

Addenbrooke/Belmar Park Neighborhood Plan

Archived
April 27, 2015



Lakewood's Heritage Center

Archived
April 27, 2015

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ACKNOWLEDGEMENTS

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Ward I	Karen Kellen	Vicki Stack
Ward II	Cindy Baroway	Debbie Koop
Ward III	Ed Peterson	Sue King
Ward IV	Adam Paul	Doug Anderson
Ward V	Tom Quinn	Diana Allen

Lakewood Planning Commission

Ward I	John Plotkin	
Ward II	Tracy Sheffield	
Ward III	Rich Urbanowski	
Ward IV	Jerald Golley	
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Addenbrooke/Belmar Park Neighborhood

Recognition goes to the residents, property owners, and business owners who participated in the development of the Addenbrooke/Belmar Park Neighborhood Plan. Six hundred sixty-one neighborhood residents participated through the neighborhood survey, and more than 146 residents donated their time and energy by attending neighborhood meetings and open houses.

Other Contributors

George Valuck, Alameda Gateway Community Association

Special thanks to Lakewood's Heritage Center for providing meeting space throughout the course of the planning process.

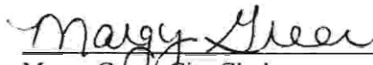
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Adoption and Amendment

The City Council of the City of Lakewood, by Resolution No. 2008-8, approved adoption of the Addenbrooke/Belmar Park Neighborhood Plan as an amendment to the Lakewood Comprehensive Plan by a 11-0 vote on January 14, 2008. The votes for adoption of the Plan were as follows:

Bob Murphy, Mayor	YEA
Karen Kellen	YEA
Cindy Baroway	YEA
Ed Peterson	YEA
Adam Paul	YEA
Tom Quinn	YEA
Vicki Stack	YEA
Debbie Koop	YEA
Sue King	YEA
Doug Anderson	YEA
Diana Allen	YEA

ATTEST:

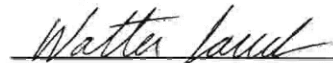

Margy Green, City Clerk



The Planning Commission of the City of Lakewood adopted, and recommended to the Lakewood City Council approval of the Addenbrooke/Belmar Park Neighborhood Plan, as an amendment to the Lakewood Comprehensive Plan, by a vote of 7 in favor and 0 in opposition on December 5, 2007, with the vote being as follows:

John Plotkin	YEA
Tracy Sheffield	YEA
Rich Urbanowski	YEA
Jerald Golley	YEA
George Brown III	YEA
Ray Schoch	YEA
Michael Rohr	YEA

ATTEST:


Walter Jauch, Secretary to the Planning Commission

The Addenbrooke/Belmar Park Neighborhood Plan may be amended in the same manner in which it was adopted, in accordance with City of Lakewood procedures for amendment of its Comprehensive Plan.



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Neighborhood Planning

Neighborhood planning is a collaborative effort between City staff and neighborhood residents to create plans that illuminate a neighborhood's collective vision for the future. Neighborhood plans are adopted as amendments to the Lakewood Comprehensive Plan. As components of the Comprehensive Plan, neighborhood plans are intended to serve as policy documents that provide guidance to City officials and City staff regarding decisions that affect neighborhoods including traffic, community safety, land use and property maintenance. Neighborhood planning efforts by the City and its residents help to foster strong neighborhoods, the building blocks of a vital and active city.

"The overall stability and strength of a community depends on the vitality of its neighborhoods."

- Lakewood Comprehensive Plan

The City of Lakewood Comprehensive Plan emphasizes the enhancement and protection of City neighborhoods. The Neighborhood Planning Program, works to further the goals and policies of the Comprehensive Plan by developing neighborhood plans, registering neighborhood organizations, and building community partnerships.

The Addenbrooke/Belmar Park Neighborhood Plan reflects the unique character of the neighborhood and its residents. The Plan is a proactive document addressing neighborhood concerns and capitalizing on neighborhood opportunities. The intent of the Plan is to manage and direct desired change in order to facilitate the social, economic, and physical well-being of the neighborhood. Implementation of the Plan's goals and action steps will help address neighborhood concerns and are intended to promote a stable and cohesive neighborhood.

The Planning Process

The planning process for the Addenbrooke/Belmar Park neighborhood began in September 2006 when residents in the neighborhood submitted an application to the Department of Community Planning and Development requesting assistance with the development of a neighborhood plan. The application was part of a competitive process where neighborhoods applied to get a plan developed in their neighborhood. Based on that application, City staff selected the Addenbrooke/Belmar Park neighborhood to focus its next neighborhood planning efforts. After selecting the neighborhood, City staff developed a neighborhood planning process to emphasize effective public participation and strong community partnerships.

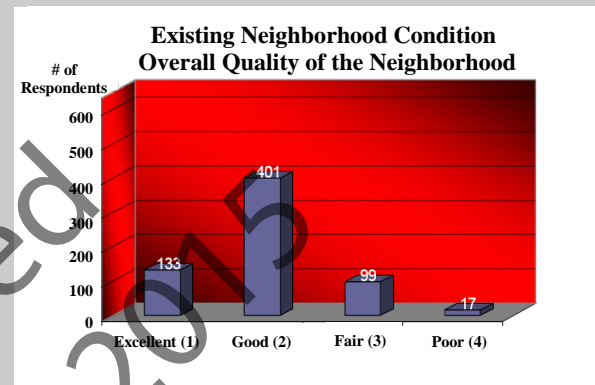
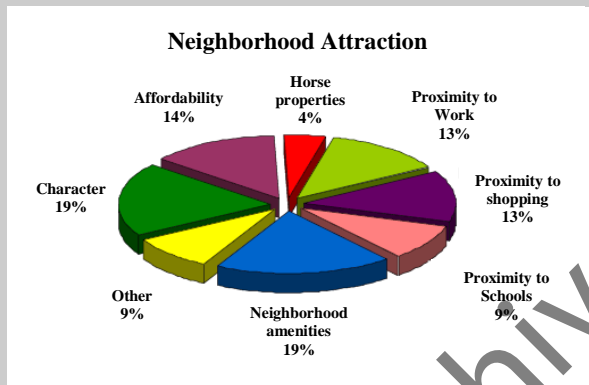


For a summary of survey results, see Appendix I.

Neighborhood Survey

On November 9, 2006, a survey was mailed to residents and business owners in the neighborhood as the initial step in developing the Addenbrooke/Belmar Park Neighborhood Plan. Responses were collected through December 8, 2006. Of the 2,542 mailed surveys, approximately 26% were completed and returned by neighborhood residents and business owners. The survey results assisted City staff with understanding the concerns, issues, strengths, and opportunities present in the neighborhood.

Select Survey Results



Neighborhood Safety and Nuisances

	No concern			Some concern			Very concerned										
	1			2			3			4			5			N	Mean Rating
	#	%		#	%		#	%		#	%		#	%			
Overall																	
Safety of walking along residential streets	227	34.87%		190	29.19%		152	23.35%		41	6.30%		41	6.30%		651	2.2
Safety of bicycling along neighborhood streets	178	29.08%		180	29.41%		174	28.43%		47	7.68%		33	5.39%		612	2.3
Presence of trash/litter	173	26.53%		206	31.60%		174	26.69%		48	7.36%		51	7.82%		652	2.4
Vandalism	154	23.66%		196	30.11%		179	27.50%		56	8.60%		66	10.14%		651	2.5
Graffiti	195	30.05%		166	25.58%		147	22.65%		63	9.71%		78	12.02%		649	2.5
Theft of personal property	116	17.71%		178	27.18%		197	30.08%		70	10.69%		94	14.35%		655	2.8
Weeds or yard maintenance	130	19.91%		202	30.93%		187	28.64%		76	11.64%		58	8.88%		653	2.6
Condition of rental properties	110	17.19%		142	22.19%		203	31.72%		106	16.56%		77	12.03%		640	2.8

Mean Rating: Mean rating is the average level of reported concern for each neighborhood safety or nuisance issue. Mean rating was computed by average response on a scale from 1 to 5, where a response of "1" indicated that the respondent had no concern, and a response of "5" indicated that the respondent was very concerned.

Neighborhood Open Houses



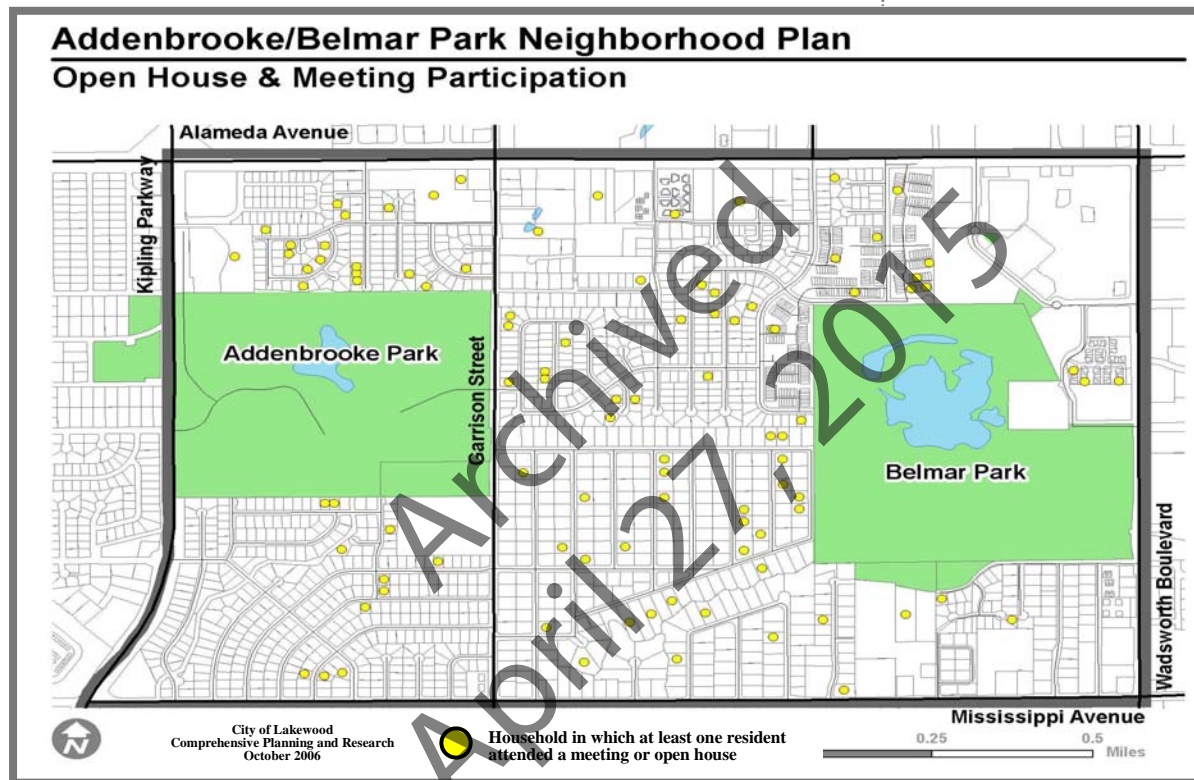
Neighborhood Open House
February 12, 2007

Five open houses were held throughout the planning process. These informational open houses provided a forum for residents and City staff to meet in an informal setting. Attendees had the opportunity to ask questions about the neighborhood plan and planning process, and to gather information from a variety of City departments and divisions including Community Resources, Police, Traffic Engineering, Animal Control, Economic Development, Neighborhood Planning, and Code Enforcement. The final neighborhood open house provided residents with the opportunity to review and comment on the neighborhood plan.

Neighborhood Meetings

Eight neighborhood meetings were held throughout the spring of 2007. These neighborhood meetings were open to all interested residents, property owners, and business representatives. Meetings facilitated resident participation in issue identification, visioning, and the development of goals and action steps. Staff from various City departments including Community Resources, Public Works, Community Planning and Development and Police spoke at meetings to share information about City services and programs and to answer questions from residents. One meeting also featured a presentation by George Valuck, Executive Director of the Alameda Gateway Business Association.

146 neighborhood residents from 98 households participated in the Neighborhood Plan Open Houses and Meetings.



Neighborhood Plan Updates

Neighborhood residents were kept informed during the course of the planning process through neighborhood updates that were mailed to all neighborhood residents, property owners and businesses. Neighborhood updates included summaries of meetings, upcoming meeting dates, general City information, neighborhood tidbits, and other materials relating to the neighborhood plan.

City of Lakewood Webpage

Information on the Addenbrooke/Belmar neighborhood planning process was kept up to date throughout the planning process on the City of Lakewood Website, www.Lakewood.org.



Neighborhood Vision Statement

The Addenbrooke/ Belmar Park Neighborhood Vision Statement describes how, as goal setters, residents wish to see their neighborhood in the future. The neighborhood vision statement serves as the framework for establishing specific neighborhood goals and action steps.

Definition: *Vision, noun: An image of the future we seek to create*

Addenbrooke/Belmar Park Neighborhood Vision

Residents of the Addenbrooke/Belmar Park neighborhood live in a stable and thriving neighborhood with expansive parks, diverse architecture, active and friendly neighbors, all within close proximity to a myriad of community amenities.

Residents value the neighborhood's natural environment and ample lots. The neighborhood feel is heightened by the presence of horses, abundant wildlife, quiet streets, and the Rocky Mountain backdrop. Addenbrooke Park and Belmar Park provide opportunities for both active and passive recreation with biking and walking paths, athletic fields, native prairie trails, and wetlands. The neighborhood's gulches, lakes and native short grass prairie's attract an impressive array of waterfowl, migratory songbirds, and wildlife. *Residents support long-term stewardship of the neighborhood's natural environment and encourage preservation of existing large lot residential properties within the neighborhood.*

Residents of Addenbrooke/Belmar Park enjoy living in close proximity to an impressive array of community amenities. Residents value the ability to shop in Lakewood's downtown and City Commons, attend cultural and community events, and access schools, churches, and libraries. The neighborhood's regional location provides convenient access to locations throughout the metropolitan region and the abundant recreational opportunities to the west. *The residents of Addenbrooke/Belmar Park support safe and convenient pedestrian and vehicular connections to these local amenities. Residents also support revitalization and reinvestment in the commercial corridors and nodes in and around the neighborhood.*

The identity of the Addenbrooke/Belmar Park neighborhood is closely associated with its diverse housing types. *Residents recognize that residential redevelopment of properties has and will occur within the neighborhood, and encourage projects that are complementary to and compatible with existing architectural styles, densities and land uses.*

Residents of Addenbrooke/Belmar Park recognize the important role their neighbors play in creating a sense of belonging and community support. The social fabric of the neighborhood evokes pride in ownership, community cooperation, and an overall sense of kindness and support. *Residents of the neighborhood support strong neighborhood organizations that strengthen social capital, initiate community programs, and facilitate open communication and dialogue with the City of Lakewood.*

Neighborhood Background

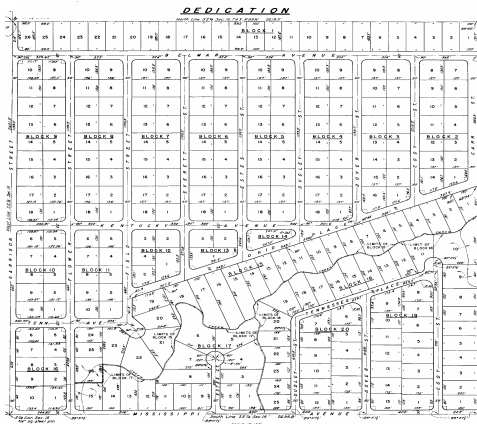
Planning Area

The Addenbrooke/Belmar Park neighborhood is centrally located adjacent to Lakewood's downtown Belmar District. The neighborhood is bounded by Wadsworth Boulevard on the east, Kipling Parkway on the west, West Alameda Avenue on the north, and West Mississippi Avenue on the south.

