

Edgewood

The Edgewood Neighborhood Plan

Prepared by
The City of Lakewood
Department of Community Planning and Development
and
Residents of the Edgewood Neighborhood

March 2009

Archived
April 27, 2015

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Lakewood Mayor and City Council

Mayor	Bob Murphy	
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	Julia Burroughs	
Ward III	Rich Urbanowski	
Ward IV	Jerald Golley	
Ward V	George Brown III	
At-Large	Ray Schoch	Michael Rohr

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The Edgewood Neighborhood

Recognition goes to the residents, property owners, and business owners who participated in the development of the Edgewood Neighborhood Plan. Three hundred thirty-eight residents participated through the neighborhood survey and more than 60 residents participated in neighborhood meetings and open houses.

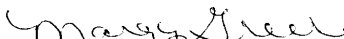
Archived
April 27, 2015

Adoption and Amendment

The City Council of the City of Lakewood, by Resolution No. 2009-10, approved adoption of the 2009 Edgewood Neighborhood Plan as an amendment to the Lakewood Comprehensive Plan by a 11-0 vote on March 9, 2009. 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:

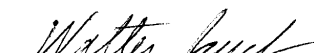

Margy Greer, City Clerk



The Planning Commission of the City of Lakewood adopted, and recommended to the Lakewood City Council approval of the 2009 Edgewood Neighborhood Plan, as part of the Lakewood Comprehensive Plan, by a vote of 7 in favor and 0 in opposition on February 4, 2009, with the vote being as follows:

George Brown III	YEA
Julia Burroughs	YEA
Jerald Golley	YEA
John Plotkin	YEA
Michael Rohr	YEA
Ray Schoch	YEA
Rich Urbanowski	YEA

ATTEST:


Walter Jauch, Secretary to the Planning Commission

The 2009 Edgewood 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.

Edgewood Neighborhood Plan Executive Summary

The enhancement and protection of Lakewood's neighborhoods are key goals of the City of Lakewood Comprehensive Plan. One avenue for achieving the stated goals is through the neighborhood planning process. A neighborhood plan is a policy document that provides guidance to City officials and City staff regarding decisions in a neighborhood and serves as a tool to enhance the character and quality of a neighborhood.

In August of 1997, the City of Lakewood adopted the Edgewood Neighborhood Plan as an amendment to Lakewood's Comprehensive Plan. In 2008, City staff from Community Planning & Development, along with neighborhood residents, revisited the Edgewood Neighborhood Plan to evaluate the Plan's impact on the neighborhood over the past decade, and to update the Plan based on current neighborhood issues and conditions.

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

-- The Lakewood Comprehensive Plan

Edgewood is one of Lakewood's oldest neighborhoods; its earliest residential subdivision was platted in the late 1800s. Through the years, Edgewood's tree-lined streets have been the setting for vibrant and active neighborhoods, historic landmarks, and thriving businesses. Today, Edgewood is a transitional neighborhood and faces many unique challenges associated with its diverse land uses and aging infrastructure. The Edgewood Neighborhood is defined as the area bounded by Sheridan Boulevard to the east, Wadsworth Boulevard to the west, West Colfax Avenue to the south and the City boundary to the north.

The 2009 Edgewood Neighborhood Plan builds on the foundation of the 1997 Plan. Through the planning process, City staff and neighborhood residents worked together to evaluate changes in the neighborhood since the adoption of the 1997 Plan and to draft a new plan that reflects the current state of the neighborhood.

The 2009 Edgewood Neighborhood Plan was created through the input of residents, property, and business owners in the neighborhood. Neighborhood residents participated in the planning process through a neighborhood survey, eight neighborhood meetings, a neighborhood picnic, and two open houses.

The neighborhood vision, goals, and action steps contained in the Edgewood Neighborhood Plan were developed in order to manage and

EXECUTIVE SUMMARY

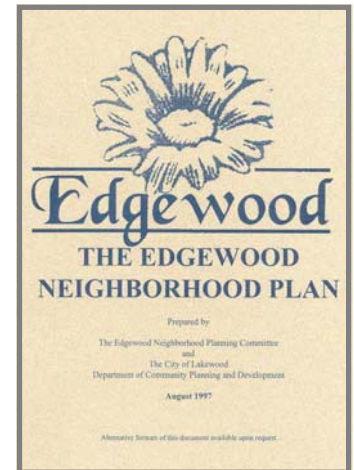
direct desired change and facilitate the social, economic, and physical wellbeing of the neighborhood. The goals and action steps address existing issues and concerns, protect neighborhood assets, and anticipate future pressures. Implementation of the Plan's goals and action steps will help address neighborhood concerns and are intended to promote a stable and cohesive neighborhood.

The neighborhood 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

Goals in the **Transportation and Public Works** section focus on safe bicycle and pedestrian systems, efficient automobile transportation, and drainage and flood control. Goals in the **Public Safety** section emphasize a safe neighborhood environment, address graffiti and vandalism, and the neighborhood's transient and homeless population. **Land Use and Property Maintenance** goals emphasize enhancement of neighborhood appearance, maintaining housing choices and home ownership options, and revitalization of business corridors. **Parks and Cultural Resources** goals include maintaining existing facilities and historic sites, and increasing the amount of use and sense of safety at neighborhood parks. Goals in the **Economic Development** section of the Plan emphasize support of planning efforts along the major commercial corridors adjacent to the neighborhood including West Colfax Avenue and Wadsworth Boulevard and fostering relationships between neighborhood organizations and business organizations in the area. The goals in the final category of **Community Participation** emphasize the vital role that civic participation plays in creating healthy and vibrant neighborhoods; a key outcome of the planning process has been the re-emergence of the Edgewood Neighborhood Organization (ENO). The organization plays an important role in the implementation of the Plan and in keeping open communication between residents and the City.

Successful implementation of the Edgewood Neighborhood Plan will require collaboration between City staff, neighborhood organizations, community and business associations, and Jefferson County. In this way, neighborhood planning is an opportunity for cooperation and collaboration, an essential act of democratic citizenship. The Plan includes an implementation schedule that prioritizes and identifies which entities/organizations should assist with implementation of the Plan's action steps.



Neighborhood Vision Statement

The Edgewood Vision Statement was developed by the residents of the neighborhood to describe how residents wish to see their neighborhood in the future. The Vision Statement serves as a framework for establishing specific neighborhood goals and action steps.

Edgewood Neighborhood Vision

Edgewood is an established Lakewood neighborhood characterized by mature landscapes, diverse housing styles and architecture, neighborhood parks, locally owned businesses, and efficient and functional transportation systems.

Residents of the Edgewood community are committed to working together to preserve, enhance, and strengthen their neighborhood. Together the residents of Edgewood seek to:

- Maintain a safe neighborhood environment free from crime and violence.
- Ensure safe and convenient transportation systems including pedestrian and bicycle routes and connections to light rail stations.
- Preserve and maintain neighborhood amenities and resources including parks and recreational facilities, historic properties and landmarks.
- Retain the range of housing types and architectural styles that make Edgewood a diverse and affordable neighborhood.
- Enhance and improve the appearance of Edgewood by encouraging community pride and property maintenance.
- Support existing neighborhood businesses and encourage revitalization of commercial corridors that serve the neighborhood.

The Edgewood Neighborhood Vision serves to encourage civic participation from neighborhood residents and organizations and to promote well thought-out neighborhood planning efforts that seek to sustain the values of the neighborhood and the community.

