NEIGHBORHOOD PLANNING AREA
PURPOSE OF THE PLAN

- Create a land use vision and framework for the future of the Union Neighborhood
- Develop design guidelines
  - Building, site design and land use
  - Pedestrian amenities
  - Safe pedestrian connectivity
PURPOSE OF THE PLAN

- Develop an overlay for the Union neighborhood area
  - Codify building design
  - Codify site design and land uses
  - Codify pedestrian amenities
TONIGHT’S MEETING

- Survey results from Meeting 4
- Vision for the Union neighborhood
- Vision and land uses for each planning area
- Design guidelines
- Mobility
TONIGHT’S MEETING – VISION STATEMENT

Union Neighborhood Vision Statement

In 20 years, the Union neighborhood is envisioned to be a diverse, thriving community that is walkable and safe. A variety of restaurants and retail make it a destination for residents and visitors alike. Thriving employment and services support those who live and work here. The area is easy to navigate and travel through. The natural beauty of ample landscaping and open space offers tranquility in this vibrant corridor.

The Union neighborhood will be:

- Safe, with amenities to improve walkability and protected alternative paths for walking and biking.
- Thriving, with amenities, businesses, services, and jobs that support its community and visitors.
- Attractive, with landscaping and design that enhances the area’s role as a community and destination.
- Diverse, with a variety of uses to create a thriving destination.
- Green, with ample open space and sustainable design.

SURVEY RESULTS

Question: The Vision Statement for the Union Neighborhood is accurately reflected:

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RECOMMENDATIONS

Include the Vision Statement as written in the Union Neighborhood Vision Plan.
TONIGHT’S MEETING – PLANNING AREAS

Survey Results Planning Area 1: Gateway

RECOMMENDED FUTURE CHARACTERISTICS & KEY FEATURES

1A. Should serve as a destination to the corridor with primary entertainment, retail/mixed-use and employment uses. It should also be a gateway to the corridor and an iconic area for Lakewood, with high visibility and access from 6th Avenue and the federal facilities.

1B. New development should incorporate public space elements like parks and plazas for people to enjoy the mild climate of Colorado and views of downtown Denver and the foothills.

1C. Provide safe and comfortable connections for pedestrians and bicyclists to the Federal Center. Light rail station should be a priority, as the area is being planned as a future I-25 interstate exit to be the station – allowing there are car-free walkable places to walk/take.

1D. Additional streets (public or private) should be provided to improve cars access to buildings and parking facilities, mitigate traffic on Union Boulevard, and provide sidewalks for pedestrian in accordance with the Connectivity Framework Map.

1E. Union Boulevard in this area should be designed to be pedestrian friendly while also accommodating high-automobile traffic due to the access to 6th Avenue - a regional autonomous connection.

SURVEY RESULTS
Questions: The future characteristics for Planning Area 1 are accurately reflected.

RECOMMENDATIONS
Incorporate the future characteristics in the vision plan with the recommended changes to land use permissions on both 1A Recommended Land Uses, Planning Area 1: Gateway.

1A Recommended Land Uses: Planning Area 1: Gateway

The following changes to land use permissions are recommended based on the survey results for Planning Area 1

PROHIBITED LAND USES IN PLANNING AREA 1

Recreational: Prohibited
- Automobile sales, gas stations, auto-body repair, accessory dwelling units, mobile home parks, manufacturing, outdoor storage

Attractions: These uses are not compatible with the recommended future characteristics for Planning Area 1. These uses should be removed from the future use map for retail, small and restaurants.

M-C-T ZONE DISTRICT
Mixed Use - Core - Transit
Recommendation: Increase adequate parking spaces to incorporate
- Additional change to land use permissions.

M-G-T ZONE DISTRICT
Mixed Use - General - Transit
Recommendation: Add the requirement to mandate a suit of use for new development adjacent to Union Blvd.

Rationale: This will support the area as a gateway destination.
TONIGHT’S MEETING – DESIGN PRINCIPLES

Survey Results: Key Principles for Design Guidelines

**Contextual**

- **C1** Buildings should respond to the identified characteristics for each Planning Area.
- **C2** Buildings should reflect the landscape, responding to and taking advantage of the unique topography in some locations of the plan area.
- **C3** Buildings should be respectful to neighboring properties, protecting views and providing transitions to the greatest extent possible.

**SURVEY RESULTS**

Question: The design principles for ‘contextual’ are accurately reflected:

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**Recommendations**

Incorporate the ‘contextual’ design guidelines in the vision plan.

**Expressive**

- **E1** Architectural styles should not prescribe to a singular style. Unique expression is encouraged.
- **E2** The forms of buildings should be varied to provide interest and human scale. This is especially important for large buildings and developments to break up the scale.
- **E3** Building facades should be expressive, yet balanced. Durable materials are encouraged in simplified, timeless configurations. A mixture of solid and transparent materials is encouraged.
- **E4** Building heights should be different along the corridor and within individual blocks, to prevent homogeneity.

**SURVEY RESULTS**

Question: The design principles for ‘expressive’ are accurately reflected:

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**Recommendations**

Incorporate the ‘expressive’ design guidelines in the vision plan.
TONIGHT’S MEETING - MOBILITY

Survey Results: Mobility & Accessibility

P1.1 Construct a 10-foot wide shared use path along Union Boulevard to safely accommodate bikes and pedestrians as funding permits.

P1.2 Create pedestrian and bicycle connections to walking and jogging paths, transit stations, and other destinations.

P1.3 Require the construction of pedestrian walkways in future development or redevelopment consistent with Connectivity Framework Map. These pedestrian walkways will create a network of interconnected safe and attractive walkways for pedestrians throughout the area.

RECOMMENDATIONS
Incorporate Mobility Policy #1 in the vision plan.

P2

MANAGE TRAFFIC FLOWS ON UNION BOULEVARD

P2.1 Support a shuttle system to connect the light rail station with various stops along the corridor and within the area.

P2.2 With redevelopment or new development, implement the recommendations contained in the Union Area Transportation Study to connect Cedar Drive with Routt Street and extend Routt Street across 6th Avenue to Quail Street (including pedestrian and bike facilities).

P2.3 Implement additional traffic mitigating recommendations contained in the Union Area Transportation Study as funding is available.

P2.4 Require new development or redevelopment participate in the West Corridor Transportation Management Association (TMA) to support alternative transportation solutions to mitigate traffic impacts.

RECOMMENDATIONS
Incorporate Mobility Policy #2 in the vision plan.
August 19 - City Council Study Session
September 25 - Planning Commission Public Hearing
October 28 - City Council Public Hearing
Develop and adopt Union neighborhood overlay
www.Lakewood.org/UnionVision