The Addenbrooke/Belmar Park neighborhood is a primarily low-density, single-family residential neighborhood. Residents of the neighborhood strongly identify with the neighborhood's ample parks and civic amenities. Neighborhood parks offer both developed and naturalized environments and both active and passive recreational opportunities. Neighborhood civic amenities include the Lakewood Cultural Center, the Lakewood Heritage Center, the Belmar branch of the Jefferson County Library, and Lakewood's City Hall. The Addenbrooke/Belmar Park neighborhood is in the Jefferson County School District, and children in the neighborhood have the opportunity to attend Belmar Elementary School which is centrally located near the corner of Garrison Street and West Kentucky Avenue.



BELMAR GARDENS



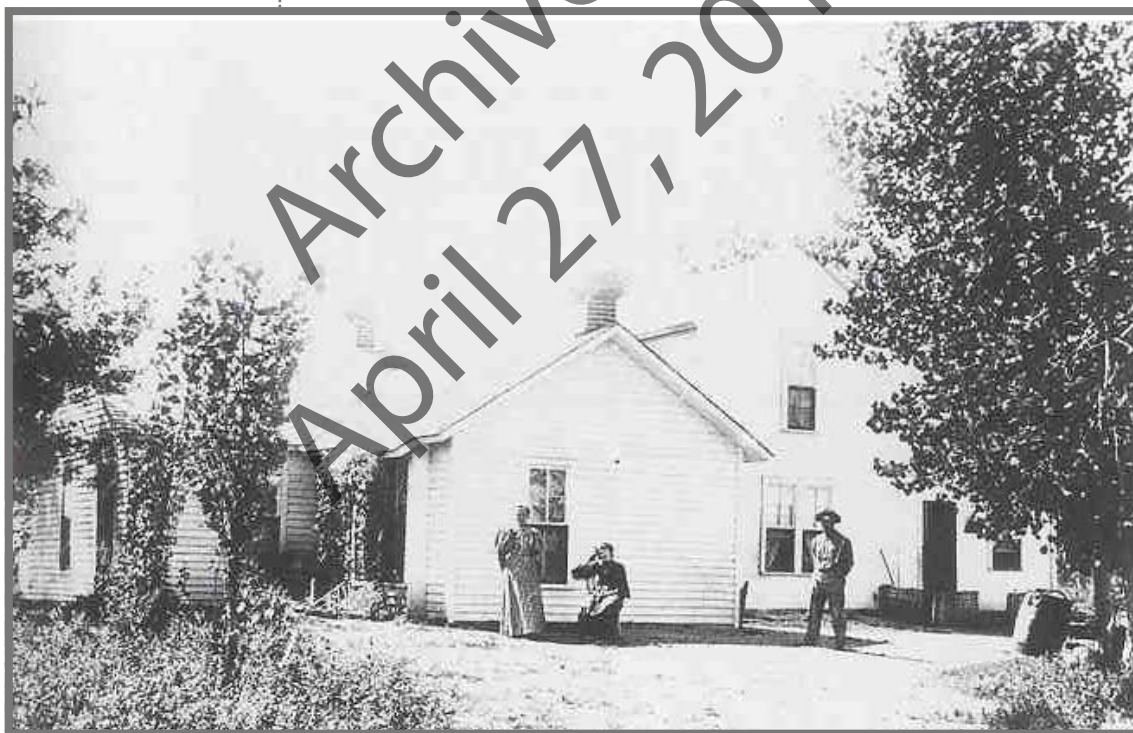
Belmar Gardens subdivision plat, 1948

History

The first platted subdivision in the Addenbrooke/Belmar Park neighborhood was Belmar Gardens in 1948. The Belmar Gardens subdivision is roughly located between Garrison and Carr streets, and between West Mississippi Avenue and Belmar Avenue. Several other large neighborhood subdivisions were platted in the mid 1960s, including the Sun Valley subdivision and the Alameda Homes subdivision.

The Alameda Homes subdivision is located on land formerly part of the Everitt Family farm. John Edward Everitt staked his claim to the land in 1876. The farm stretched from Garrison to Kipling Street south of West Alameda Avenue. The Everitt farm produced cabbage and other vegetables, and after the Agricultural Ditch was built through the property, the farm included a dairy and processing plant.

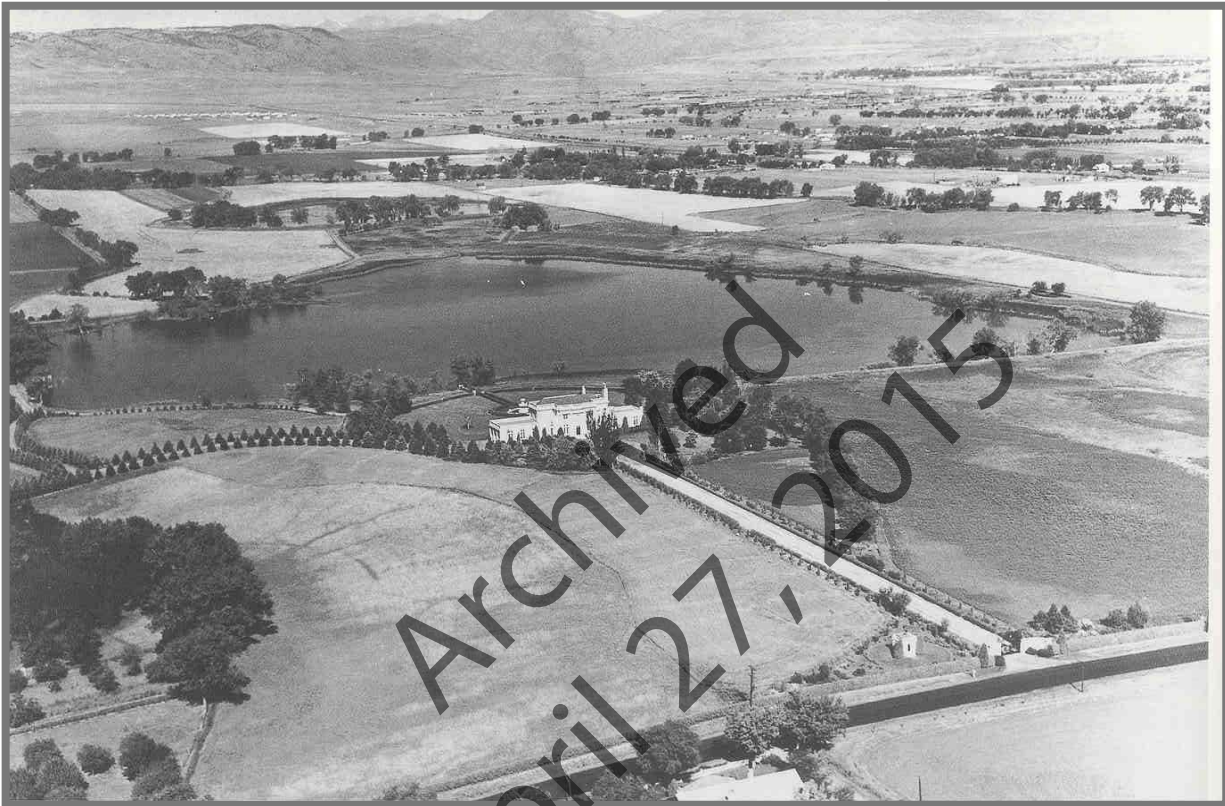
John Edward Everitt and his wife Eva had three children. Their daughter Lura married George Addenbrooke. The Addenbrooke family lived on and farmed a portion of the original Everitt homestead until 1978 when the property was sold to the City of Lakewood as parkland.



The home of John Everitt, who homesteaded land on South Garrison Street south of West Alameda Avenue, was constructed in 1895 and stood until 1954. Shown in this snapshot are Eva Morrora Everitt, Martha Everitt and J.E. "Ed" Everitt. (photo courtesy of the Addenbrooke family)

Another notable landowner in the Addenbrooke/Belmar Park neighborhood was May Bonfils Stanton. The daughter of the co-founder of the Denver Post, May Bonfils began buying up land in the area in the 1930s. Her 20-room Belmar Mansion was completed in 1936. The mansion stood on 10 acres of landscaped grounds with formal gardens and water-lily ponds. The Bonfils-Stanton estate in-

cluded property that stretched from West Alameda Avenue on the north, to West Kentucky Avenue on the south, and stretched east from Carr Street to Pierce Street. The Belmar mansion was donated to the Catholic Archdiocese in 1970 and was subsequently demolished due to the high cost of maintenance. Much of the estate has become Belmar Park, the Lakewood City Commons, and the Historic Belmar Village and Lakewood's Heritage Center.



Belmar Mansion looking west from South Wadsworth Boulevard, circa 1950.
(photo courtesy of Lakewood's Heritage Center)

Zoning and Land Use

The Addenbrooke/Belmar Park neighborhood is predominantly composed of single-family homes in Large Lot Residential Districts (1-R), One Family Small Lot Residential Districts (2-R), and Planned Development Zone Districts (PD). A significant number of the properties located in Large Lot Residential Districts are of sufficient size to support horses and other permitted livestock. Land use along West Alameda Avenue, on the northern edge of the neighborhood, is a mix of low, medium, and higher-density residential, with neighborhood serving commercial around the intersection with Garrison Street. The eastern edge of the neighborhood along Wadsworth Boulevard is characterized by zoning compatible with a major transportation corridor. This includes a mix of commercial and office zones, planned developments, and medium-density residences. Single-family properties along Wadsworth Boulevard, located just south of Kentucky Avenue are currently operated as businesses.



NEIGHBORHOOD BACKGROUND

Residential Character



There are several areas in the neighborhood zoned Planned Development (PD). These include the Lakewood City Commons and Lakewood Civic Center at the southwest corner of Alameda Avenue and Wadsworth Boulevard, The Irongate Executive Plaza at the northwest corner of Wadsworth Boulevard and Ohio Avenue (the former site of the Bonfils-Stanton Mansion), and Villa West, which includes both single-family and multi-family residential developments and encompasses a significant portion of the neighborhood between Garrison Street and Belmar Park, south of West Alameda Avenue. Another PD of note is located along West Alameda Avenue roughly between Garrison Street and Hoyt Street. This property is currently maintained as a single-family residence by the descendants of the Everitt family, who originally laid claim to the land in 1876. While the property is still in use as a single-family residence, the property has been platted and zoned for use as an assisted living facility. Another PD is located south of Belmar Park. This PD, The Estates at Belmar Park, includes 25 single-family lots.

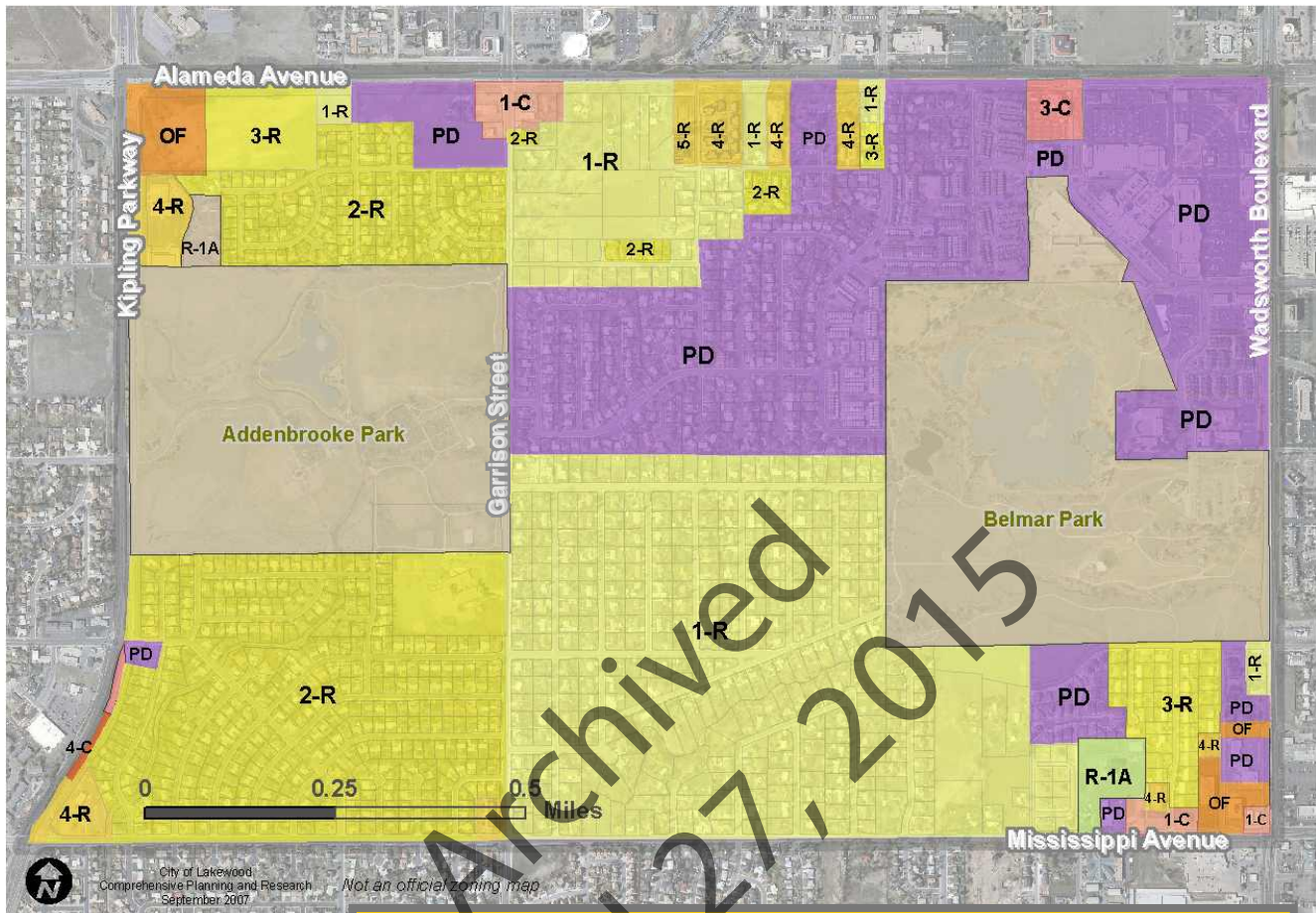


Lakewood Civic Center



Irongate Executive Plaza

Addenbrooke/Belmar Park Neighborhood Zoning



ZONE DISTRICTS

- R1A: RESIDENTIAL ONE ACRE
- 1-R: LARGE LOT RESIDENTIAL DISTRICT
- 2-R: ONE FAMILY SMALL LOT RESIDENTIAL DISTRICT
- 3-R: DUPLEX AND SMALL LOT RESIDENTIAL DISTRICT
- 4-R: MEDIUM DENSITY ATTACHED RESIDENTIAL DISTRICT
- 5-R: HIGHER DENSITY RESIDENTIAL DISTRICT
- OF: OFFICE DISTRICT
- 1-C: CONVENIENCE COMMERCIAL DISTRICT
- 3-C: COMMUNITY COMMERCIAL DISTRICT
- 4-C: REGIONAL COMMERCIAL DISTRICT
- PD: PLANNED DEVELOPMENT