NEIGHBORHOOD BACKGROUND

Neighborhood Background

Planning Area

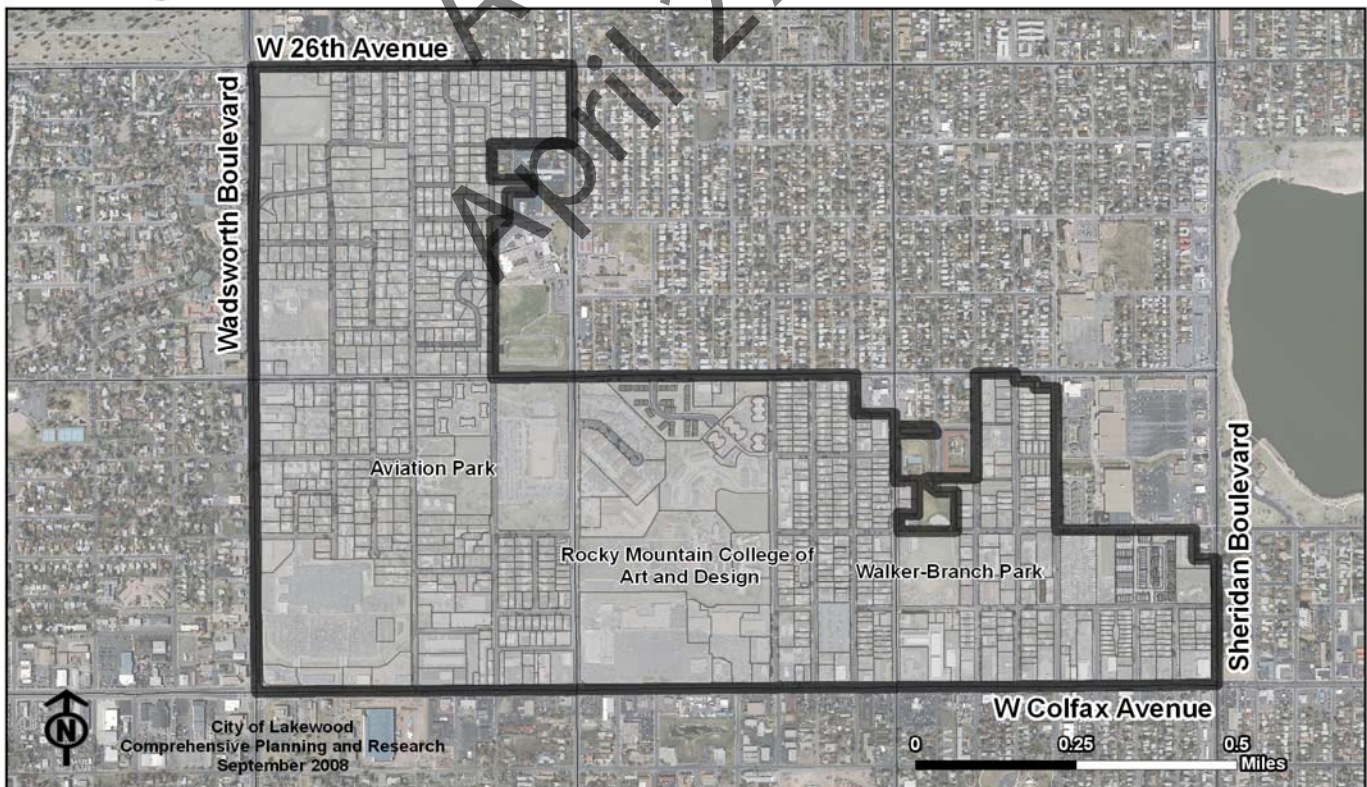
The Edgewood neighborhood is located in northeast Lakewood, and is defined as the area bounded by Sheridan Boulevard to the east, Wadsworth Boulevard to the west, West Colfax Avenue to the south and the City boundary to the north.

The neighborhood is composed of a mix of land use types from horse properties to trailer parks, single family homes to large apartment complexes. It is also home to used car dealers, the Rocky Mountain College of Art and Design located on the historic campus of the Jewish Consumptive Relief Society, a 300-bed rehabilitation facility, and Lakewood's largest tourist attraction (Casa Bonita). The neighborhood is home to two City parks, Walker-Branch park at 5825 W. 16th Avenue and Aviation Park at 1890 Teller Street.



Edgewood Neighborhood Plan

Planning Area



Why Edgewood?

The name Edgewood was given to the neighborhood by its residents in the 1990s. The name Edgewood was used since the neighborhood is located on the "edge" of

Edgewood History

The Edgewood neighborhood's earliest subdivision was platted in April of 1889. In the original Edgewater plat (an area now partially in the City of Edgewater and partially in the Edgewood neighborhood of Lakewood), the streets were named after the Presidents of the United States, with the exception of Calhoun Street. The original names of the streets were Adams, Jefferson, Madison, Monroe, Jackson, Van Buren, Calhoun, Harrison, Tyler, Polk, Taylor, Fillmore, Pierce, Lincoln, Grant, and Garfield. In the early 1900s, the streets were renamed Ames, Benton, Chase, Depew, Eaton, Fenton, Gray, Harlan, Ingalls, Jay, Kendall, Lamar, Marshall, Newland, Otis, and Pierce. Denver renamed the east and west streets to establish a numbering system for streets and avenues. Prior to this renaming, West 20th Avenue was known as Edgewater Boulevard, West 22nd and West 24th Avenues had no name, West 25th Avenue was known as Emerald, and West 26th Avenue as Highlands Avenue.

Through the years, Edgewood's tree-lined streets have been the setting for a variety of historical sites and Lakewood landmarks.



The first subdivision in the Edgewood Neighborhood, platted in 1889.



The Jewish Consumptive Relief Society

The Jewish Consumptive Relief Society (JCRS) occupied a large portion of the neighborhood near the intersection of Pierce Street and West Colfax Avenue from 1904 to 1954. Nationally known as a treatment center for tuberculosis, JCRS was founded by Dr. Charles Spivak. At its peak, the JCRS campus was 105 acres and housed a dairy farm, chicken houses, laundry facilities, a pharmacy, treatment

NEIGHBORHOOD BACKGROUND

rooms, residences, operating rooms, a dental office, print shop, library, post office, a general store, and a synagogue.

Isaac Solomon Synagogue

Built in 1926 and located on the JCRS campus, the Isaac Solomon Synagogue was built by noted architects William and Arthur A. Fisher. The synagogue is a one-story brick and stucco Moorish style building. The synagogue accommodated 70 worshippers and was used for daily, High Holy Day, and other Jewish services. Worship services for other faiths also were conducted in this building. The synagogue was the heart of the campus. In 2002, an initial historic assessment of the Isaac Solomon Synagogue and last remaining patient tent was completed with the assistance of the Colorado State Historic Fund.



American Medical Center

With the decline of tuberculosis, the JCRS campus became smaller, and the post office moved to the City of Edgewater. On its fiftieth anniversary in 1954, the campus reincorporated as the American Medical Center (AMC) and became one of the first fully dedicated cancer institutions in the nation.

Casa Bonita

In 1957, approximately 20 acres of the original JCRS campus along West Colfax Avenue between Kendall and Pierce Streets were sold to developers of what is now the JCRS Shopping Center— Lakewood's first mall. The JCRS Shopping Center thrived for nearly twenty years as a regional shopping center. With the development of climate controlled malls, JCRS shifted from a regional center to a neighborhood shopping center. The JCRS Shopping Center is home to Casa Bonita, created in 1970 by Bill Waugh. The restaurant not only entertains local residents, but attracts visitors from around the metropolitan region and surrounding states. It is estimated that annually one million people visit Casa Bonita's jungles, waterfall, caverns, lagoons, Mexican village, and deserted gold mine.

Rocky Mountain College of Art and Design

In 2003, most of the remaining original JCRS property was purchased by the Rocky Mountain College of Art and Design (RMCAD). RMCAD is a four year accredited institute of higher learning offering a Bachelor Degree of Fine Arts in a variety of disciplines. Currently, between 400 and 500 students attend the college.



The Aviation Country Club



Page Two—The Gazette, May 24, 1990

Aviation Club: Ready for the Hangar

A 65-year Lakewood tradition has succumbed to financial burdens, forcing its closing and, possibly, a foreclosure.

