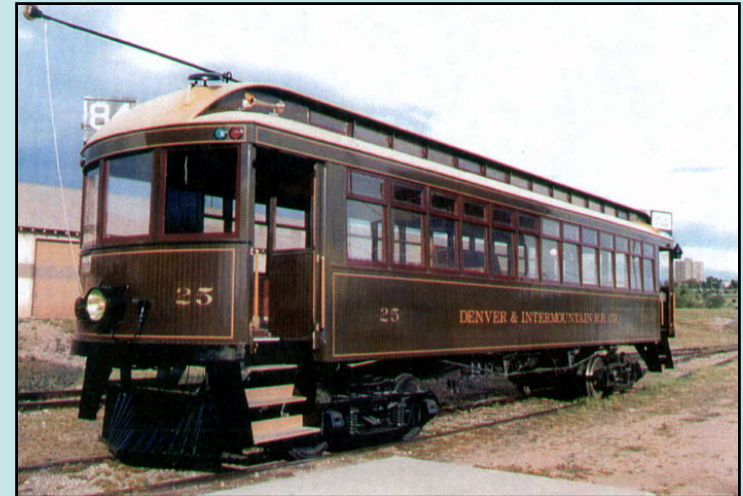


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West Corridor Stations



**100th Anniversary
Historic Car 25**



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West Corridor Stations

Federal Center/Union Boulevard Station – The Urban Village

Major employment center for the region

Regional access (West Corridor, 6th Ave, I-70)

New hospital and medical facilities under construction

RTD-designated Transit-Oriented Development Pilot Project

Signature light rail bridge over 6th Avenue

Zoned for high-density, high-rise mixed-use development



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West Corridor Stations

Federal Center Station:

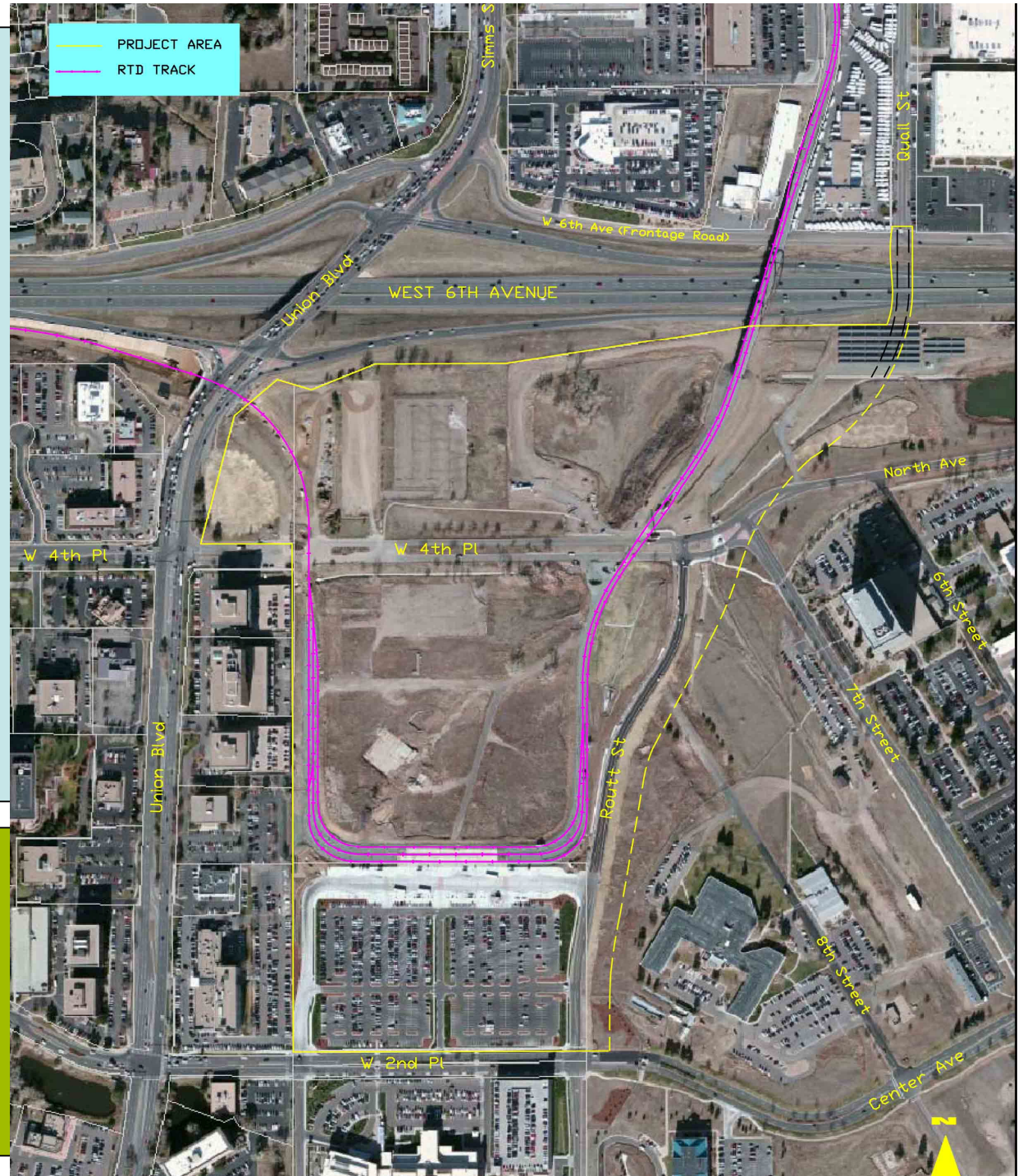
- 65 acres
- Public-Private partnership
- 5-8 million sf
- 2000+ residential units
- New 6th Ave bridge

Highlights:

- Shared parking structures
- 10% affordable housing
- Bike share & car share
- Urban design standards
- Energy efficient buildings
- District energy solution



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Goal of LEED-ND Platinum
Including requirements for:

- Walkable Streets
- Compact Development
- Mixed Income Community
- Reduced Parking
- Tree-lined Streets
- Building Energy Efficiency
- Building Water Efficiency
- On-site Renewable Energy



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LEED-ND at Federal Center

Simplified and tested standards to handle:

- Conservation
- Urban Design
- Compact Development
- Transportation Mode Split
- Reduced Parking Footprint
- Affordable Housing
- Access to Amenities
- Energy & Water Efficiency
- Renewable Energy
- Stormwater & Wastewater
- Low-Water Landscaping
- Recycled Content
- More...



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Advantages

- Pre-tested, nationally recognized standards
- Environmental
 - Public health
 - Reduced impacts
- Economic
 - Rent premiums of \$11/sf
 - 4.1% higher occupancy



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Caveats:

- Not a replacement for comprehensive planning
- Not suitable for entire city
 - STAR Community Index - ICLEI



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Strategies:

- Condition public assistance on LEED-ND certification
- Use components of LEED-ND to set standards
- Remove barriers to LEED-ND compliance
 - Allow mix of uses
 - Update setback requirements
 - Lower minimum parking requirements
 - Update landscaping requirements



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