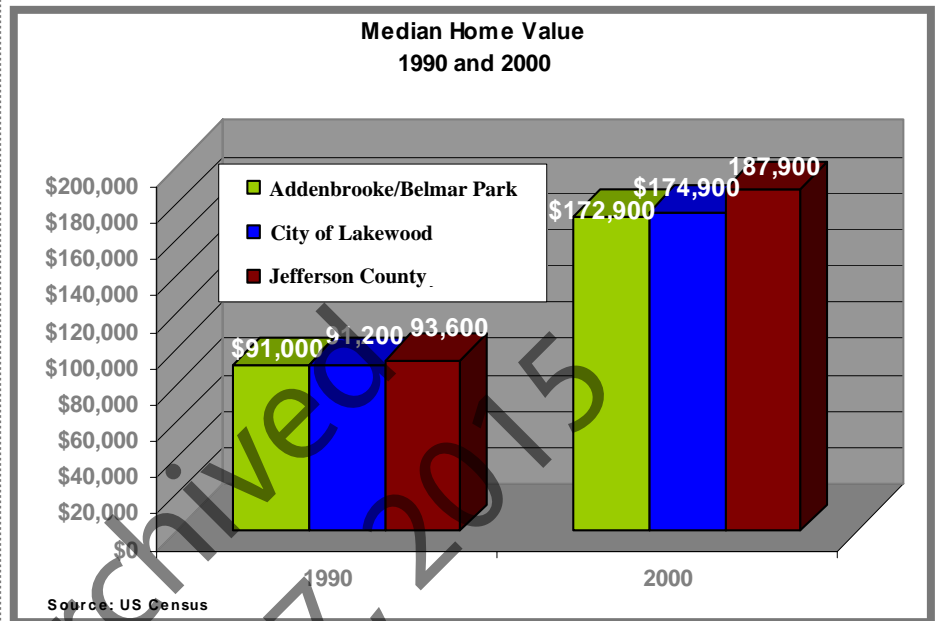
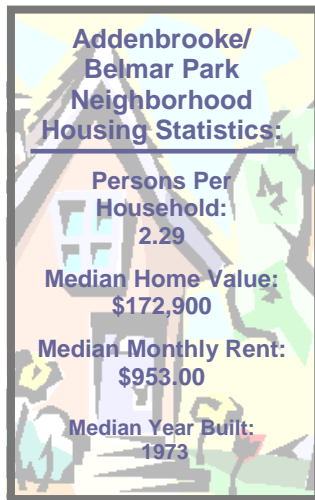
Demographics

According to the 2000 United States Census, the Addenbrooke/Belmar Park Neighborhood (Census Tract 117.01) has a population of 4,515, approximately 3% of the City of Lakewood's population. Approximately 89% of the neighborhood's population identify themselves as white, 10% of which are of Hispanic origin. The median age of neighborhood residents is 43 years. Median household income in the neighborhood is \$46,797; median income for the City of Lakewood is \$48,109. In 2000, there were 305 persons (6.8%) below poverty level in the neighborhood, which is consistent with the poverty level of the City of Lakewood of 7.1%.

For additional demographic information see Appendix II

Housing

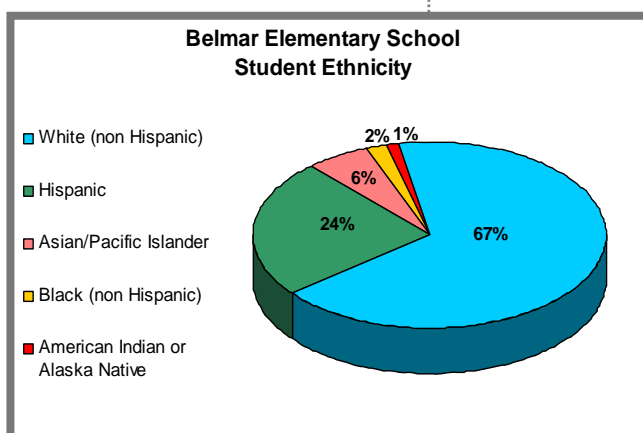
According to the 2000 United States Census, the Addenbrooke/Belmar Park neighborhood has 1,928 households (79% are single-family households and 21% are multi-family households), and 1,967 housing units of which 76% are owner occupied, 22% are renter occupied, and 2% are vacant. The neighborhood has an average of 2.29 people per household.



Neighborhood Amenities

The Addenbrooke/Belmar Park neighborhood contains an impressive array of public facilities including Belmar Elementary School, Addenbrooke and Belmar Parks, Lakewood's Heritage Center, The Lakewood Cultural Center, Lakewood's Civic Center and the Belmar branch of the Jefferson County Library.

Belmar Elementary School

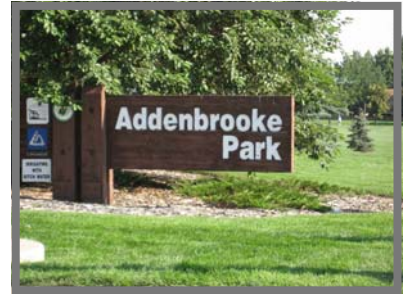


Belmar Elementary School is a public school in the Jefferson County School District. Belmar Elementary is located at 885 South Garrison Street. The school serves grades K-6 and had 345 students enrolled for the 2005/2006 school year. Belmar Elementary received an "Average" rating for the 2005/2006 school year by the Colorado Department of Education. The rating is based on the CSAP (Colorado Student Assessment Program) test scores for the school. According to the Colorado Department of Education, 10% of students at Belmar Elementary are English language learners, and 29% participate in the free or reduced price lunch program.

Addenbrooke Park

Addenbrooke Park is located on a 111-acre site at 600 S. Kipling Street. The park is bordered by Kipling Street on the west, Garrison Street on the east and single-family residences to the north and south of the park. John Edward Everitt originally settled the land that is now Addenbrooke Park in 1876. His daughter Lura married George Addenbrooke and they were given acreage on the family farm. The land remained in the Addenbrooke family for three generations. In 1978, The City of Lakewood purchased a portion of the Addenbrooke farm, the current site of Addenbrooke Park, for \$1.2 million. Since the original land acquisition, there have been two additions to the park. In 1987, the Addenbrooke homestead was purchased, and in 2000, the former Jackson Park next to Belmar Elementary School was incorporated into Addenbrooke Park.

Addenbrooke Park provides walking and biking trails, a reservable picnic shelter, barbecue grills, softball and soccer fields, tennis courts, basketball, a playground and restroom facilities.

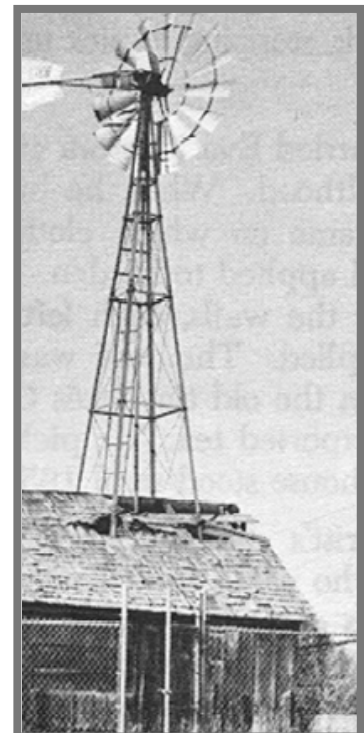


BELMAR'S 'ALTERNATIVE'

Old Addenbrooke Farm Eyed for Park

By MARICE DOLL
Denver Post Staff Writer

claimed the land as railroad property. The Addenbrooke an-
cestors hired a lobbyist to get a denbrooke property



Belmar Park

Mansion to Be Razed; Belmar Land Still Eyed

By MARLYN DUBAN
Staff Reporter
Even the power that could not or would not save Belmar. Simply by taking no action, all City Council Monday night let

(Kountze) Lake west of the mansion. And so, if city fathers did not want Belmar, they do, indeed, want to let it go. At least a portion of the estate upon which the late Mrs. Stanton built her

Conversion of the May Bonfils Stanton Estate to a Park for the Residents of Lakewood, Colorado.
Calling for condemnation as the logical method of obtaining the land, Christiansen's proposal suggests a joint ownership, with

Belmar Park is located at 801 South Wadsworth Boulevard. The park is located at the former site of the Bonfils-Stanton Estate. The City of Lakewood acquired the original 127 acres of the park in 1973 for \$2.4 million after a public referendum spearheaded by concerned high school students and several citizen organizations. Five additional acres were added to the park in 2000.



Alameda High student urges City Council to preserve Belmar Estate.

The marble mansion, well hidden at the end of a tree-lined drive, could sometimes be fleetingly glimpsed through the rails of the tall iron fence and the elaborate gates.

The 50-acre lake, once dotted with brightly-hued sailboats, could be seen from the nearby hills and from the homes which had sprung up on what was once open reaches of adjacent fields. They had both been there for years and years—the lake long before the house.

But the words Belmar, the name of the mansion; and Kountze, the name of the lake, have only recently come into comparatively common usage. The marble replica of Marie Antoinette's Petite Trianon built in 1857 by the late May Bonfils Stanton at So. Wadsworth Blvd. south of W. Alameda Ave. is to be razed.

Kountze Lake, habitat of dozens of varieties of wild geese and other birds, is faced with drainage and landfill.

Public concern by young people hoping to save the lake and its shores as a sanctuary as well as by their elders, who deplored the passing of a beautiful home which is perhaps Lakewood's only landmark, has

reached a high pitch in recent weeks.

It began to ferment when the Denver Catholic Archdiocese, given the mansion and its 10 landscaped acres a year ago, announced early last month that under stringent terms of the bequest by Mrs. Stanton's widow, Charles Edwin Stanton, it could not afford the costly upkeep of a place for which no use could be found.

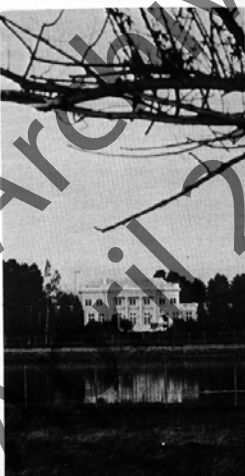
Cradock Development Co. of Colorado Springs had taken an option on the land; office building construction was planned.

The simple fact remains that before her death in 1952, Mrs. Stanton had specified that unless her home was to be used for "religious purposes only" when the time came for it to be presented to the church, it must be torn down.

The fate of Kountze Lake, used for years as a private fishing club for himself and friends by Mrs. Stanton's father, Frederick Bonfils, co-founder of The Denver Post and later acquired by Mrs. Stanton, has not yet been fully decided. Surrounding land has been optioned for home construction.

But passage of the house—and perhaps of the lake—will be mourned.

'Preserve Open Space' Is Plea Of Youth



The Belmar Mansion and lake.



Mayor Richey confers with young people on problem.

The Sentinel, Lakewood Edition, June 3, 1971

Belmar Park is bounded on the east by Wadsworth Boulevard and to the south and west by residential neighborhoods. The City of Lakewood Civic Center and Belmar branch of the Jefferson County Library are located adjacent to the northeast corner of the park.

The majority of Belmar Park is naturalized. The Belmar Park Master Plan was adopted in 1980 and called for the creation of several ecosystems of various types to promote a "nature" park. Construction of the park began in 1982. Part of the initial construction focused on the reconstruction of Kountze Lake which had been drained by home builders after the sale of the Bonfils-Stanton Estate and prior to City acquisition. However, due to deed restrictions, the lake could not be built to the same size and elevation of the original lake (Kountze Lake, constructed in the late 1800s was originally close to twice the size of the lake today). The new lake was designed to promote wildlife habitat and plant life.

Belmar Park is also home to Lakewood's Heritage Center, a 20th Century Museum featuring historic structures, artifacts, and outdoor festival and amphitheater areas. Recreation in the park is primarily passive. The park provides walking and biking trails, a reservable picnic shelter, a playground, and restroom facilities.



Lakewood Cultural Center

The Lakewood Cultural Center is located at 470 South Allison Parkway. The 38,000 square-foot facility opened in the fall of 2000. The Cultural Center includes a 310-seat theater, community room, gallery/exhibit space, gift shop, classrooms and lobby space. It is designed for art and cultural programming, and general community use.

Lakewood's Heritage Center

Lakewood's Heritage Center is a historical and social center park featuring a look at 20th Century lifestyles. Located at 801 South Yarrow Street, the museum currently has over 10 historic structures, 30,000 artifacts, a festival area and an outdoor amphitheater.

Lakewood's Heritage Center was originally known as the Belmar Museum. In 1974, the Lakewood Historical Society assisted in the renovation of the calf barn from the former Bonfils-Stanton Estate. Upon completion of the restoration, the Historical Society began to exhibit artifacts in the barn. The museum was officially dedicated as a heritage project of the Lakewood Centennial-Bicentennial Commission on August 1, 1976, the 100th anniversary of Colorado's admission into statehood. The Belmar Park Master Plan adopted in 1980 set aside

15 acres in the southeast section of the park north of Weir Gulch for the museum and the Belmar Historic Village. The first historic structure to be moved to the site was the Hallack-Weber Ranch House in 1980.

The City began running the Museum and Historic Village at the request of

Lakewood's Heritage Center

the Lakewood Historical Society in 1977. In 1996, the name was officially changed to Lakewood's Heritage Center. Today, the Heritage Center includes a Visitor's Center and offers museum tours, enrichment programs, and walking tours.

Belmar Library

The Belmar Library, a part of the Jefferson County Library System, is located at 555 S. Allison Parkway. The library opened on August 5, 2000.

The Belmar Library serves approximately 45,000 visitors and issues between 500 and 600 new library cards each month. The library shelves approximately 170,000 books, magazines, tapes, CDs, DVDs and videos. Belmar Library has four reservable study rooms, a Computer Training Center, a large meeting room, and a gift shop.



The Lakewood Cultural Center



The calf barn from the original Bonfils-Stanton Estate, now part of Lakewood's Heritage Center.



The Belmar Library, designed to resemble an open book.

Average Daily Trips (ADT) for Arterial Streets Serving the Addenbrooke/ Belmar Park Neighborhood:

West Alameda Avenue:
28,000 ADT

Kipling Parkway:
46,600 ADT

Wadsworth Boulevard:
54,800 ADT

RTD Routes Serving the Addenbrooke/Belmar Park Neighborhood

- **Civic Center:**
1-West 1st Avenue Bus
3-Alameda Crosstown
11-Mississippi Crosstown
17-Jefferson County building
76-Wadsworth Crosstown
- **Kipling Street:**
100x-South Kipling Express
- **Garrison Street:**
93x-Green Mountain Express
- **Wadsworth Blvd:**
87x-South Wadsworth Ex-
press



Transportation

Vehicular

The Addenbrooke/Belmar Park Neighborhood primarily is served by automobile. The City classifies the majority of streets within the neighborhood as "local". Garrison Street, which runs north/south through the center of the neighborhood and West Mississippi Avenue, which borders the neighborhood to the south, are both classified as "collector" streets. Three "arterial" streets border the neighborhood to the north (West Alameda Avenue), east (Wadsworth Boulevard), and west (Kipling Parkway).