The Aviation Club in Lakewood, a place that provided some memories for anybody who was somebody in the west metro area, was to hold its last party Thursday night. Despite attempts by owner Edward Ott to secure more than \$1 million for refurbishing and mortgage payments, the club tucked away on Pierce St. north of Colfax was about to close its doors.

The club, opened in 1925 by Ott's grandfather, was the spot where Lawrence Welk, then a young musician from the Dakotas, played early bubble music and the Lennon Sisters, Phyllis et. al., showed up in their puffy skirts during the early days of their rise to fame. It was also the spot where countless couples celebrated their marriages and

In 1925, the Broadmoor Country Club opened its doors at 1890 Teller Street. Built by the Ott family of Denver, the site was known for dinner, dancing, and its Sunday brunches. Entertainment at the club included Eddie Howard's Orchestra, Kay Star, Gordon McCrae, and Lawrence Welk.

In 1948, the Broadmoor transitioned into the Aviation Country Club, a social and country club for employees of aviation companies and members of flying groups. Pilots, stewardesses, and retired and active Air Force personnel enjoyed the facilities. The club added a golf course (later replaced by tennis courts) and a pool. At its peak, membership in the club was over 4,000. The facility lost popularity in the 1970s and 1980s and closed in 1990. Portions of the site are now a City of Lakewood park.

Historic Properties

In 2004, The Edgewood Neighborhood Organization, the Two Creeks Neighborhood Organization, the City of Lakewood, the Colorado Historical Society, and Preservation Publishing worked together to publish a Cultural Resource Survey of Historic Northeast Lakewood. The goal of the report was to aid in identifying and protecting the few intact historic properties in Lakewood's older neighborhoods. The survey targeted properties associated with the area's history including agricultural settlements, businesses along West Colfax Avenue, and early original residences. When the survey was published, the Edgewood neighborhood was home to 29 sites of historical significance.

NEIGHBORHOOD BACKGROUND

Zoning and Land Use

Land use in the Edgewood neighborhood is a diverse mix of residential properties in varying densities, as well as office, commercial, institutional, and retail uses.

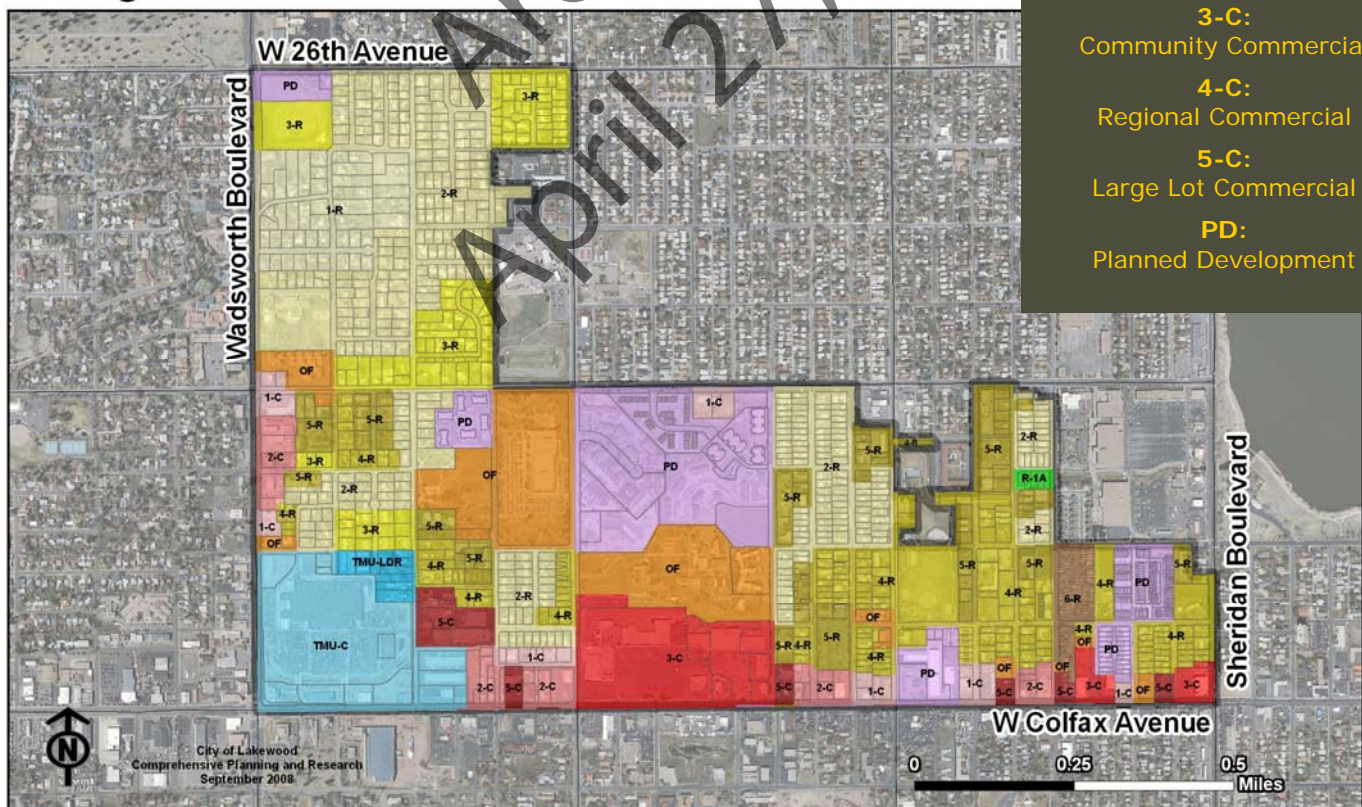
The northwest portion of the neighborhood between Reed Street and Wadsworth Boulevard and north of West 20th Avenue is predominately single family residents in 1-R and 2-R zone districts with some duplex residential properties located in 3-R zone districts. South of West 20th Avenue, land use in the neighborhood varies significantly and includes residential properties comprised of single family homes, duplexes, apartment complexes, assisted living facilities, and trailer parks.

The Edgewood neighborhood also has a significant amount of office space. The Woodbridge Medical Center at West 20th Avenue and Wadsworth Boulevard, and the Colorado Department of Revenue Offices at West 20th Avenue and Pierce Street make up a significant portion of available office space in the neighborhood. There is approximately 85,000 square feet of office space in the neighborhood.

Zone Districts

- R1A:**
Residential One Acre
- 1-R:**
Large Lot Residential
- 2-R:**
One Family Small Lot Residential
- 3-R:**
Duplex and Small Lot Residential
- 4-R:**
Medium Density Attached Residential
- 5-R:**
Higher Density Residential
- 6-R:**
Mobile Home Residential
- OF:**
Office
- 1-C:**
Convenience Commercial
- 2-C:**
Neighborhood Commercial
- 3-C:**
Community Commercial
- 4-C:**
Regional Commercial
- 5-C:**
Large Lot Commercial
- PD:**
Planned Development

Edgewood Neighborhood Plan Zoning



West Colfax Avenue

Land use along West Colfax Avenue has a significant impact on the Edgewood neighborhood. The West Colfax Avenue corridor adjacent to Edgewood includes strip malls, car lots, restaurants, bars, liquor stores, pawn shops, motels and a variety of other commercial uses. A portion of properties adjacent to West Colfax Avenue at Wadsworth Boulevard were re-zoned in 2007 to Transit Mixed-Use zones (TMU) due to their proximity to the future light rail station that will be located at Wadsworth Boulevard and West 13th Avenue.

