



RIVERPOINT  
PARTNERS

# BRICKYARD DEVELOPMENT

1325 Jay Street, Lakewood, Colorado

Riverpoint Partners, in partnership with Summit Brick Company, is exploring the development of 1325 Jay Street, an 11.5 acre site currently used by Summit Brick Company for heavy industrial manufacturing. The site is in Lakewood's Two Creeks neighborhood, borders the Lamar Street light rail station, and is zoned for Mixed Use Neighborhood Transit.

Given the scale of the Brickyard development, Riverpoint understands the influence it will have on the community. Riverpoint intends to spend the next two to three years learning more about the site, understanding the site's topographical and environmental challenges, and engaging neighborhood stakeholders to understand the needs of the area.

While Riverpoint is only at the beginning of this exploratory process, we want to share our broad vision for the site. The below commitments from Riverpoint, informed by preliminary conversations with the neighborhood, are elements we see as necessary for a successful project.



## Neighborhood Hub

Creating a neighborhood hub that emphasizes local retail, community gathering space, and the public realm.

## Transparency

Holding regular update meetings with neighborhood stakeholders, such as the Two Creeks Neighborhood Organization and the 40W Arts District.

## Streetscape

Adding connectivity and infrastructure that allows the site to serve as a gateway to West Colfax and the 40W Arts District from the Lamar Street Station.

## Appropriate Density

Maintaining appropriate residential density between approx. 750-850 units with thoughtful design standards and a mix of housing options, including for-sale product and attainable units.

## Firm Protections

Crafting design standards or covenants that protect a cohesive project vision, regardless of changes in ownership.

# COMMITMENT #1

"Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community" - Project for Public Spaces

Riverpoint commits to creating a neighborhood hub that emphasizes local retail, community gathering space, and the public realm.

We want to craft an authentic gathering place that fits into the fabric of Two Creeks and serves the needs of the neighborhood.

An impactful and active community space brings the development to life with everyday interactions like spending time outside with your family, meeting friends for dinner, attending a community art show, and picking up your kids from preschool.

We intend to call upon Two Creeks' local entrepreneurs, restaurateurs, retailers, and community members to help us understand what will make the project special.

What are your favorite stories from the neighborhood? What makes Two Creeks special to you? What would you want in a neighborhood hub?



"With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being." - Project for Public Spaces

# COMMITMENT #2



Innovative community spaces are the result of inclusive development processes. Riverpoint attributes its past success to interacting and living in the communities it develops. For every project, we ask, listen, and learn. We are long-term investors and owners in the areas we develop, so we care about what you have to say.

## Transparency

Riverpoint will hold regular update meetings with neighborhood stakeholders, such as the Two Creeks Neighborhood Organization and the 40 West Arts District.

Centering the project around community placemaking requires early engagement from local stakeholders. As we move through pre-development, we want to keep neighborhood stakeholders updated and hear their ideas, feedback, and concerns.





Safe, attractive, and thoughtful pedestrian, vehicular, and bicycle connectivity.



A gateway into Lakewood, West Colfax, and the 40W Arts District.

## COMMITMENT #3

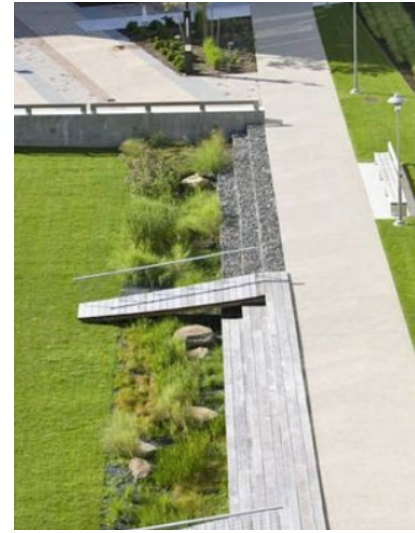
Riverpoint commits to adding connectivity and infrastructure that will allow the site to serve as a gateway to West Colfax and the 40W Arts District from the Lamar Street Station.

The Lamar Street light rail station borders the southern edge of the site. We want people to step off the light rail and into the site's neighborhood hub.

We intend to add sidewalks, lighting, landscaping, and traffic infrastructure that makes the site connected to all forms of transportation and encourages exploration of the Art Line and West Colfax.

We will also mitigate the floodplain, which encompasses around 65% of the site and focus on improving water treatment with an eye towards the public realm.





## COMMITMENT #4

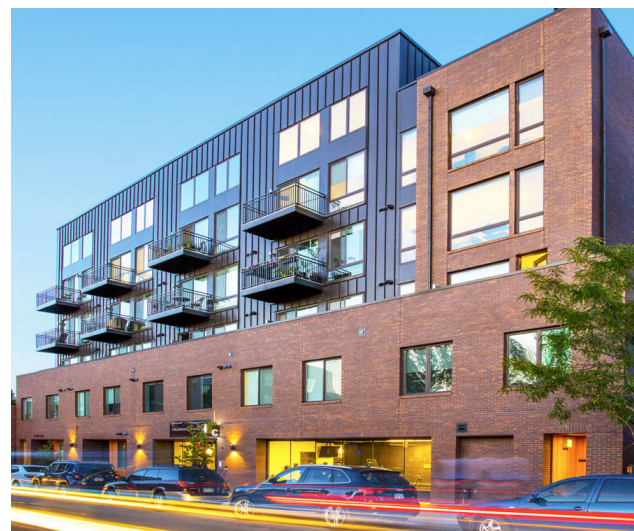
Riverpoint commits to maintaining appropriate residential density between approximately 750-850 units with thoughtful design standards and a mix of housing options, including for-sale product and attainable units.

We are not a merchant builder who "flips" projects. We invest for the long-term and want quality that lasts and design that endures as an example of what great development can achieve.



## COMMITMENT #5

We've made a lot of commitments, but what if we aren't around in the future? We intend to protect our cohesive project vision by crafting design standards or covenants that would apply to the site regardless of changes in ownership. This would prevent disjointed development or mis-matching designs.



## PAST PROJECTS

Riverpoint has been an active developer in the Two Creeks neighborhood and is committed to long-term investment in the area through quality projects that meet the needs of the neighborhood. Reid Davis, the founder of Riverpoint, dreamed of redeveloping the Brickyard when he lived a few blocks away.

The photos to the left illustrate Riverpoint's projects in Two Creeks and surrounding Denver neighborhoods.



Thank you!