Future development within the neighborhood may result in the need for additional public streets. The City has developed a recommended future street plan for the portion of the neighborhood located between Garrison Street and Estes Street, and between Virginia Avenue and West Alameda Avenue. The recommended street plan can be found in Appendix III.

Public Transit

Public transportation is readily available in the neighborhood; bus service is provided by the Regional Transportation District (RTD). Seven bus routes serve the neighborhood and there is a bus transfer station located on Allison Parkway adjacent to City Hall and the Lakewood Civic Center.



Bicycle

Bicycle transportation in the neighborhood is available on a combination of bike lanes, bike paths, and shared roadways as defined by the City of Lakewood Bicycle System Master Plan. The City of Lakewood Bicycle System Master Plan establishes both existing and proposed future bicycle connections. Twenty-four percent of respondents to the 2006 neighborhood survey indicated that they use a bicycle as a regular method of transportation through the neighborhood.

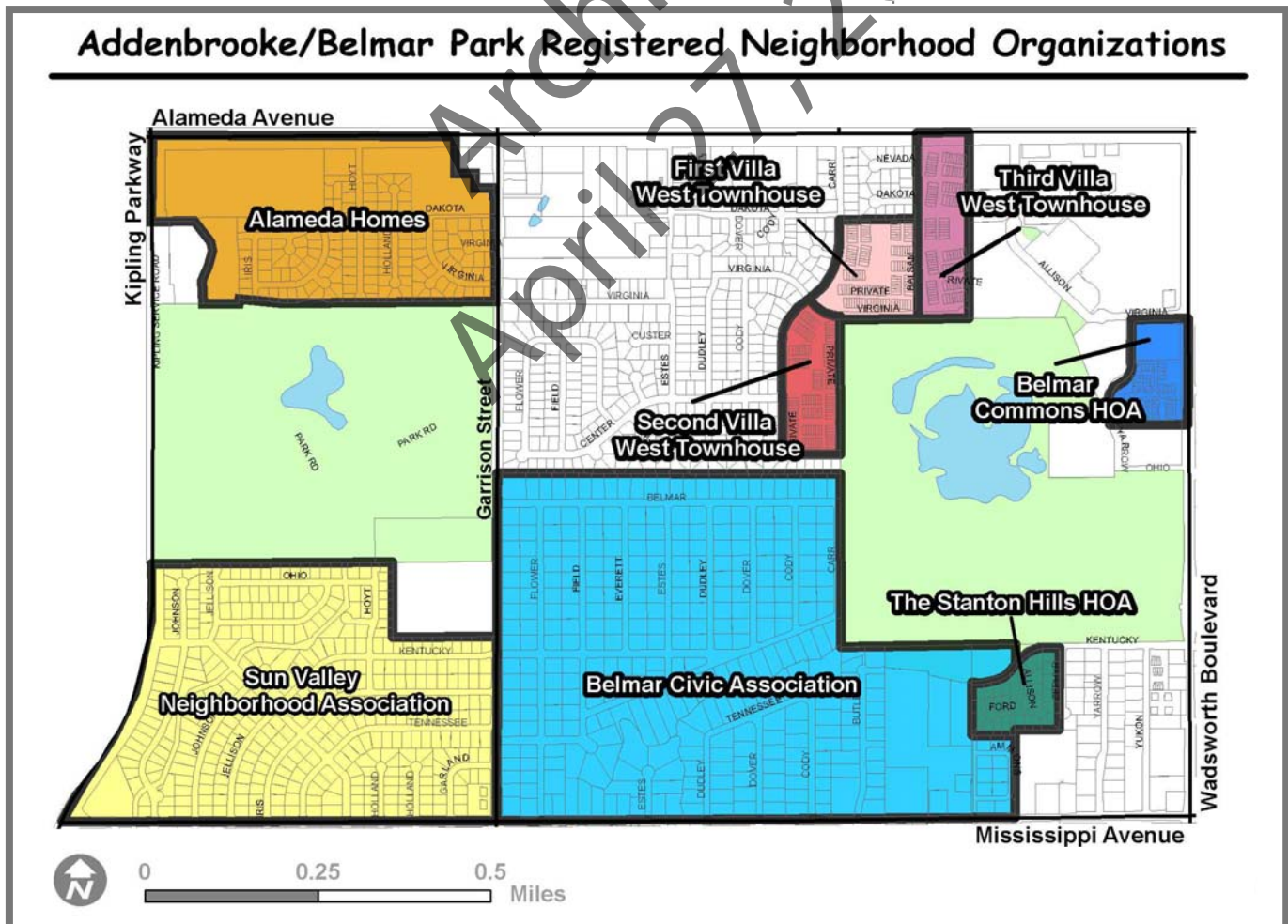
Neighborhood Organizations

Strong neighborhood organizations are vital to the success of a neighborhood plan. Neighborhood organizations are formally recognized associations that bring neighborhood residents together to address the needs and concerns of the neighborhood. Neighborhood organizations provide residents the opportunity to stay informed and to take an active role in priority setting and decision-making with regard to issues such as zoning, land use, crime, public safety, traffic and community service.

Currently, there are eight registered neighborhood organizations in the Addenbrooke/Belmar Park Neighborhood.

The existing registered neighborhood organizations are:

- Alameda Homes Homeowners Association
- Belmar Civic Association
- Belmar Commons Homeowner Association
- First Villa West Townhouse Association
- Second Villa West Townhouse Association
- Sun Valley Neighborhood Association
- The Stanton Hills Homeowners Association
- Third Villa West Townhouse Association



Related Plans

The Addenbrooke/Belmar Park Neighborhood is served by four other adopted plans. These plans include:

- The Lakewood Comprehensive Plan
- The Wadsworth Boulevard Strategic Plan
- The Mississippi Avenue Strategic Plan
- The Alameda Cornerstone Plan

The Lakewood Comprehensive Plan

The Lakewood Comprehensive Plan was adopted in 2003. Lakewood's Comprehensive Plan emphasizes the importance of neighborhoods as building blocks of the community and recognizes that the physical condition, safety, and public amenities available in the City's neighborhoods greatly affect the quality of life for Lakewood residents.

The City of Lakewood Comprehensive Plan includes specific goals, policies, and action steps that relate to neighborhood planning. These include:

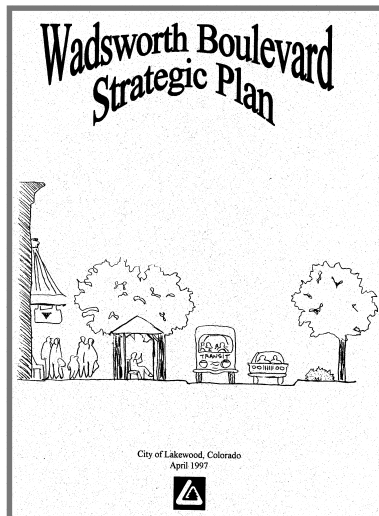
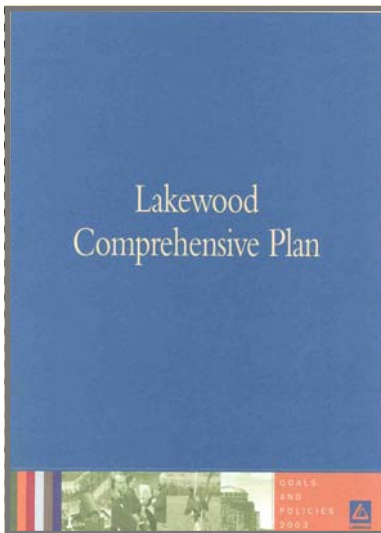
- Strengthening and supporting Lakewood's neighborhoods.
- Supporting the positive attributes of neighborhoods that sustain and enhance their unique character.
- Promoting clean and safe neighborhoods.
- Encouraging neighborhood participation in maintaining and improving the quality, appearance and condition of properties.
- Promoting strong partnerships among city government, schools, residents, business and public and private organizations to improve neighborhood quality of life.

Wadsworth Boulevard Strategic Plan

The Wadsworth Boulevard Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in April 1997. The study area for the Wadsworth Boulevard Strategic Plan covers Wadsworth Boulevard from West 26th Avenue to West Mississippi Avenue. The easterly boundary of the plan area is Pierce Street and the westerly boundary is Carr Street. The Plan establishes goals and action steps that protect and enhance traffic operations, land use development, and economic vitality in the corridor.

Recommendations contained in the Wadsworth Boulevard Strategic Plan that pertain to the Addenbrooke/Belmar Park neighborhood include:

- Enhancing facilities for pedestrians throughout the corridor by installing sidewalks at locations where they are missing, providing clearly delineated pedestrian crossings, and identifying areas where pedestrian access between neighborhoods and retail areas can be enhanced.

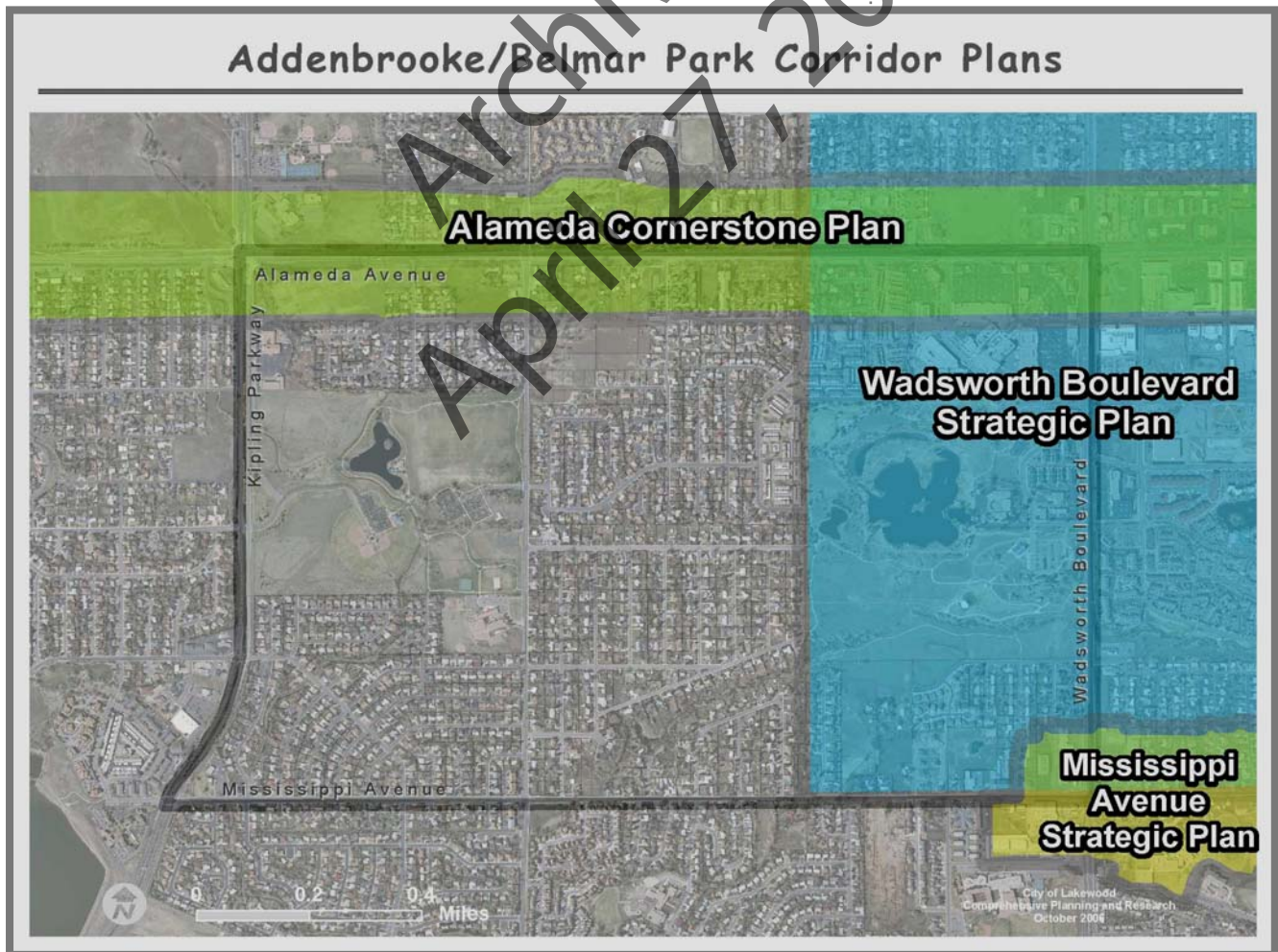
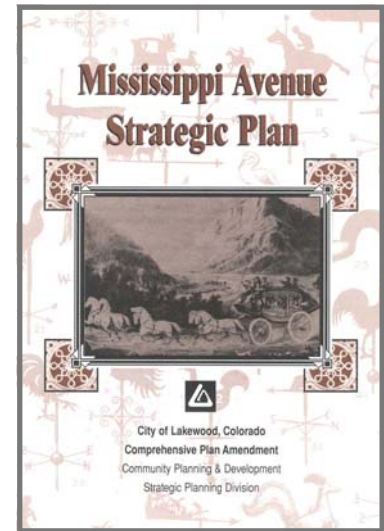


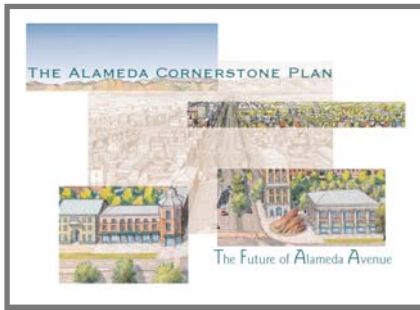
- Protecting and buffering neighborhoods along the corridor from encroachment and impacts associated with retail and office uses.
- Enhancing the physical appearance of the corridor.

Mississippi Avenue Strategic Plan

The Mississippi Avenue Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in 2001. The purpose of the plan is to identify strategies that will improve the physical and economic environment of the corridor. Specific goals and action steps from the Mississippi Avenue Strategic Plan that relate to the Addenbrooke/Belmar Park neighborhood include:

- Improving the safety of transportation operations along Mississippi Avenue.
- Improving the pedestrian safety and mobility along Mississippi Avenue.
- Enhancing the economic vitality of the corridor.
- Enhancing the appearance of businesses and residences along Mississippi Avenue.





Alameda Cornerstone Plan

The Alameda Cornerstone Plan was adopted as an amendment to the Lakewood Comprehensive Plan in 2003. The Alameda Cornerstone Plan is intended to promote reasonable and responsible growth. The Plan builds upon seven guiding principles for the future of the West Alameda Avenue corridor:

1. Think Green – Unify the corridor with landscape and urban design to create a “Grand Parkway to the Mountains”.
2. Balance and Choice – Provide for motoring, walking, biking, and transit.
3. Make it Walkable – Enhance and continue to provide a distinctive, continuous pedestrian, bicycle, and equestrian path along West Alameda Avenue.
4. Think Big and Small – Create a distinct downtown and small neighborhood serving centers.
5. Create Character – Transform the major intersections with smart design and civic art.
6. Face Front – Develop buildings that relate to streets, with doors and windows facing the street.
7. Catalyze – Keep working with investors. Actively encourage and participate in the development and redevelopment process.