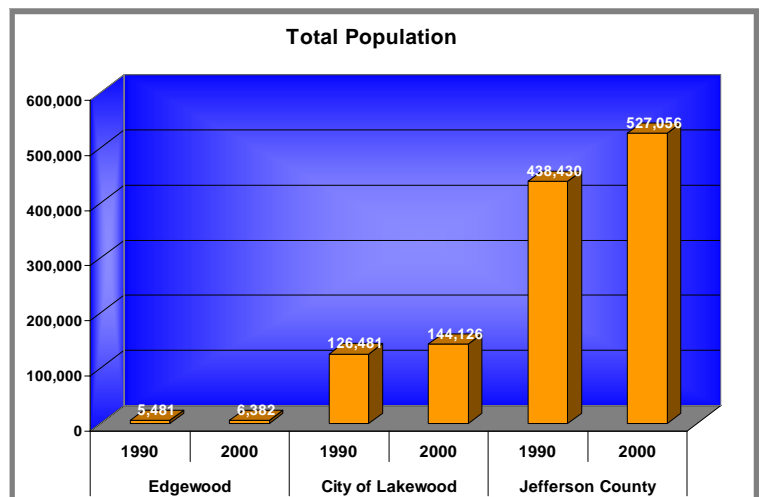
In December of 2005, the City adopted the West Colfax Avenue Action Plan. One of the primary implementation steps described in the Plan is to update Article 19 of the City's Zoning Ordinance, also known as the West Colfax Avenue Overlay District.

It is anticipated that in 2009 the existing zoning ordinance language and zoning of properties along West Colfax Avenue will be updated based on the recommendations of a City of Lakewood focus group made up of business owners, neighborhood representatives, interested citizens, Planning Commission members, and City Councilors.

Neighborhood Demographics

According to the 2000 United States Census, the Edgewood neighborhood has a population of 6,382, representing 4.5% of the City of Lakewood's population. Approximately 73% of the neighborhood identifies itself as white, 46% of which are of Hispanic origin. The neighborhood population is approximately 2% African American, 2% American Indian/Eskimo, and 2% Asian.

The median age of the neighborhood is 32 years, which is 4.5 years younger than the median age for the City of Lakewood as a whole. Median household income in the neighborhood is \$31,917; median income for the City of Lakewood is \$48,109. In 2000, there were 1,014 persons (17.5%) below the poverty level in the neighborhood, which is considerably higher than the poverty level of the City of Lakewood of 7.1%.

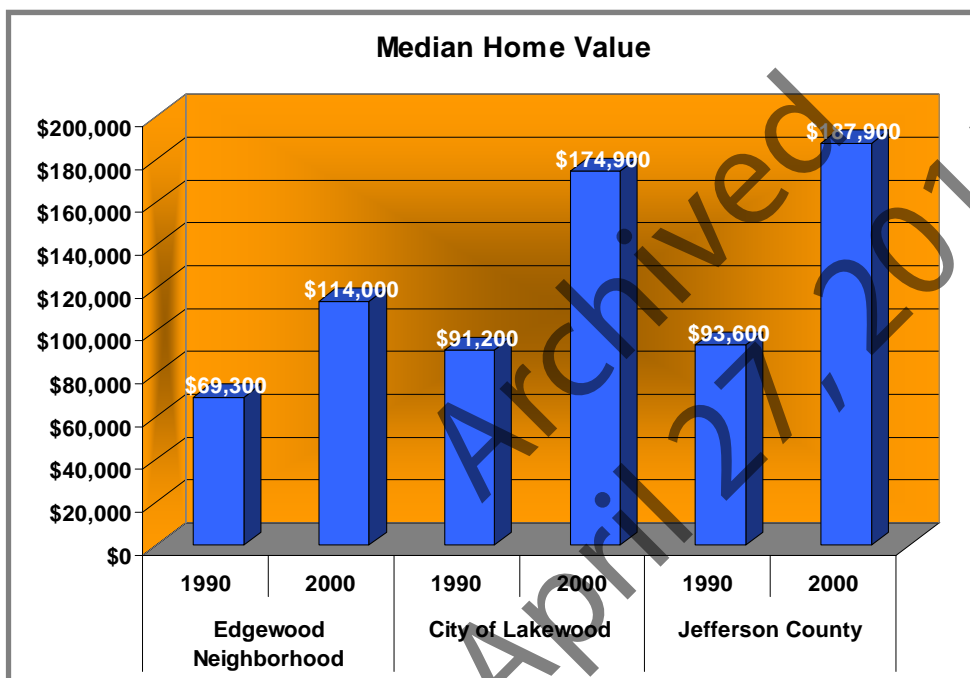


For additional demographic information see Appendix II

NEIGHBORHOOD BACKGROUND

Housing

According to the 2000 United States Census, Edgewood has 2,722 households. Of these households, approximately 34% are owner occupied, 63% are renter occupied, and 3.5% are vacant. The average housing unit in Edgewood has 2.2 residents. The median home value in Edgewood is \$114,000. This is a significant increase from the 1990 census when the average home value in the neighborhood was \$69,300. However, home values in the neighborhood are still considerably lower than the median home value for the City of Lakewood, \$174,900.



Schools

Students in the Edgewood neighborhood attend JEFFCO Public Schools. The neighborhood is served by Lumberg Elementary, Wheat Ridge Middle School, and Jefferson High School. Schools serving the neighborhood received the following accreditation* ratings for 2007 from the Colorado Department of Education:

- Lumberg Elementary: Accredited - Academic Watch
- Wheat Ridge Middle School - Accredited Low
- Jefferson High School - Accredited Low

**The accreditation rating is given by the Colorado Department of Education (CDE) based on a school's performance in a variety of areas including academic achievement.*

Edgewood Parks

Walker-Branch Park

Walker-Branch Park was dedicated as a Lakewood park in August 1996. The 13-acre park straddles the border of Lakewood and the City of Edgewater. Acquisition of the parcels for the park began in 1978 and was funded by Edgewater, Lakewood, and Jefferson County Open Space. In 1993, development plans for the park were adopted by both the City of Edgewater and the City of Lakewood. The initial cost of construction of the park, \$1.2 million, was split between the municipalities and the county.

Originally, Walker-Branch Park was named Edgewood Memorial Park in the City of Lakewood and Grayland Park in the City of Edgewater. In 1993, the park was renamed by both municipalities as Walker-Branch Park in honor of Randy Ray Walker and Michael Branch, neighborhood children who drowned in a nearby drainage ditch in 1973.

Aviation Park

Aviation Park, located at 1890 Teller Street, was dedicated as a Lakewood park in July 2007. The acquisition and development of the park was a direct result of the Edgewood neighborhood planning effort that took place in 1997, during which neighborhood residents identified the need for additional parkland in the neighborhood.

The 2.76-acre park sits on a portion of the site of the former Aviation Club. The park features mature trees, water-wise landscaping, walking paths, picnic shelters, a playground, and a rotating aviation-themed sculpture exhibit that pays tribute to the history of the site.



Neighborhood residents gather for the Aviation Park Dedication Ceremony in July 2007.



NEIGHBORHOOD BACKGROUND

Transportation

Vehicular

While residents of the Edgewood neighborhood have numerous choices in transportation, including public and pedestrian systems, vehicular travel is the most prevalent. The majority of streets within the Edgewood neighborhood are classified by the City as "local." West 20th Avenue is classified as a "major collector," Pierce Street and Harlan Street are classified as "minor collectors," and Wadsworth Boulevard, West Colfax Avenue, and Sheridan Boulevard are classified as "arterials." These three arterials border the neighborhood and are also Colorado state highways.

Concerns regarding traffic speeds and traffic patterns are addressed in the Goals and Action Steps portion of the Plan in the Transportation and Public Works section.

Public Transit

Bus Service

Public transportation is readily available in the neighborhood; bus service is provided by the Regional Transportation District (RTD). Seven bus routes serve the neighborhood.

Light Rail

While the Edgewood neighborhood does not currently have access to light rail transit, the West Line of RTD's Fastracks expansion will draw ridership from the neighborhood. Planned alignment for the West corridor is along the 13th Avenue corridor, just two blocks south of the Edgewood neighborhood boundary. Future stations will be located at Sheridan Boulevard and West 10th Avenue, Lamar Street and West 13th Avenue, and Wadsworth Boulevard and West 13th Avenue. In the 2008 Edgewood neighborhood survey, 61% of respondents said they would ride the West corridor light rail.