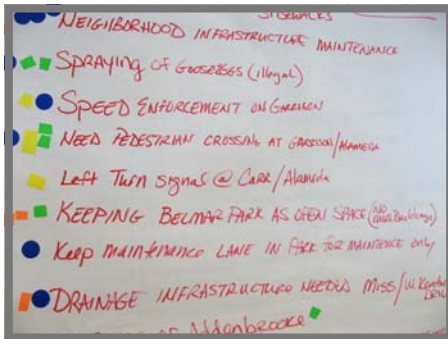


In addition to the seven guiding principles for the corridor, the Alameda Cornerstone Plan specifically discusses the intersection of Alameda Avenue and Garrison Street. The plan acknowledges the role that the intersection plays as a community-gathering place by providing restaurants, a coffee shop, a small antique store, a convenience mart, liquor store, other retail stores, and Colorado Christian University. The plan specifically defines the area around the intersection as the Garrison Street Neighborhood Center and calls for:

- Placing redeveloped or new buildings at the property line to better define the streets.
- Redesigning the Garrison Street right-of-way as a pedestrian friendly street with on-street parking.
- Placing additional parking behind buildings.
- Improving the streetscape and landscape along the roadway in order to enhance the pedestrian environment and create an attractive neighborhood setting.

Archived
April 27, 2015

Neighborhood Goals and Action Steps



All goals and action steps found in this Plan must be implemented in accordance with City Council policies and citywide priorities. The goals and action steps have been categorized into six issue areas:

- Transportation and Public Works
- Public Safety
- Land Use and Property Maintenance
- Parks and Cultural Resources
- Economic Development
- Community Participation

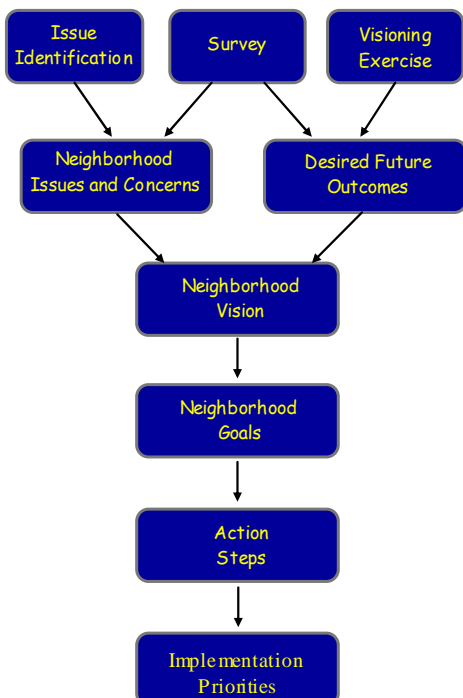
The Addenbrooke/Belmar Park Neighborhood Plan goals and action steps were derived from citizen input to specifically address neighborhood issues. Plan goals and action steps were developed by City staff and neighborhood residents over the course of the planning process, which included ten neighborhood meetings, five open houses and a neighborhood survey. The 2006 Neighborhood Survey, the February 20, 2007 Issue Identification Exercise, and the March 20, 2007 Neighborhood Visioning Exercise helped to establish the core neighborhood issues and concerns and desired future outcomes that are reflected in the Addenbrooke/Belmar Park Vision Statement. Goals and action steps help City staff, City Council, neighborhood organizations, and residents prioritize projects and work collectively toward achieving the neighborhood's long-range vision.

Addenbrooke/Belmar Park Neighborhood Survey Results

City of Lakewood Comprehensive Planning and Research
Neighborhood Planning Section
January, 2006

Complete

Developing Neighborhood Goals and Action Steps



The Addenbrooke/Belmar Park neighborhood is one of many Lakewood neighborhoods. Currently there are more than 100 neighborhood organizations registered with the City indicating the large number of resident-identified neighborhood areas. One challenge faced through the neighborhood planning process is the limited resources available to address residents' concerns and issues throughout all of the City of Lakewood's neighborhoods. Because accomplishing the Plan's goals and actions steps is subject to budgetary constraints and dependent on available funding and City staff resources, the role of neighborhood organizations within the Addenbrooke/Belmar Park neighborhood, which can seek grant funds and work to implement identified projects, is critical to accomplishing stated goals. Specific recommendations regarding the role of neighborhood organizations is covered in the Community Participation Section of the goals and action steps.

Transportation and Public Works

Residents of the Addenbrooke/Belmar Park neighborhood rely on various modes of travel. According to the 2006 Neighborhood Survey, traffic congestion was the second most pressing concern facing the neighborhood. Speeding, parking, and safety of pedestrian travel also were cited as neighborhood concerns. During the issue identification exercise conducted during the February 20, 2007, neighborhood meeting, residents of the Addenbrooke/Belmar Park neighborhood acknowledged the importance of providing efficient and safe non-motorized transportation routes through the neighborhood.

Residents identified the following specific areas of concern regarding safe mobility through the neighborhood:

- Pedestrian crossings at major intersections and along busy streets
- Congestion, vehicular safety, and pedestrian safety on Garrison Street around Belmar Elementary School
- Speeding on several neighborhood streets
- Safe pedestrian crossing of West Mississippi Avenue for Alameda High School students
- Bike and pedestrian connections between major destinations including parks, public facilities and surrounding amenities.
- Aging sidewalks

Working with the City of Lakewood to improve safety and mobility in the neighborhood is a high priority for the residents of the neighborhood.

Goal #1: Encourage and support a safe, convenient, and functional transportation system serving both pedestrian and other modes of travel.

Action Steps:

(TPW 1-1) Increase non-motorized mobility in the neighborhood by improving pedestrian and bicycle systems, especially those leading to public spaces.

(TPW 1-2) Increase bicycle route signage and routes pursuant to the Lakewood Bicycle Master Plan.

(TPW 1-3) Work with the West Alameda Heights neighborhood and City traffic engineers to develop alternative access points and traffic patterns at the Lakewood City Commons Shopping Center to alleviate traffic congestion and safety concerns at the entrance to King Soopers from South Allison Parkway.

(TPW 1-4) Identify pedestrian and bike crossing safety concerns at major intersections on Kipling Parkway, West Alameda Avenue, West Mississippi Avenue and Wadsworth Boulevard, and work with the City of Lakewood to increase pedestrian safety where applicable.





Goal #2: Identify neighborhood streets where speeding is a frequent problem and work with the City of Lakewood to reduce speeding.

Action Steps:

(TPW 2-1) Address speeding on identified streets using appropriate traffic calming measures such as a neighborhood speed watch, speed-monitoring trailers, or speed humps.

(TPW 2-2) Communicate and work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.

Goal #3: Recognize the importance of Garrison Street as a significant transportation route through the heart of the neighborhood, and work to ensure safety and ease of travel along the Garrison corridor. Place particular emphasis on traffic patterns around Belmar Elementary School.

Action Steps:

(TPW 3-1) Enforce speed limits along Garrison Street using appropriate traffic calming measures such as a neighborhood speed watch, the use of speed monitoring awareness trailers, or speed display signs.

(TPW 3-2) Partner with Belmar Elementary School to ensure safe pedestrian and bicycle routes for children traveling to and from school.

Goal #4: Identify where street maintenance, street snow removal, and street cleaning can be improved in the neighborhood.

Action Steps:

(TPW 4-1) Communicate and work with the City of Lakewood's Public Works Department on an ongoing basis to identify problem areas.

Goal #5: Promote the use of mass transportation as an efficient and positive mode of transportation for the neighborhood.

Action Steps:

(TPW 5-1) Coordinate with the Regional Transportation District to develop bus routes that will provide access to light rail stations and other important activity centers.

(TPW 5-2) Coordinate with the Regional Transportation District to improve timing, efficiency, and routes of buses serving the neighborhood.

(TPW 5-3) Assist the Alameda Gateway Community Association with implementation of a circulator bus to provide transportation between the neighborhood and key Lakewood destinations including the Belmar District, future light rail stations and the Union Boulevard commercial corridor and future site of St. Anthony's Hospital.

(TPW 5-4) Promote increased cleanliness and attractiveness of neighborhood bus stops.



Public Safety

The Addenbrooke/Belmar Park neighborhood is well served by both police and fire protection. Headquarters for both the City of Lakewood Police Department and the West Metro Fire District are located within the neighborhood planning area boundary.

Maintaining a safe and secure neighborhood is important to most neighborhood residents. During the issue identification exercise conducted at the February 20, 2007, neighborhood meeting, residents of the Addenbrooke/Belmar Park neighborhood identified a perceived increase in graffiti and in crime, such as burglary, as the greatest public safety concerns facing the neighborhood. This response echoed findings from the 2006 Neighborhood Survey in which 55% of respondents reported that they were somewhat to very concerned about theft of personal property and 45% of respondents reported that they were somewhat to very concerned about vandalism or graffiti.



West Metro Fire Department

It should be noted that while residents have expressed concern about crime and graffiti, public safety issues were not listed among the top three issues facing the neighborhood. This likely indicates that residents feel the neighborhood is a safe place to live and would like to ensure that this sense of safety is maintained over time.



City of Lakewood Public Safety Building

In order to address neighborhood concerns regarding public safety, this plan emphasizes the benefits of regular communication between neighborhood residents and the Lakewood Police Department in creating a safe neighborhood environment. This plan recom-



mends an increase in participation in the Neighborhood Watch program, coordination with City programs combating graffiti, participation in crime deterrent projects, and increased interaction among the residents of the Addenbrooke/Belmar Park neighborhood.

Goal #1: Provide a safe neighborhood environment.

Action Steps:

(PS 1-1) Increase community awareness and safety regarding crime-related activities in the area through neighborhood publications, bulletin boards, and online communication mechanisms.

(PS 1-2) Increase the number of Neighborhood Watch Blocks and residents participating in Neighborhood Watch programs to promote a safer neighborhood and to share information.

Goal #2: Create an atmosphere of intolerance to crime by establishing partnerships between the Lakewood Police Department and neighborhood residents.

Action Steps:

(PS 2-1) Establish a mechanism to ensure increased contact between neighborhood residents and Lakewood Police Agents. Utilize Sector Liaison Agents to promote communication and the sharing of information about existing and emerging neighborhood issues.

(PS 2-2) Organize neighborhood-wide events, such as block parties and safety seminars, to promote community awareness.

(PS 2-3) Invite Police Sector Liaison Agents to present crime and safety tips at neighborhood gatherings and HOA meetings.

Goal #3: Actively address the growing frequency of graffiti vandalism in the neighborhood.

Action Steps:

(PS 3-1) Assist the City of Lakewood with establishing and utilizing appropriate mechanisms to reduce graffiti.

(PS 3-2) Organize neighborhood graffiti clean-up events.

(PS 3-3) Establish an adopt-a-spot graffiti clean-up program through neighborhood organizations.

Land Use and Property Maintenance

Throughout the planning process, residents of Addenbrooke/Belmar Park emphasized the importance of property upkeep and expressed concern about the impacts of development and redevelopment of properties within the neighborhood. The goals and action steps for land use and property maintenance are intended to promote maintenance and upkeep of properties and ensure that development projects are compatible with the existing character of the neighborhood.

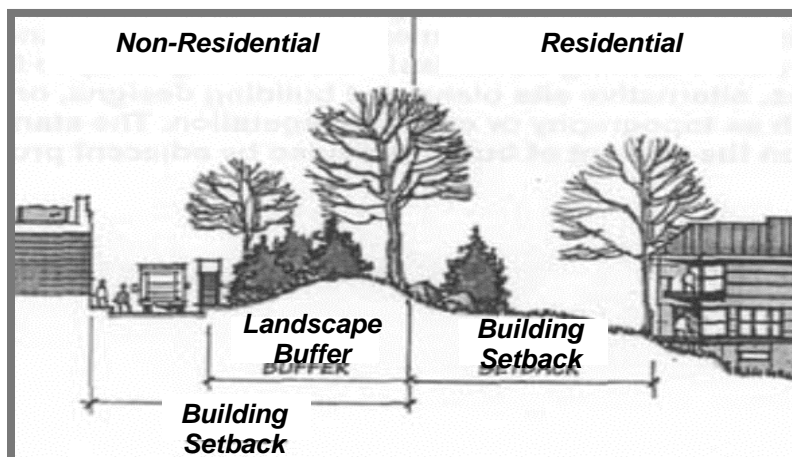
Property Maintenance: In the 2006 Neighborhood Survey, residents identified property maintenance as the number one concern facing the neighborhood. Specifically, concern over yard maintenance and poor appearance of rental properties were identified as key issues. Concern over property maintenance was reiterated during the February 20, 2007, issue identification exercise in which residents expressed concern over the physical appearance of properties in the neighborhood.

Land Use: Residents of Addenbrooke/Belmar Park place great pride in the single-family character of the neighborhood. During the February 20, 2007, issue identification exercise, residents articulated the importance of protecting the character of the neighborhood, the need to respect existing single-family areas, and concern about developments along West Alameda Avenue and Garrison Street. The desire of residents to preserve large lot properties that allow horses and other livestock also was emphasized throughout the planning process.

It is important to note that future development along West Alameda Avenue and around the intersection of West Alameda Avenue and South Garrison Street should respect both the goals and action steps presented in this Plan as well as the principles and guidelines contained within the Alameda Cornerstone Plan. The Addenbrooke/Belmar Park Neighborhood Plan specifically emphasizes the importance of compatible and complementary uses, as well as the value of appropriate landscape buffers, transitions and building designs. The participation of neighborhood residents and organizations in the development review process is strongly encouraged.



Large lot residential properties are likely to face development pressure in the future. Residents have emphasized the importance of encouraging development that is compatible with and complementary to existing neighborhood land uses.



The use of landscaping buffers can help to mitigate the impacts of varying types of land uses on adjacent parcels.



In the 2006 Neighborhood Survey, residents identified property maintenance as the number one concern facing the neighborhood.

Goal #1 : Increase residential property values while encouraging long-term residency and home ownership.

Action Steps:

(LUPM 1-1) Increase neighborhood attractiveness through neighborhood beautification projects, maintenance of key community amenities and active participation in neighborhood organizations.

(LUPM 1-2) Engage and encourage landowners, property managers and residents of rental properties to address property maintenance in order to maintain and improve neighborhood appearance.

(LUPM 1-3) Organize regular neighborhood clean-ups, graffiti removal, tree plantings, and other beautification projects.

Goal #2: Improve neighborhood appearance and level of property maintenance.

Action Steps:

(LUPM 2-1) Assist neighborhood organizations with efforts to educate and provide outreach on code violations such as weeds, outside storage, and snow removal.

(LUPM 2-2) Create a brochure on yard maintenance and landscaping for distribution to neighbors. Include information on pertinent right-of-way maintenance.

(LUPM 2-3) Develop a "Helping Hands" network and outreach for elderly and disabled neighbors.

(LUPM 2-4) Work with the City of Lakewood Code Enforcement division to assist with code enforcement of properties in the neighborhood.

(LUPM 2-5) Address property maintenance and code enforcement issues at neighborhood meetings.

Goal #3: Encourage developments that are complementary to and compatible with the neighborhood.

Action Steps:

(LUPM 3-1) Recommend that development or redevelopment of properties in the neighborhood respect the character of surrounding land uses.

(LUPM 3-2) Develop and sustain registered neighborhood organizations to receive city notification of land use proposals in and adjacent to the neighborhood.

(LUPM 3-3) Encourage neighborhood participation in the Performance Review Process for applicable development proposals.

(LUPM 3-4) Encourage appropriate transitions between new developments and existing residential properties through building design, site layout, landscape buffering and other screening techniques.

(LUPM 3-5) Adhere to the Guiding Principles of the Alameda Cornerstone Plan for all future development along West Alameda Avenue.

Parks and Cultural Resources

Residents of the Addenbrooke/Belmar Park Neighborhood take great pride in the quality and availability of their parks and cultural resources. In the 2006 Neighborhood Survey, residents indicated that parks and cultural amenities were the primary reason they were attracted to the neighborhood. When asked what places or characteristics residents appreciated in their neighborhood, 37% of residents noted parks and cultural amenities.

During the issue identification exercise conducted at the February 20, 2007, neighborhood meeting, residents of the neighborhood emphasized the need for continued upkeep and maintenance of the neighborhood's parks, specifically citing sidewalks, naturalized areas and trees as priorities. Additionally, residents of the neighborhood would like to ensure that playground equipment is regularly upgraded and maintained, and that the existing setting and character of the neighborhood's parks is honored in the future. Residents also emphasized the importance of keeping the parks safe and free of graffiti.

Goal #1: Promote the long-term stewardship of neighborhood parks.

Action Steps:

(PCR 1-1) Enhance communication between neighborhood residents and the City to address park concerns.

(PCR 1-2) Support the construction of a new playground at Belmar Park.

(PCR 1-3) Partner with the Department of Community Resources to maintain facilities and replace site features including lights, benches, tables, and play equipment before they are no longer serviceable.

(PCR 1-4) Work with the Department of Community Resources to analyze areas in neighborhood parks where additional lighting may be appropriate for public safety.

According to the 2006 Neighborhood Survey:

- 43% of neighborhood residents visit Addenbrooke Park at least once a month.
- 29% of neighborhood residents visit Belmar Park more than once a week.
- 67% of neighborhood residents visit Lakewood's Heritage Center at least once a year.
- 58% of neighborhood residents visit the Lakewood Cultural Center at least once a year.
- 83% of neighborhood residents used the Belmar Library in 2006.



Summertime concert at Lakewood's Heritage Center Amphitheater in Belmar Park.



Neighborhood bulletin boards facilitate information sharing between residents and neighborhood organizations.

Goal #2: Support neighborhood amenities that provide cultural resources and educational opportunities.

Action Steps:

(PCR 2-1) Further neighborhood support of programming and activities available through the Lakewood Cultural Center and Lakewood Heritage Center by advertising events in neighborhood publications and on neighborhood websites, and by organizing community group outings to events.

(PCR 2-2) Communicate and partner with the Jefferson County Public Library to receive information on programs and to explore opportunities available through the Belmar Library.

(PCR 2-3) Explore ways for neighborhood organizations to partner with Belmar Elementary School to promote neighborhood events for families and to engage neighborhood children in community service projects.

(PCR 2-4) Encourage the placement of bulletin boards at Belmar Park and at Addenbrooke Park to increase community communication.

Economic Development

Residents of Addenbrooke/Belmar Park recognize the importance of businesses in their neighborhood. Residents consider businesses to be a positive amenity for the neighborhood, and value businesses that provide essential services for neighborhood residents. According to the 2006 Neighborhood Survey, 53% of neighborhood residents shop at the Lakewood City Commons or Belmar shopping centers at least once a week, and proximity to shopping was the second most common response of residents when asked what characteristics they most appreciated about the neighborhood.

However, while many neighborhood residents appreciate the commercial centers in and around the neighborhood, residents expressed concern regarding business upkeep and commercial encroachment into the residential areas of the neighborhood during the Issue Identification exercise conducted at the February 20, 2007, neighborhood meeting. Additionally, residents are interested in strengthening the relationship between area businesses and neighborhood residents and organizations.

Goal #1: Promote the redevelopment and revitalization of neighborhood commercial corridors and nodes with particular emphasis along West Mississippi Avenue and at the corner of Garrison Street and West Alameda Avenue.



The southeast corner of the intersection at Garrison Street and Alameda Avenue. Any future redevelopment of the area should respect the Addenbrooke/Belmar Park Neighborhood Plan, as well as the Alameda Cornerstone Plan.

Action Steps:

(ED 1-1) Support continued implementation of the Wadsworth Boulevard Strategic Plan and the Alameda Cornerstone Plan as they relate to, and are consistent with, the neighborhood vision statement.

(ED 1-2) Work with business owners to encourage property maintenance and neighborhood beautification.

(ED 1-3) Encourage neighborhood participation in the Performance Review Process for applicable development proposals.

Goal #2: Strengthen the relationship between local neighborhood businesses and neighborhood residents and organizations.

Action Steps:

(ED 2-1) Encourage participation of neighborhood organizations and residents in the Alameda Gateway Community Association.

(ED 2-2) Identify neighborhood businesses that are willing to provide community services including meeting space, group rates for special events, newsletters, or are willing to partner with neighborhood organizations for clean-ups, improvements and other neighborhood special events.

(ED 2-3) Create a neighborhood business directory.



Community Participation

One of the great benefits of the neighborhood planning process is the building of social capital that results from organization, education and participation of neighborhood residents. Residents of the Addenbrooke/Belmar Park neighborhood recognize that participation in neighborhood life can help form a network of relationships and foster the ability of the neighborhood to organize itself in order to identify and respond to issues, and then to work to solve problems in partnership with area businesses, developers, the City of Lakewood, and other neighborhood entities.

Goal#1 : Increase civic participation in the neighborhood in order to promote community cooperation, community identity, and sense of place.

Action Steps:

(CP 1-1) Encourage the formation of, and participation in, registered neighborhood organizations to address community concerns, organize community projects, receive official notification of land use proposals, and to facilitate communication between neighborhood residents and the City of Lakewood.

GOALS AND ACTION STEPS



Neighborhood gatherings, like the Aviation Park Dedication in Northeast Lakewood, bring neighbors together and promotes communion.



Neighborhood residents enjoy the Thursday afternoon Farmer's Market held in the parking lot of Lakewood's Heritage Center.

(CP 1-2) Organize neighborhood-wide events to promote awareness of neighborhood issues and encourage community building.

(CP 1-3) Encourage neighborhood participation in, and support of, community events including area farmers markets, festivals, community service projects, youth sports, and others.

(CP 1-4) Partner with Belmar Elementary School to increase communication with the neighborhood about school events.

(CP 1-5) Work with the City of Lakewood to identify methods to improve communication and to disseminate neighborhood information.

(CP 1-6) Develop a neighborhood website to facilitate neighborhood communication and to promote neighborhood events and projects.

(CP 1-7) Coordinate with the Alameda Gateway Community Association and the City of Lakewood to organize and distribute welcome packets to new neighborhood residents.

The Neighborhood Participation Program

The Neighborhood Participation Program provides funding for neighborhood projects that provide a general benefit to the neighborhood. Projects need to be located on publicly owned property or right-of-way.

Implementation

Implementation of the action steps included in the Addenbrooke/Belmar Park Neighborhood Plan requires collaboration between City staff, neighborhood organizations, community and business associations, and Jefferson County. The implementation schedule identifies which entities/organizations should assist with implementation.

The Plan's action steps were prioritized through public input and coordinated with City staff. Each action step has been placed into one of three categories: First Priority, Second Priority, and Ongoing. First Priority projects generally begin within two years of plan adoption; second priority projects generally begin within five years; and, ongoing projects may already be underway at the time of adoption and may continue in a perpetual manner as necessary.

Implementation:
verb: to put into
practical effect,
to fulfill; perform;
carry out.

1st Priority Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
TPW (3-1)	Enforce speed limits along Garrison Street using appropriate traffic calming measures such as a neighborhood speed watch, the use of speed monitoring awareness trailers, or speed display signs.	PD, PW	NO, CPD
TPW (3-2)	Partner with Belmar Elementary School to ensure safe pedestrian and bicycle routes for children traveling to and from school.	JCS, CPD	NO, PW
LUPM (2-3)	Develop a "Helping Hands" network and outreach for elderly and disabled neighbors.	NO	CPD
TPW (1-4)	Identify pedestrian and bike crossing safety concerns at major intersections on Kipling Parkway, West Alameda Avenue, West Mississippi Avenue and Wadsworth Boulevard, and work with the City of Lakewood to increase pedestrian safety where applicable.	NO, PW	CPD
TPW (2-1)	Address speeding on identified streets using appropriate traffic calming measures such as a neighborhood speed watch, speed-monitoring trailers, or speed humps.	NO	PD, PW
PCR (1-4)	Work with the Department of Community Resources to analyze areas in neighborhood parks where additional lighting may be appropriate for public safety.	NO	CR

Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

1st Priority Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
PS (2-1)	Establish a mechanism to ensure increased contact between neighborhood residents and Sector Liaison Agents to promote communication and the sharing of information about existing and emerging neighborhood issues.	NO	PD
PS (1-2)	Increase the number of Neighborhood Watch Blocks and residents participating in Neighborhood Watch programs to promote a safer neighborhood and to share information.	NO	PD
PS (3-1)	Assist the City of Lakewood with establishing and utilizing appropriate mechanisms to reduce graffiti.	NO	PD, CPD
TPW (2-2)	Communicate and work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.	NO	PD
TPW (1-1)	Increase non-motorized mobility in the neighborhood by improving pedestrian and bicycle connections, especially those leading to public spaces.	PW	NO, CR
PCR (2-3)	Explore ways for neighborhood organizations to partner with Belmar Elementary School to promote neighborhood events for families and to engage neighborhood children in community service projects.	NO	JCS
PCR (1-3)	Partner with the Department of Community Resources to maintain facilities and replace site features including lights, benches, tables, and play equipment before they are no longer serviceable.	NO	CR
PS (1-1)	Increase community awareness and safety regarding crime-related activities in the area through neighborhood publications, bulletin boards, and online communication mechanisms.	NO	PD
TPW (1-2)	Increase bicycle route signage and routes pursuant to the Lakewood Bicycle Master Plan.	PW	NO
PCR (1-2)	Support the construction of a new playground at Belmar Park.	CR	NO

Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

2nd Priority Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
TPW (5-3)	Assist the Alameda Gateway Community Association with implementation of a circulator bus to provide transportation between the neighborhood and key Lakewood destinations including the Belmar District, future light rail stations and the Union Boulevard commercial corridor and future site of St. Anthony's Hospital.	AGCA, CPD	NO, PW, RTD
TPW (1-3)	Work with the West Alameda Heights neighborhood and City traffic engineers to develop alternative access points and traffic patterns at the Lakewood City Commons Shopping Center to alleviate traffic congestion and safety concerns at the entrance to King Soopers from South Allison Parkway.	CPD	PW
TPW (5-1)	Coordinate with the Regional Transportation District to develop routes that will provide access to light rail stations and other important activity centers.	NO	RTD
TPW (5-2)	Coordinate with the Regional Transportation District to improve timing, efficiency, and routes of buses serving the neighborhood.	NO	RTD
LUPM (2-2)	Create a brochure on yard maintenance and landscaping for distribution to neighbors. Include information on pertinent right-of-way maintenance.	CPD	NO
LUPM (1-1)	Increase neighborhood attractiveness through neighborhood beautification projects, maintenance of key community amenities and active participation in neighborhood organizations.	NO	CPD, CR
PCR (2-4)	Encourage the placement of bulletin boards at Belmar Park and at Addenbrooke Park to increase community communication.	NO	CPD, CR
TPW (5-4)	Promote increased cleanliness and attractiveness of neighborhood bus stops.	CPD	NO
PS (3-3)	Establish an adopt-a-spot graffiti clean-up program through neighborhood organizations.	NO	CPD
CP (1-6)	Develop a neighborhood website to facilitate neighborhood communication and to promote neighborhood events and projects.	NO	
CP (1-7)	Coordinate with the Alameda Gateway Community Association and the City of Lakewood to organize and distribute welcome packets to new neighborhood residents.	NO	CPD, AGCA
ED (2-3)	Create a neighborhood business directory.	NO	AGCA

Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

IMPLEMENTATION SCHEDULE

Ongoing Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
LUPM (3-4)	Encourage appropriate transitions between new developments and existing residential properties through building design, landscape buffering and other screening techniques.	CPD	NO
LUPM (3-1)	Recommend that development or redevelopment of properties in the neighborhood respect the character of surrounding land uses.	CPD	NO
LUPM (3-2)	Develop and sustain registered neighborhood organizations to receive city notification of land use proposals in and adjacent to the neighborhood.	NO	CPD
LUPM (3-3)	Encourage neighborhood participation in the Performance Review Process for applicable development proposals.	NO	CPD
TPW (4-1)	Communicate and work with the City of Lakewood's Public Works Department on an ongoing basis to identify problem areas where street maintenance, street cleaning, and snow removal can be improved.	NO	PW
LUPM (1-2)	Engage and encourage landowners, property managers and residents of rental properties to address property maintenance in order to maintain and improve neighborhood appearance.	NO	CPD
LUPM (2-4)	Work with the City of Lakewood Code Enforcement Division to assist with code enforcement of properties in the neighborhood.	NO	CPD
PCR (1-1)	Enhance communication between neighborhood residents and the City to address park concerns.	NO	CR
LUPM (3-5)	Adhere to the Guiding Principles of the Alameda Cornerstone Plan for all future development along West Alameda Avenue.	CPD	NO
CP (1-1)	Encourage the formation of, and participation in, registered neighborhood organizations to address community concerns, organize community projects, receive official notification of land use proposals, and to facilitate communication between neighborhood residents and the City of Lakewood.	NO	CPD
LUPM (2-1)	Assist neighborhood organizations with efforts to educate and provide outreach on code violations such as weeds, outside junk, and snow removal.	NO	CPD

Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

Ongoing Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
PS (2-3)	Invite Police Sector Liaison Agents to present crime and safety tips at neighborhood gatherings and HOA meetings.	NO	PD
LUPM (2-5)	Address property maintenance and code enforcement issues at neighborhood meetings.	NO	CPD
CP (1-5)	Work with the City of Lakewood to identify methods to improve communication and to disseminate neighborhood information.	NO	CPD
PCR (2-1)	Further neighborhood support of programming and activities available through the Lakewood Cultural Center and Lakewood Heritage Center by advertising events in neighborhood publications and on neighborhood websites, and by organizing community group outings to events.	NO	CR
ED (2-1)	Encourage participation of neighborhood organizations and residents in the Alameda Gateway Community Association.	NO	AGCA
ED (1-3)	Encourage neighborhood participation in the Performance Review Process for applicable development proposals.	CPD	NO
CP (1-3)	Encourage neighborhood participation in, and support of, community events including area farmers markets, festivals, community service projects, youth sports, and others.	NO	CPD
LUPM (1-3)	Organize regular neighborhood clean-ups, graffiti removal, tree plantings, and other beautification projects.	NO	CPD
PS (2-2)	Organize neighborhood-wide events, such as block parties and safety seminars to promote community awareness.	NO	CPD
PCR (2-2)	Communicate and Partner with the Jefferson County Public Library to receive information on programs and to explore opportunities available through the Belmar Library.	NO	JCL
CP (1-2)	Organize neighborhood-wide events to promote awareness of neighborhood issues and encourage community building.	NO	CPD

Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

IMPLEMENTATION SCHEDULE

Ongoing Projects

Action Step	Strategy	Lead Responsibility	Support Responsibility
ED (1-1)	Support continued implementation of the Wadsworth Boulevard Strategic Plan and the Alameda Cornerstone Plan as they relate to, and are consistent with, the neighborhood vision statement.	CPD	NO
PS (3-2)	Organize neighborhood graffiti clean-up events.	NO	CPD
ED (2-2)	Identify neighborhood businesses that are willing to provide community services including meeting space, group rates for special events, newsletters, or are willing to partner with neighborhood organizations for clean-ups, improvements and other neighborhood special events.	NO	AGCA
ED (1-2)	Work with business owners to encourage property maintenance and neighborhood beautification.	NO	AGCA, CPD
CP (1-4)	Partner with Belmar Elementary School to increase communication with the neighborhood about school events.	NO	JCS

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Responsibilities:

AGCA Alameda Gateway Community Association
 CPD Community Planning and Development
 CR Community Resources
 JCL Jefferson County Library
 JCS Jefferson County Schools

NO Neighborhood Organization(s)
 PD Police Department
 PW Public Works
 RTD Regional Transit District

Appendix I:

Addenbrooke/Belmar Park Neighborhood Survey Results

In the past 12 months, how often, if ever, have you done the following?
For questions 3 - 10, please mark the appropriate box on the right.