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 Bicycle System Master Plan establishes both existing and proposed future bicycle connections. The striped bicycle lane on West 20th Avenue was created in response to neighborhood feedback collected during the 1997 Edgewood neighborhood planning effort.

**Average Daily Trips
(ADT) for Arterial and
Major Collector Streets
Serving the Edgewood
Neighborhood:**

Wadsworth Boulevard:
44,000

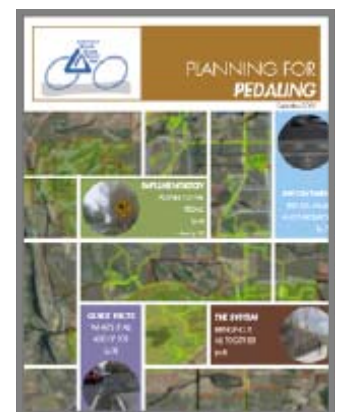
Sheridan Boulevard:
32,200

West Colfax Avenue:
27,600

West 20th Avenue:
4,734



Rendering of the future light rail station platform at Wadsworth Boulevard and West 13th Avenue.



Registered Neighborhood Organizations in Edgewood:

- ENO - Edgewood Neighborhood Association
- NLC - Northeast Lakewood Citizen Committee
- EPC - Edgewood Park Condominiums
- HTA - Hearthside Townhouses Association

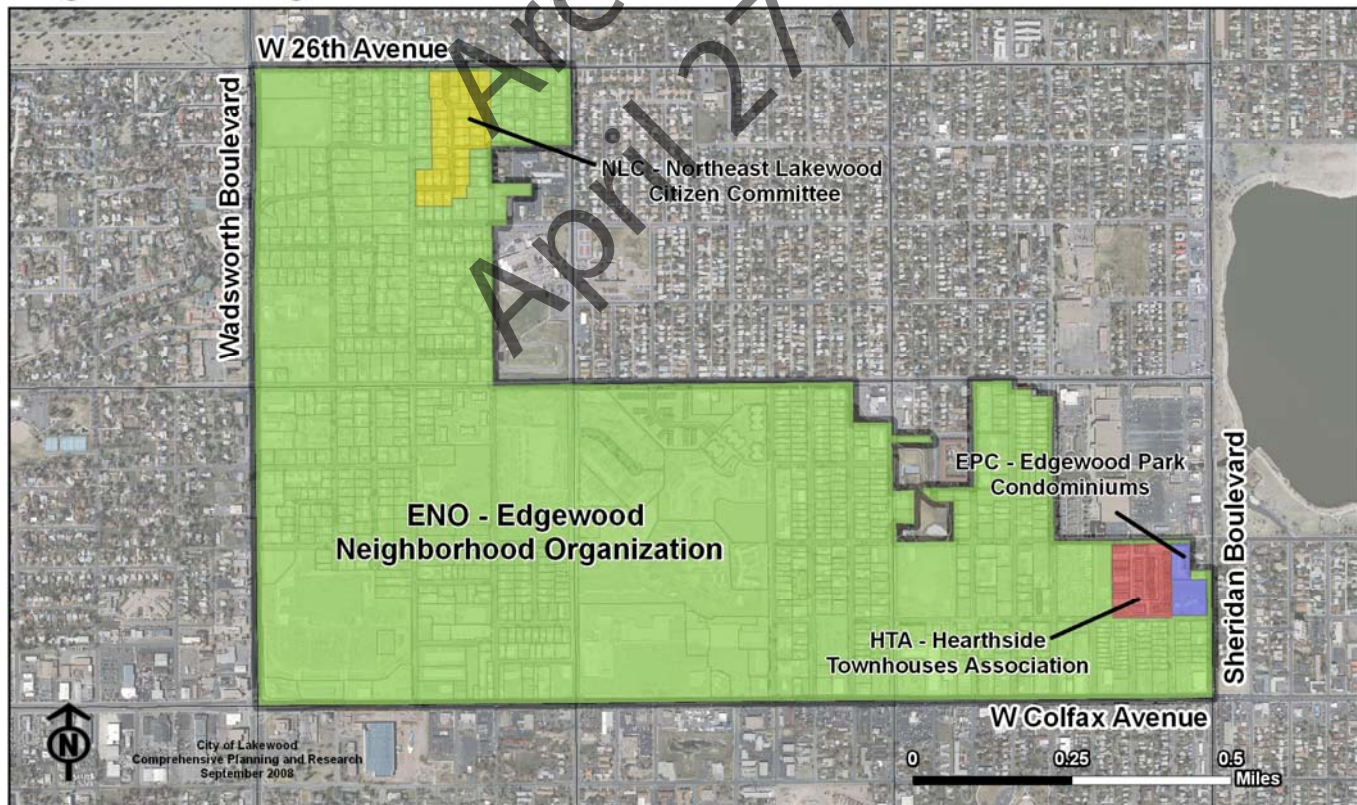
Neighborhood Organizations

Strong neighborhood organizations are vital to the success of a neighborhood plan. In the City of Lakewood, neighborhood organizations are formally recognized associations that bring 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.

Edgewood Neighborhood Organization

The Edgewood Neighborhood Organization (ENO) was created in 1997. Since 1997 ENO has been an active entity in the neighborhood, organizing clean-ups, welcome packets for new neighbors, developing a neighborhood directory, and planning other neighborhood events. ENO holds neighborhood-wide meetings twice a year in the spring and in the fall.

Edgewood Neighborhood Plan Registered Neighborhood Organizations



Archived
April 27, 2015

The Planning Process

The neighborhood planning process for the 2008 Edgewood Neighborhood Plan began with a neighborhood-wide survey mailed to residents, businesses and property owners in January 2008. The neighborhood planning process included eight neighborhood meetings, a neighborhood picnic and two neighborhood open houses. City staff developed the neighborhood planning process to emphasize effective public participation and strong community partnerships.

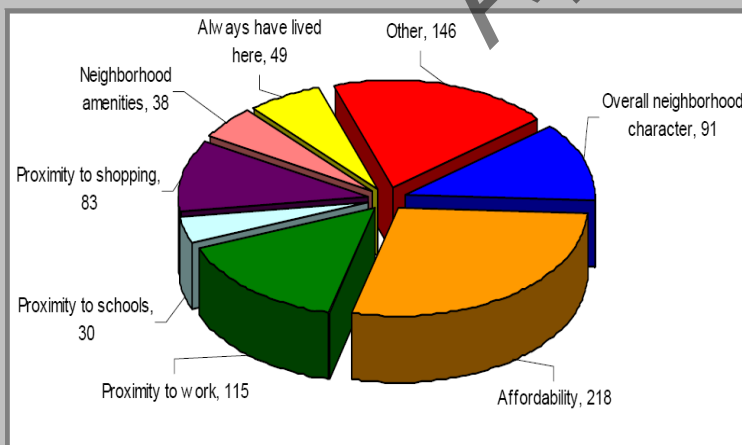
Neighborhood Survey

The Edgewood Neighborhood Survey was mailed to 3,567 neighborhood residents, businesses, and property owners on January 24, 2008. Residents had the option of returning the survey by mail or completing the survey online. Survey responses were collected through February 22, 2008. Of the 3,567 mailed surveys, 19 were returned undeliverable and 338 were completed by neighborhood residents, resulting in a response rate of 9.53%. Neighborhood survey results assisted staff with understanding the concerns, issues, strengths, and opportunities present in the neighborhood.

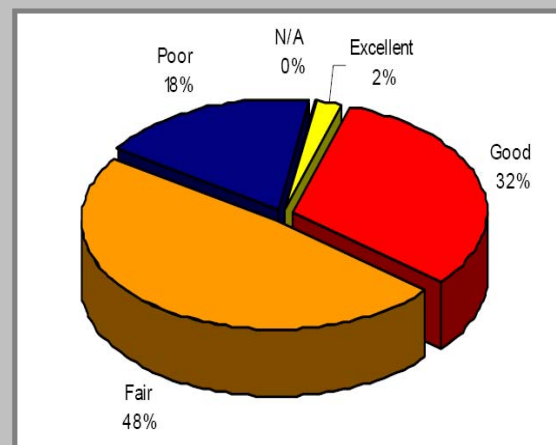
For a summary of survey results, see Appendix I

Select Survey Results

What Attracted you to the Edgewood Neighborhood?



Overall Neighborhood Condition



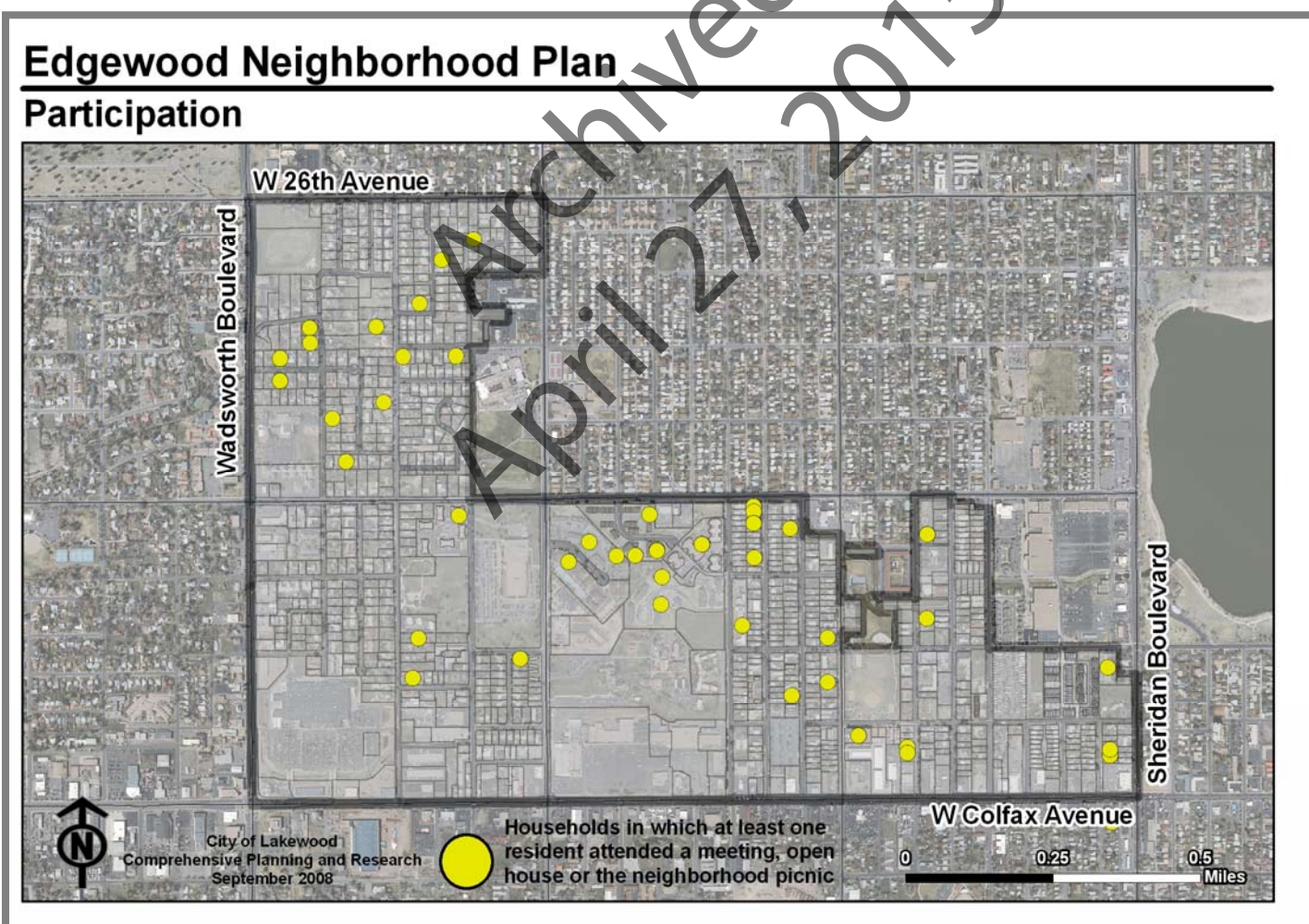


THE PLANNING PROCESS

Neighborhood Meetings

Eight neighborhood meetings were held throughout the spring and summer of 2008. The neighborhood meetings were open to all interested residents, property owners, and business representatives. Participants in the neighborhood planning meetings completed exercises on issue identification and visioning, and worked together to draft neighborhood goals and action steps. Staff from various City departments including Public Works, Community Planning and Development, Police, and Community Resources gave presentations at meetings addressing specific neighborhood concerns and providing an overview of programs and services available through their respective departments.

Throughout the planning process, 63 neighborhood residents from 53 households participated in the neighborhood planning process.





Neighborhood Open Houses

Two neighborhood open houses were held as part of the planning process. The first was held on July 15, 2008. This open house provided neighborhood residents with an overview of the neighborhood planning process, highlighted the existing 1997 Edgewood Neighborhood Plan, and residents were provided with results from the neighborhood survey.

The second neighborhood open house was held on October 30, 2008. This open house provided Edgewood residents an opportunity to view a draft version of the Edgewood Neighborhood Plan and to encourage long-term participation in the Edgewood Neighborhood Organization.



Neighborhood Plan Updates

Residents of the Edgewood neighborhood were kept informed during the course of the planning process through updates that were mailed to all neighborhood residents, property owners, and businesses. The Neighborhood Plan Updates included general City information, meeting dates and location, summaries of past meetings, and other related materials.

City of Lakewood Website

Information on the Edgewood Neighborhood Plan was kept up to date throughout the planning process on the City of Lakewood website, www.Lakewood.org.

Neighborhood Picnic

On August 7, 2008, more than 100 Edgewood residents gathered for a neighborhood picnic in Walker-Branch Park. The City of Lakewood and the Edgewood Neighborhood Organization co-sponsored this picnic which provided a venue for neighbors to get to know one another and meet representatives from the neighborhood organization. An added bonus was realizing an increased membership in the neighborhood organization. Residents also were asked to help prioritize the draft goals and action steps for the 2008 Edgewood Neighborhood Plan. Representatives from Lakewood's City Council, the Lakewood Police Department, Code Enforcement, Community Planning and Development, West Metro Fire, and the Jeffco Action Center all attended the picnic.



Edgewood Neighborhood Picnic, August 8, 2008



Neighborhood Goals and Action Steps

The 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

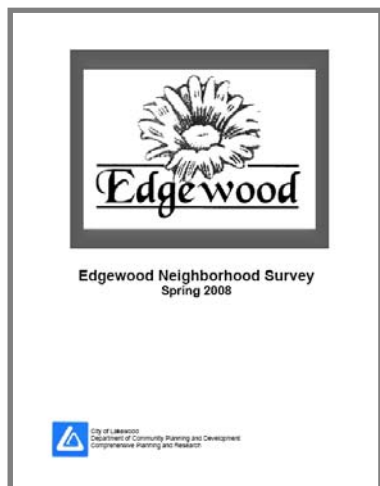


Residents work together to develop a long range vision for the neighborhood.

The goals and action steps contained in the Edgewood Neighborhood Plan were derived from citizen input to implement their long range vision for the neighborhood. The goals and action steps address existing issues and concerns, protect neighborhood assets, and anticipate future pressures, so that the neighborhood can adapt to and direct change in ways that benefit and enhance the neighborhood.