	Never	Once or Twice	Fewer than 12 times	Once or twice a Month	Once a week	Multiple times a week
3) Visited Addenbrooke Park						
4) Visited Belmar Park						
5) Visited Belmar Library						
6) Shopped at a Belmar or City Commons Business						
7) Attended an event at the Lakewood Cultural Center						
8) Visited the Lakewood Heritage Center						

Neighborhood Services and Condition
For questions 11 - 19, please mark the number that best represents your opinion regarding the existing conditions of your neighborhood.

	Excellent	Good	Fair	Poor	Not Applicable
11) Availability of parks and open space	1	2	3	4	N/A
12) Maintenance of parks and open space	1	2	3	4	N/A
13) Ease of pedestrian travel	1	2	3	4	N/A
14) Condition / availability of sidewalks and handicap ramps	1	2	3	4	N/A
15) Ease of bicycle travel	1	2	3	4	N/A
16) Ease of travel by automobile	1	2	3	4	N/A
17) Street maintenance and repair	1	2	3	4	N/A
18) Overall home maintenance	1	2	3	4	N/A
19) Overall quality of your neighborhood	1	2	3	4	N/A

20) How do you and your family members travel to work, school, and other places within your neighborhood?
(Please check all that apply)

☐ Automobile
☐ Bus/Mass Transit
☐ Bicycle
☐ Walking

(continued on back)

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Addenbrooke/Belmar Park Neighborhood Survey Results

The Addenbrooke/Belmar Park Neighborhood Survey was mailed to 2,542 residents and business owners on November 9th, 2006. Responses were collected through December 8th, 2006.

Surveys Mailed: 2,542
 Surveys Returned Undeliverable: 5
 Responses Received: 661
 Response Rate: 26%

Ownership

If you are a resident of the neighborhood, do you own or rent your home/apartment?

Residential	Own		Rent	
	#	%	#	%
Overall	600	93.31%	43	6.69%

If you are a business owner, do you own or lease your business property?

Business	Own		Rent	
	#	%	#	%
Overall	65	72.22%	25	27.78%

How many years have you lived or worked in the neighborhood?

Years	# of Responses	% of Responses
0-2 years	68	10.29%
3-5 years	98	14.83%
6-10 years	94	14.22%
Over 10 years	401	60.67%

What attracted you to this Neighborhood?

Overall	# of Responses	% of Total
Character of the area	410	19.27%
Neighborhood amenities including parks and cultural resources	399	18.75%
Affordability of property/rentals	290	13.63%
Proximity to shopping	280	13.16%
Proximity to work	268	12.59%
Horse properties	95	4.46%
Proximity to schools	196	9.21%
Other	190	8.93%
Total	2128	100.00%

Please List three (3) places or characteristics that you appreciate in your neighborhood.

Category	# of Responses	% of Total
Parks and Open Space/Natural Environment	613	36.68%
Proximity to shopping	244	14.60%
Quietness and Peacefulness	166	9.93%
Neighborhood Amenities	160	9.58%
Neighborhood Character and Maintenance	135	8.08%
Regional Location	96	5.75%
Neighbors	89	5.33%
Rural Atmosphere	77	4.61%
Public Safety	57	3.41%
Housing/Buildings	28	1.68%
Other	6	0.36%
Total	1671	100.00%

APPENDIX I: NEIGHBORHOOD SURVEY

In the past 12 months, how often, if ever, have you done the following?

Overall	Visited Addenbrooke Park		Visited Belmar Park		Visited Belmar Library		Shopped Belmar or City Commons		Attended Cultural Center		Visited Heritage Center	
	#	%	#	%	#	%	#	%	#	%	#	%
1-Never	120	18.2%	71	10.8%	112	17.0%	35	5.3%	278	42.2%	216	32.8%
2-Once or Twice	135	20.5%	83	12.6%	122	18.5%	37	5.6%	210	31.9%	278	42.2%
3-Fewer than 12 times	123	18.7%	124	18.8%	145	22.0%	74	11.2%	130	19.8%	125	19.0%
4-Once or twice a month	93	14.1%	11	1.7%	157	23.9%	163	24.8%	34	5.2%	27	4.1%
5-Once a week	58	8.8%	76	11.6%	81	12.3%	188	28.6%	1	0.2%	5	0.8%
6-Multiple times a week	129	19.6%	193	29.3%	41	6.2%	161	24.5%	5	0.8%	9	1.4%
Total	658	100.0%	658	84.8%	658	100.0%	658	100.0%	658	100.0%	660	100.3%
Average Visitation	3.3		3.3		3.1		4.4		1.9		2.0	

N=658

Average Visitation: Average visitation is the frequency of visitation a typical resident makes to the destination. Average visitation was computed by averaging responses where the response of "Never" = 1, "Once or twice" = 2, "Fewer than 12 times" = 3, "Once or twice a month" = 4, "Once a week" = 5, and "Multiple times a week" = 6.

Existing Neighborhood Services and Conditions

Overall Number	Excellent (1)	Good(2)	Fair(3)	Poor(4)	Not applicable	Total Respondents
Overall quality of your neighborhood	133	401	99	17	0	650
Availability of parks and open space	467	172	10	2	1	652
Maintenance of parks and open space	268	310	63	6	1	648
Ease of pedestrian travel	225	307	92	12	2	638
Condition of sidewalks and handicap ramps	187	298	90	18	1	594
Ease of bicycle travel	166	253	76	15	1	511
Ease of Travel by automobile	201	314	98	14	0	627
Street maintenance and repair	118	341	165	22	1	647
Overall home maintenance	76	368	160	21	0	625

Existing Neighborhood Services and Conditions

Overall Percentage	Excellent (1)	Good(2)	Fair(3)	Poor(4)	Not applicable	Total Respondents
Overall quality of your neighborhood	20.46%	61.69%	15.23%	2.62%	0.00%	650
Availability of parks and open space	71.63%	26.38%	1.53%	0.31%	0.15%	652
Maintenance of parks and open space	41.36%	47.84%	9.72%	0.93%	0.15%	648
Ease of pedestrian travel	35.27%	48.12%	14.42%	1.88%	0.31%	638
Condition of sidewalks and handicap ramps	31.48%	50.17%	15.15%	3.03%	0.17%	594
Ease of bicycle travel	32.49%	49.51%	14.87%	2.94%	0.20%	511
Ease of Travel by automobile	32.06%	50.08%	15.63%	2.23%	0.00%	627
Street maintenance and repair	18.24%	52.70%	25.50%	3.40%	0.15%	647
Overall home maintenance	12.16%	58.88%	25.60%	3.36%	0.00%	625

How do you and your family members travel to work, school, and other places within your neighborhood?

Overall	# of responses	% of total
Automobile	643	98.32%
Bus/Mass Transit	77	11.77%
Bicycle	155	23.70%
Walking	362	55.35%

N=654

APPENDIX I: NEIGHBORHOOD SURVEY

Neighborhood Safety and Nuisances

	No concern				Some concern				Very concerned		N	Mean Rating
	1		2		3		4		5			
Overall	#	%	#	%	#	%	#	%	#	%		
Safety of walking along residential streets	227	34.87%	190	29.19%	152	23.35%	41	6.30%	41	6.30%	651	2.2
Safety of bicycling along neighborhood streets	178	29.08%	180	29.41%	174	28.43%	47	7.68%	33	5.39%	612	2.3
Presence of trash/litter	173	26.53%	206	31.60%	174	26.69%	48	7.36%	51	7.82%	652	2.4
Vandalism	154	23.66%	196	30.11%	179	27.50%	56	8.60%	66	10.14%	651	2.5
Graffiti	195	30.05%	166	25.58%	147	22.65%	63	9.71%	78	12.02%	649	2.5
Theft of personal property	116	17.71%	178	27.18%	197	30.08%	70	10.69%	94	14.35%	655	2.8
Weeds or yard maintenance	130	19.91%	202	30.93%	187	28.64%	76	11.64%	58	8.88%	653	2.6
Condition of rental properties	110	17.19%	142	22.19%	203	31.72%	106	16.56%	77	12.03%	640	2.8

Mean Rating: Mean rating is the average level of reported concern for each neighborhood safety or nuisance issue. Mean rating was computed by averaging responses on a scale from 1 to 5, where a response of "1" indicated that the respondent had no concern, and a response of "5" indicated that the respondent was very concerned.

Please List the 3 greatest concerns facing your neighborhood

Category	# of Responses	% of Total
Property Maintenance	215	15.30%
Traffic Congestion	134	9.54%
Development	122	8.68%
Nuisance	120	8.54%
Neighborhood Character	110	7.83%
Parks and Wildlife	97	6.90%
Speeding and Traffic Violations	90	6.41%
Crime (not including Vandalism)	85	6.05%
Parking	67	4.77%
Streets/Infrastructure Maintenance	60	4.27%
Vandalism	49	3.49%
Public Safety and Emergency Services	49	3.49%
Pedestrian and Bicycle Travel	37	2.63%
Property Values and Taxes	32	2.28%
Lighting	25	1.78%
Traffic Signals and Signs	21	1.49%
Government Action/Interference	21	1.49%
Business	19	1.35%
Water	17	1.21%
Public Transit	6	0.43%
Schools	6	0.43%
HOA's	5	0.36%
Other	18	1.28%
TOTAL	1405	100.00%

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Appendix II:

Addenbrooke/Belmar Park

Demographic Data

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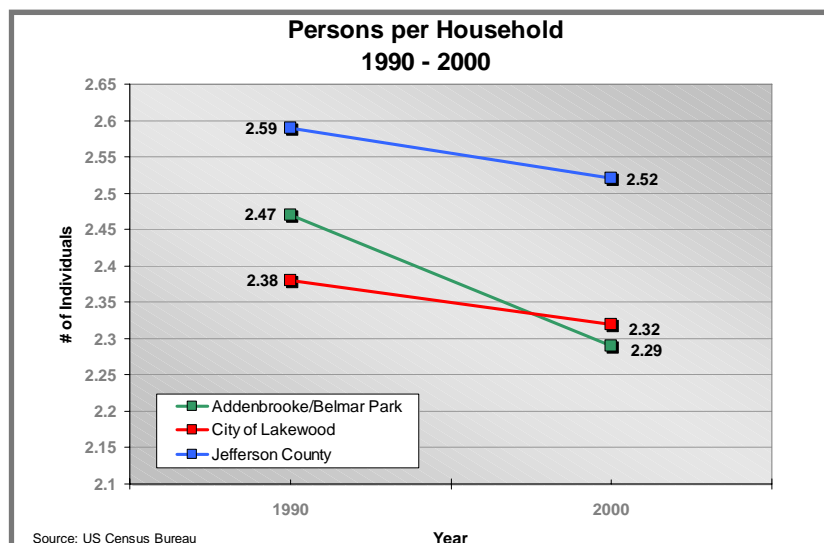
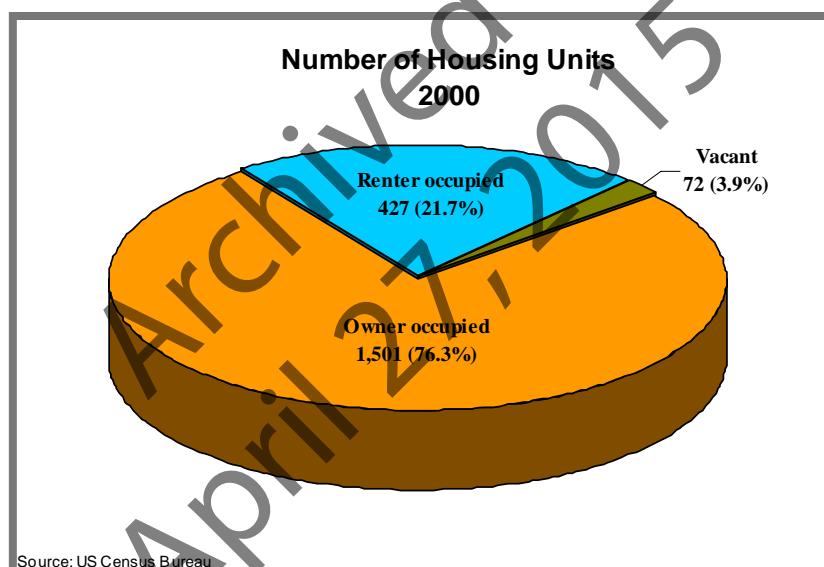
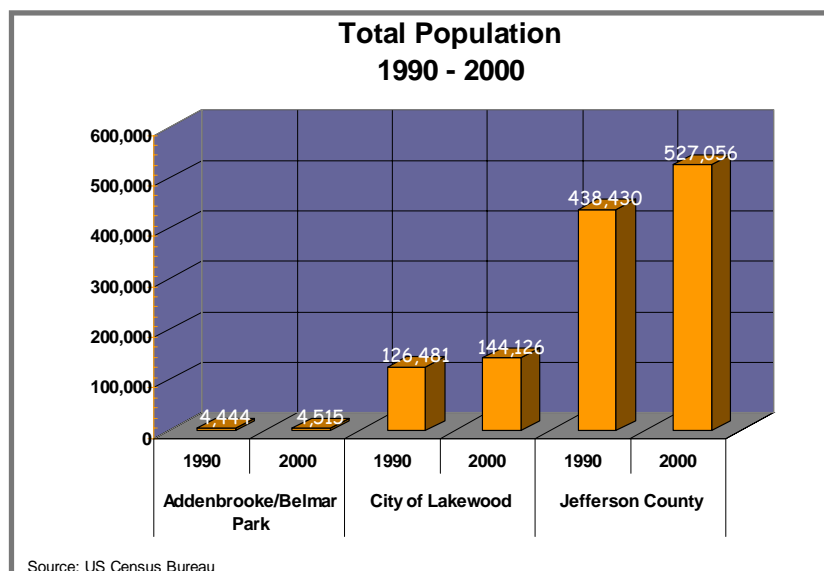
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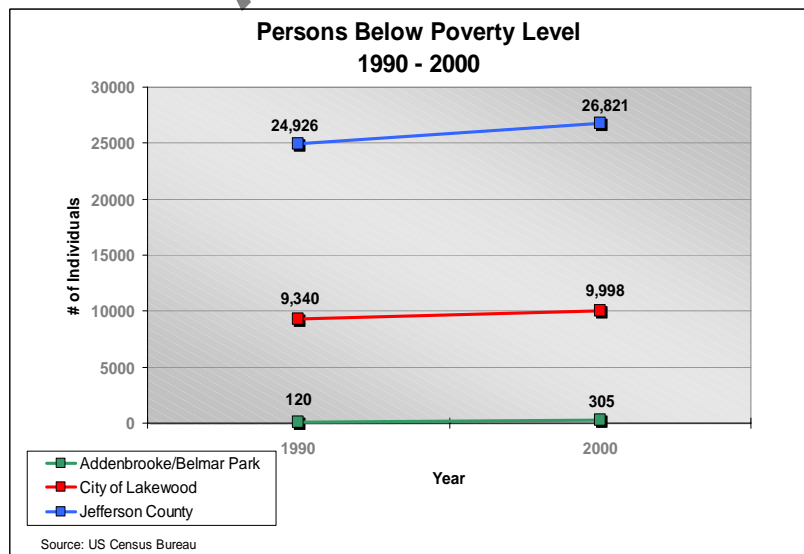
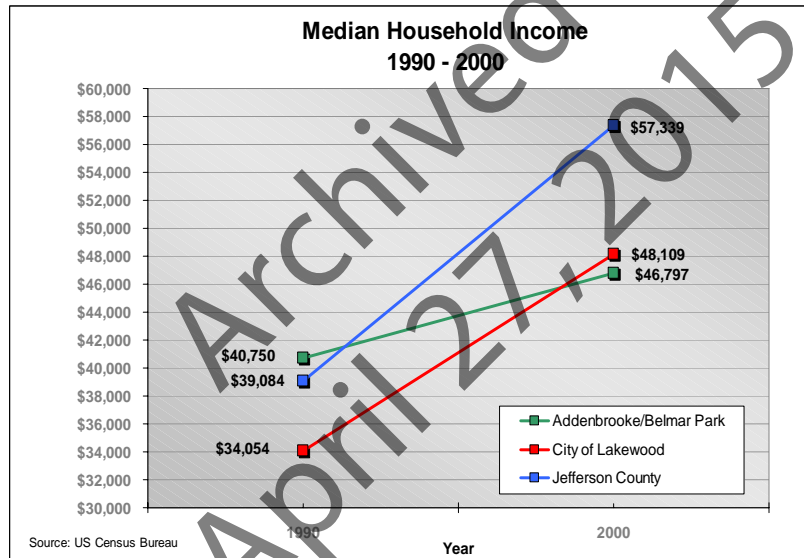
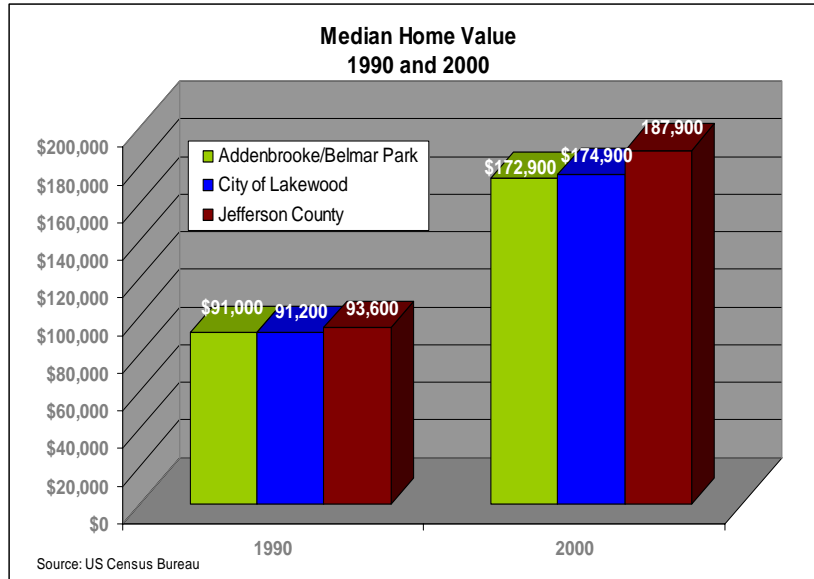
APPENDIX II: DEMOGRAPHIC DATA

Source: United States Census Bureau	Addenbrooke/Belmar Park		City of Lakewood		Jefferson County	
	1990	2000	1990	2000	1990	2000
Total Population						
	4,444	4,515	126,481	144,126	438,430	527,056
White	3,873 (87.2%)	4,028 (89.2%)	110,648 (87.5%)	125,611 (87.2%)	414,542 (94.6%)	487,916 (92.6%)
Black	11 (0.2%)	44 (1.0%)	1,183 (0.9%)	2,128 (1.5%)	3,231 (0.7%)	6,464 (1.2%)
American Indian, Eskimo	17 (0.4%)	32 (0.7%)	708 (0.6%)	1,599 (1.1%)	2,428 (0.6%)	7,772 (1.5%)
Asian	144 (3.2%)*	161 (3.6%)	2,335 (1.8%)*	3,918 (2.7%)	7,630 (1.7%)	14,946 (2.8%)
Asian Pacific Islander				117 (0.1%)		908 (0.2%)
Other	2 (0.0%)	151 (3.3%)	101 (0.1%)	7,028 (4.9%)	10,599 (2.4%)	21,364 (4.1%)
Persons of Hispanic Origin	397 (8.9%)	463 (10.3%)	11,506 (9.1%)	20,949 (14.5%)	30,791 (7%)	52,449 (10%)
Persons per Housing Unit	2.47	2.29	2.38	2.32	2.59	2.52
Number of Households	1,768	1,928	51,657	60,577	166,545	206,067
Family Households	1,263 (71.4%)	1,525 (79.1%)	33,717 (65.3%)	37,880 (62.5%)	119,462 (71.7%)	140,439 (68.2%)
Multi-Family Households	505 (28.6%)	403 (20.9%)	17,940 (34.7%)	22,697 (37.5%)	47,083 (28.3%)	65,629 (31.8%)
Number of Housing Units	1,840	1,967	55,678	62,422	178,611	212,488
Owner Occupied	1,385 (75.3%)	1,501 (76.3%)	31,250 (56.1%)	36,851 (59.0%)	116,830 (65.4%)	149,407 (72.5%)
Renter Occupied	383 (20.8%)	427 (21.7%)	20,407 (37.2%)	23,680 (37.9%)	49,715 (27.8%)	56,660 (27.5%)
Vacant	72 (3.9%)	39 (2.0%)	4,021 (7.2%)	1,891 (3.0%)	12,066 (6.8%)	6,421 (3%)
Median Household Income	\$40,750	\$46,797	\$34,054	\$48,109	\$39,084	\$57,339
Persons Below Poverty Level	120 (2.7%)	305 (6.8%)	9,340 (7.4%)	9,998 (7.1%)	24,926 (5.7%)	26,821 (5.1%)
Median Home Value	\$91,000	\$166,300	\$91,200	\$174,900	\$93,600	\$187,900

* 1990 Census Data combines Asian and Asian Pacific Islander

APPENDIX II: DEMOGRAPHIC DATA





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Appendix III:

Recommended Future Street Plan



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Recommended Future Street Plan



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Appendix IV:

Maps



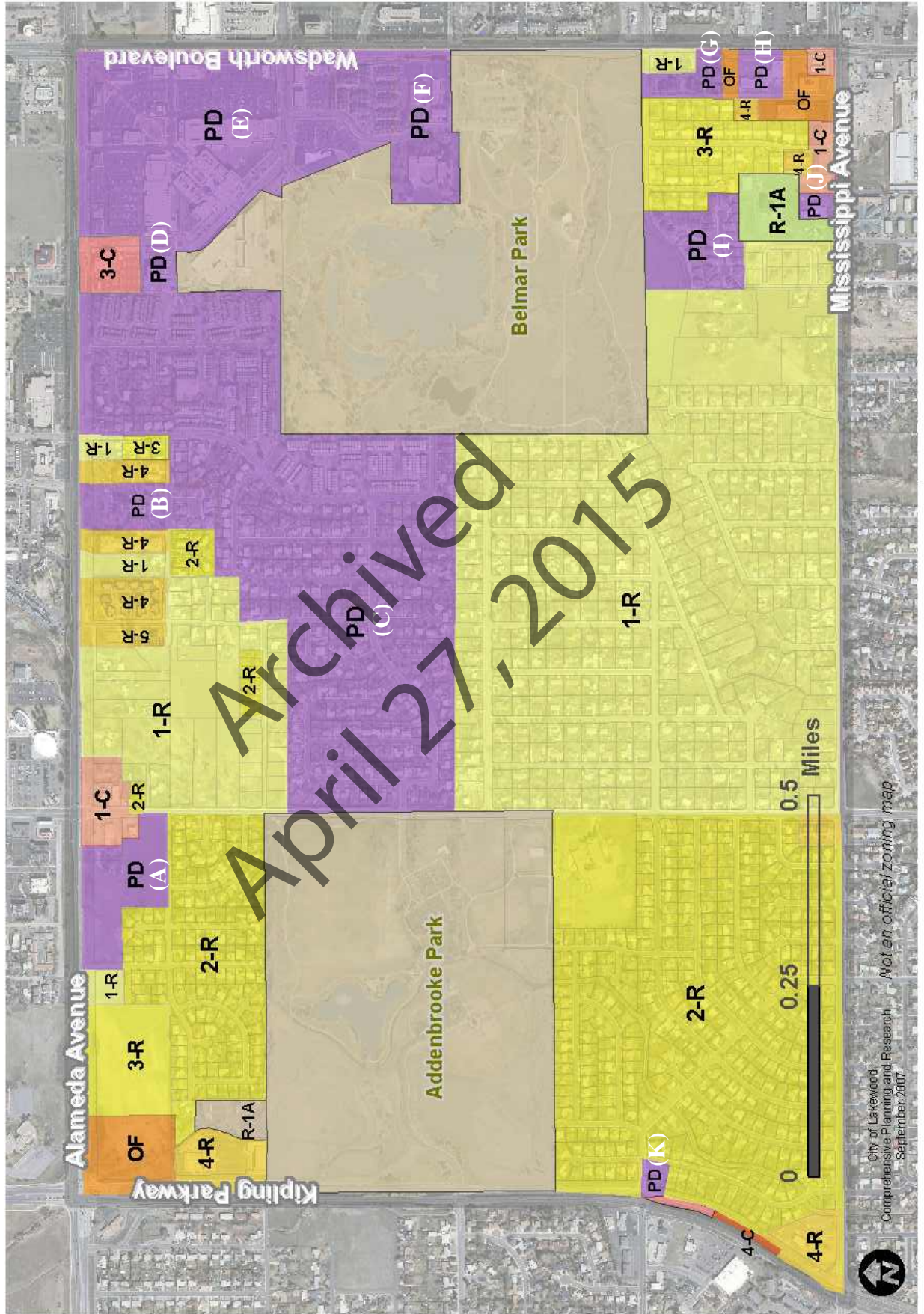
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Addenbrooke/Belmar Park Neighborhood Planning Area



Addenbrooke/Belmar Park Neighborhood Zoning



Zone District Classifications:

R1A: Residential One Acre

1-R: Large Lot Residential District

2-R: One Family Small Lot Residential District

3-R: Duplex and Small Lot Residential District

4-R: Medium Density Attached Residential District

5-R: Higher Density Residential District

OF: Office District

1-C: Convenience Commercial District

3-C: Community Commercial District

4-C: Regional Commercial District

PD: Planned Development:

A: Annadale Joint Venture

B: Pinetree II

C: Villa West

D: Belmar Plaza

E: Lakewood Town Center

F: Irongate Executive Plaza

G: Belmar Park Homes

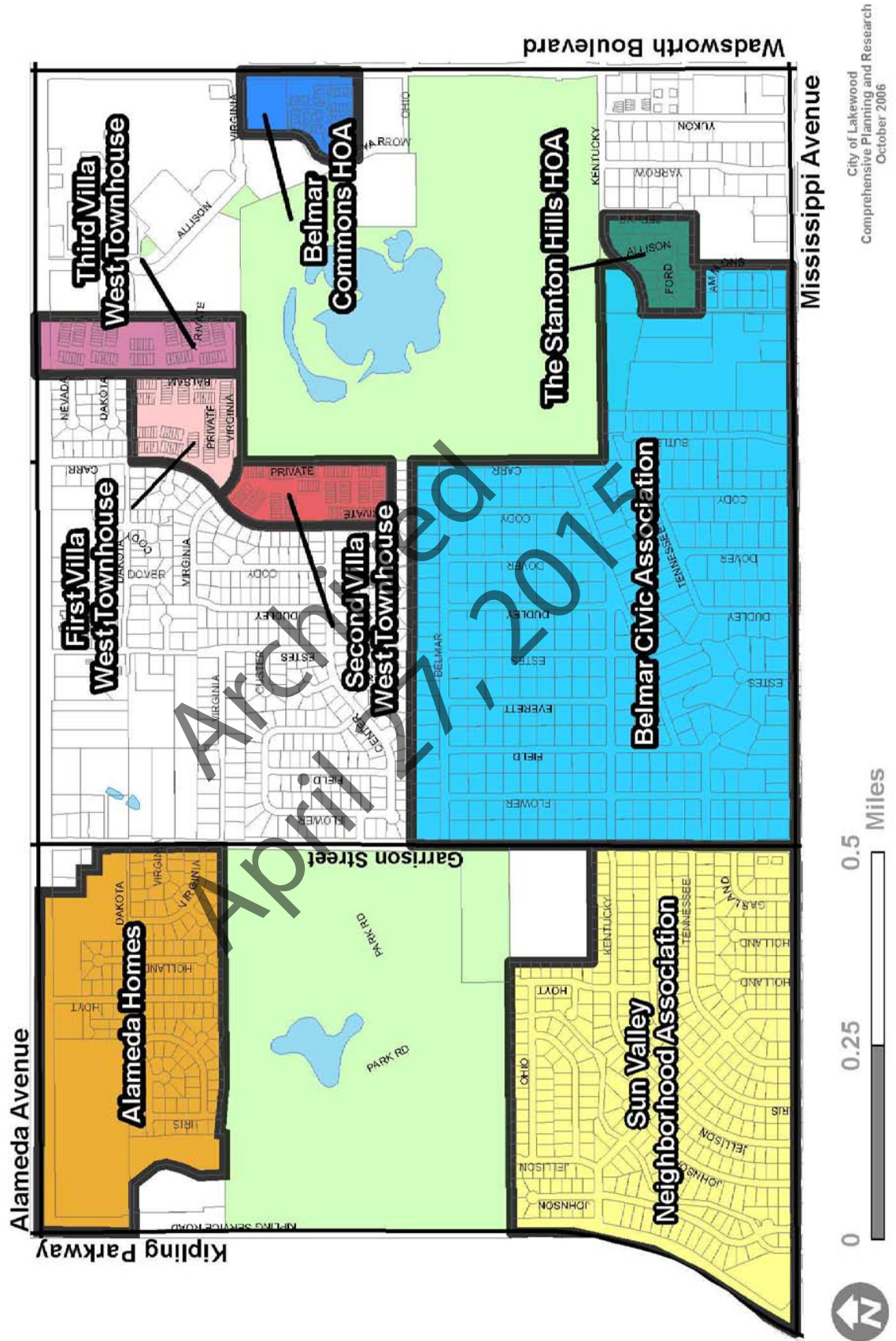
H: Whispering Gardens

I: Estates at Belmar

J: C&M Vending

K: Bryant

Addenbrooke/Belmar Park Registered Neighborhood Organizations



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