Plan goals and action steps were written by City staff and neighborhood residents over the course of the planning process, which included eight meetings, two open houses, a neighborhood picnic, and a neighborhood-wide survey. The **issue identification exercise**, completed at the April 8, 2008, neighborhood meeting, the **neighborhood visioning exercise** completed at the April 22, 2008, neighborhood meeting, and the **neighborhood survey** were all important tools utilized to develop the goals and action steps. Additionally, City staff and neighborhood residents examined the existing 1997 Edgewood Neighborhood Plan goals and action steps to determine if the issues were still relevant.

It is important to note that for the Plan's goals and action steps to be effective, implementation will require the coordinated effort of City staff and the residents and property owners of the Edgewood Neighborhood. One of the challenges faced through the neighborhood planning process is the limited resources available to address residents' concerns and issues. Implementation of the Plan's goals and action steps is subject to budgetary constraints, and therefore the partnership between the City and the neighborhood organization is essential. The implementation section at the end of the goals and action steps prioritizes which action steps should be implemented and where resources should be focused. The implementation schedule also identifies which City department or community entity should be involved in implementing each action step.



GOALS AND ACTION STEPS

Transportation and Public Works

Development in the Edgewood neighborhood occurred along a traditional grid system of north/south and east/west streets. This system has generally resulted in efficient and safe automobile traffic through the neighborhood. In the 2008 Neighborhood Survey, 73% of residents responded that ease of travel by automobile in the neighborhood was "good" or "excellent." During the issue identification exercise, traffic related concerns generated relatively few responses, although a few specific locations of concern were mentioned including speeding along Teller and Ames streets and some safety concerns at the intersection of West 20th Avenue and Kendall Street.

While automobile travel in the neighborhood is relatively efficient, residents expressed concern over the ease and safety of pedestrian and bicycle travel. In the 2008 Neighborhood Survey, 56% of residents rated the ease of pedestrian travel as "fair" or "poor" and 49% of residents rated the ease of bicycle travel as "fair" or "poor." During the neighborhood visioning exercise, residents emphasized their desire for safer bicycle and pedestrian connections throughout the neighborhood.

Additionally, residents identified the need for storm water drainage improvements in the neighborhood. This concern dates back to the 1997 Edgewood Neighborhood Plan. Storm water drainage problems have been improved since the 1997 Plan. The most significant improvement occurred with the development of the Creekside Shopping Center at the corner of West Colfax Avenue and Wadsworth Boulevard.

Goal #1) Strengthen pedestrian and bicycle transportation systems through the neighborhood in order to promote safety along major transportation routes and provide connectivity between key neighborhood destinations.

Action Steps:

(TPW 1-1) Encourage sidewalk connectivity along major transportation routes including West 20th Avenue, Wadsworth Boulevard and West Colfax Avenue.

(TPW 1-2) Support streetscapes, sidewalk improvements, and bicycle lanes that enhance pedestrian safety and complement the existing residential or commercial character of the neighborhood.



(TPW 1-3) Identify key pedestrian and bicycle connections between Edgewood and light rail stations located at West 10th Avenue and Sheridan Boulevard, West 13th Avenue and Lamar Street, and West 13th Avenue and Wadsworth Boulevard.

(TPW 1-4) Work together with the City of Edgewater and the City and County of Denver to maintain and improve the bicycle path along West 20th Avenue and provide a safe pedestrian connection to Sloan's Lake Park.

(TPW 1-5) Support pedestrian and streetscape improvements established in the adopted plans for Wadsworth Boulevard and West Colfax Avenue.

Goal #2) Maintain a safe neighborhood environment by maintaining a convenient and efficient automobile transportation system.

Action Steps:

(TPW 2-1) Address speeding on streets where documented traffic problems exist using appropriate traffic calming measures such as neighborhood speed watch, speed monitoring trailers, or electric speed display signs.

(TPW 2-2) Manage neighborhood traffic patterns and speeds through planning, design, and communication and in conjunction with the City's overall transportation policies and values.

(TPW 2-3) Communicate and work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.

Goal #3) Manage drainage and localized flooding problems in the neighborhood.

Action Steps:

(TPW 3-1) Identify areas where localized flooding problems frequently occur in order to prioritize necessary improvements.

(TPW 3-2) Improve drainage systems in the neighborhood when properties are redeveloped or as funds become available.



GOALS AND ACTION STEPS

Public Safety

Public safety issues are of significant concern for Edgewood residents. In the 2008 Edgewood Neighborhood Survey, residents were asked to list the greatest concerns facing the neighborhood. Issues related to crime and public safety were the most frequent response. Specifically, graffiti and theft of personal property were noted. Close to 40% of residents indicated that they were “very concerned” about graffiti in the neighborhood, 34% indicated that they were “very concerned” about theft of personal property.

Residents who attended neighborhood planning meetings also expressed concerns about crime and public safety. During the neighborhood issue identification exercise, residents expressed concern over graffiti, general crime, prostitution, and a high transient population living along neighborhood streets and in neighborhood parks.

The following goals and action steps seek to address neighborhood concerns regarding public safety in order to achieve the neighborhood vision for a *“safe neighborhood environment free from crime and violence.”*

Goal #1) Maintain a safe neighborhood environment that emphasizes public safety and community awareness.

Action Steps:

(PS 1-1) Increase community awareness and safety regarding crime-related activities through neighborhood publications, community interactions, and on-line communication mechanisms.

(PS 1-2) Support and encourage the City of Lakewood Police Department in locating a police sub-station in or near the neighborhood.

(PS 1-3) Increase the number of Neighborhood Watch Blocks and residents participating in Neighborhood Watch programs to promote a safer neighborhood and share information.

(PS 1-4) Maintain open communication between the neighborhood residents, organizations, and the City of Lakewood Police Department.

(PS 1-5) Invite Police Sector Liaison Agents to present crime and safety tips at neighborhood gatherings and organization meetings.

Goal #2) Actively address graffiti and vandalism in the neighborhood.

Action Steps:

(PS 2-1) Assist the City of Lakewood in its efforts to remove and reduce graffiti vandalism by reporting graffiti and helping with timely removal of graffiti on private property.

(PS 2-2) Organize neighborhood graffiti clean-ups and establish adopt-a-spot locations in the neighborhood.

(PS 2-3) Explore opportunities to use murals and community art to discourage graffiti in key neighborhood locations.

Goal #3) Increase safety and address the transient population along neighborhood streets and in neighborhood parks.

Action Steps:

(PS 3-1) Support Lakewood Police Department programs to address transient populations.

(PS 3-2) Work with neighborhood property owners and Lakewood police to implement Crime Prevention Through Environmental Design (CPTED) principles in order to discourage locations that can be used for illegal activities.

(PS 3-3) Support the efforts of the Jeffco Action Center and other non-profit organizations to address needs of the neighborhood.

GOALS AND ACTION STEPS

Land Use and Property Maintenance

Edgewood residents express both their affection for the diversity of land use in the neighborhood and their concern over the upkeep and maintenance of neighborhood properties.

Land Use

The diversity of land use in the Edgewood neighborhood provides residents with a range of housing choices, ensuring affordability, opportunities for ownership, and variety in neighborhood composition. The diverse land use also includes commercial, institutional, and office uses that provide a range of services to neighborhood residents. Respondents to the 2008 Neighborhood Survey listed "affordability" as the number one reason they were attracted to the neighborhood. Additionally, "overall neighborhood character," "neighborhood amenities," "proximity to shopping," and "proximity to work" were key factors attracting residents to the neighborhood. For an overview of land use and zoning in Edgewood, please refer to page 12.

Residents of Edgewood recognize that land use changes over time. In the 2008 Neighborhood Survey, residents acknowledged that the biggest change that has occurred in the neighborhood over the past five years has been redevelopment of businesses along West Colfax Avenue. It is anticipated that the addition of light rail stations at Sheridan Boulevard and West 10th Avenue and at Wadsworth Boulevard and West 13th Avenue, and the associated new transit mixed-use zoning will continue to result in changes in land use at those locations. Additionally, it is anticipated that the new Colfax mixed-use zoning will be adopted in early 2009.

Neighborhood residents acknowledge that land use changes along the West Colfax corridor may be beneficial to the neighborhood by increasing property values, improving streetscapes and enhancing neighborhood services. Residents of the Edgewood neighborhood support redevelopment that is complementary to and compatible with the neighborhood.

Property Maintenance

Residents of the Edgewood neighborhood emphasized their concerns regarding property maintenance throughout the planning process. Of residents that responded to the 2008 Neighborhood Survey, 69% indicated that they thought overall home maintenance in the neighborhood was "fair" or "poor," and 68% expressed that they were "somewhat concerned" or "very concerned" about yard maintenance in the neighborhood. Maintenance and code enforcement concerns were the number one concern noted by residents at the April 8, 2008, issue identification exercise.

The land use and property maintenance goals included in the Plan were developed to protect the neighborhood's existing unique character, promote property upkeep, and manage and direct future development to benefit the neighborhood.

Goal #1) Improve and maintain the condition and appearance of property in the neighborhood.

Action Steps:

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

(LUPM 1-2) Address property maintenance and code enforcement issues at neighborhood meetings.

(LUPM 1-3) Work with the City of Lakewood Code Enforcement Division to assist with code enforcement of properties in the neighborhood.

(LUPM 1-4) Explore funding sources that can be used to assist property owners in making site improvements that will improve the overall appearance of the neighborhood including dumpster pads and enclosures.

(LUPM 1-5) Work with the City of Lakewood Neighborhood Planning Section to implement a tree removal program for the removal of unsafe and hazardous trees.

(LUPM 1-6) Conduct regularly scheduled neighborhood clean-ups, graffiti removal, tree plantings, and other beautification projects.

Goal #2) Maintain a range of housing choices in the neighborhood in order to facilitate choice and opportunities for home ownership.

Action Steps:

(LUPM 2-1) Recommend that development or redevelopment projects are compatible with the neighborhood and respect the existing character of neighborhood sub areas.

(LUPM 2-2) Create opportunities to promote ownership of homes and condominiums to encourage stability in the neighborhood.

GOALS AND ACTION STEPS

(LUPM 2-3) Work with public and non-profit housing agencies, lending institutions, realtors, and banks to coordinate and sponsor educational workshops about home ownership.

Goal #3) Support revitalization of businesses, streetscapes and the overall function and appearance of West Colfax Avenue, Wadsworth Boulevard, and West 20th Avenue.

Action Steps:

(LUPM 3-1) Support the goals and actions steps included in adopted plans for West Colfax Avenue and Wadsworth Boulevard.

(LUPM 3-2) Recognize West 20th Avenue as a central and important component of the neighborhood as a transportation route, city border, neighborhood commercial area, and entry point into the neighborhood.

Goal #4) Effectively manage land use changes in the neighborhood to capitalize on opportunities to improve the physical and social neighborhood environment.

(LUPM 4-1) Work with the City of Lakewood in reviewing development proposals in order to ensure seamless integration between new and existing neighborhood development.

(LUPM 4-2) Encourage appropriate transitions between new developments and existing residential properties through building design, site layout, landscape buffering, and other screening techniques.

(LUPM 4-3) Develop and sustain registered neighborhood organizations to receive City notification of land use proposals in and adjacent to the neighborhood.

(LUPM 4-4) Encourage neighborhood participation in the Performance Review Process for applicable development proposals.

Parks and Cultural Resources

The Edgewood neighborhood is home to two City of Lakewood parks, the 13-acre Walker-Branch Park and the 2.76-acre Aviation Park. Residents of the neighborhood also utilize Morse Park at 8180 West 20th Avenue and have access to Denver's Sloan's Lake Park.

During the 1997 Edgewood neighborhood planning process, residents expressed the need for additional parks and open space in the neighborhood. During the current process, residents shifted their concerns to park maintenance, upkeep, and safety. This is in part due to the addition of Aviation Park to the neighborhood as a result of the 1997 Edgewood Neighborhood Plan.

There are currently no City of Lakewood operated cultural resources located in the Edgewood neighborhood. However, the neighborhood is home to several properties of historical note, most significantly the campus of the Rocky Mountain College of Art and Design on the former site of the Jewish Consumptives Relief Society built at the turn of the 20th century.

The goals and action steps for parks and cultural resources focus on achieving active and safe neighborhood parks and protecting properties of historic and cultural value.

Goal #1) Maintain and enhance neighborhood park and open space facilities.

Action Steps:

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

(PCR 1-2) Explore opportunities to expand and enhance Aviation Park by purchasing the property to the east, and/or leasing a portion of the property in order to establish a community garden.

Goal #2) Address public safety concerns at neighborhood parks.

GOALS AND ACTION STEPS

Action Steps:

(PCR 2-1) Enhance communication between neighborhood residents and the City to address park concerns.

(PCR 2-2) Assist the Department of Community Resources and Lakewood Police Department address the chronic overnight use of neighborhood park facilities by reporting suspicious activities.

(PCR 2-3) Ensure that there are safe and convenient pedestrian connections to neighborhood parks facilities.

Goal #3) Support and preserve neighborhood amenities and sites of cultural and historical significance.

Action Steps:

(PCR 3-1) Encourage collaboration between private and non-profit organizations, neighborhood organizations, Jefferson County, the State of Colorado, and the City to preserve and protect historic neighborhood buildings and locations.

Economic Development

The Edgewood neighborhood has access to a wide variety of goods and services both along West Colfax Avenue and Wadsworth Boulevard, and also in the City of Edgewater along Sheridan Boulevard and along West 25th Street. Residents recognize the importance of supporting businesses in their neighborhood and value the presence of many of the local businesses and national chains that are within easy access of the neighborhood. According to the 2008 Neighborhood Survey, more than 50% of respondents patronize businesses along West Colfax Avenue at least once a week.

While there is significant support for the majority of businesses in the neighborhood, residents of Edgewood are concerned with the impacts of a few specific businesses and business types in the neighborhood. The majority of residents who participated in the planning process would support the redevelopment of the JCRS shopping center at the corner of Pierce Street and West Colfax Avenue, and also voiced concern regarding the impacts associated with car dealerships (due to test drivers speeding through the neighborhood), pawn shops (due to loitering patrons), and motels (due to maintenance concerns and illicit activity).

Goal #1) Support local neighborhood businesses and business revitalization efforts along West Colfax Avenue and Wadsworth Boulevard.

Action Steps:

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

(ED 1-2) Strengthen the relationship between the Edgewood Neighborhood Organization and the West Colfax Community Association in order to facilitate communication and ensure business development that is complementary to the neighborhood.

(ED 1-3) Encourage redevelopment of the JCRS shopping center.

(ED 1-4) Identify neighborhood businesses that are willing to provide community services including meeting space, group rates for special events, newsletter support, or are willing to partner with neighborhood organizations for clean-ups, improvements and other neighborhood special events.

Community Participation

Residents of the Edgewood neighborhood recognize the importance of strengthening the neighborhood's sense of community. Building an active and engaged community will help residents build relationships with neighbors, foster the ability of the neighborhood to respond to issues and concerns and then work with the City of Lakewood and other neighborhood entities to solve neighborhood challenges.

The Edgewood Neighborhood Organization was formed in 1997 as part of the 1997 Edgewood neighborhood planning process and was a strong presence in the neighborhood for a number of years. Over the past few years, participation in the Edgewood Neighborhood Organization has declined. The Neighborhood Picnic that was sponsored by the City of Lakewood and the Edgewood Neighborhood Organization as part of this planning process served to help attract participation in the organization from neighborhood residents.

The community participation goals and action steps were developed in order to support the continued success of the Edgewood Neighborhood Organization, enhance social capital of the neighborhood through increased civic participation and to engage neighborhood youth.

GOALS AND ACTION STEPS

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) Explore methods to improve communication between residents of the Edgewood neighborhood. Use tools such as local newspapers, bulletin boards, flyers, newsletters and the internet to publicize community events and meetings.

(CP 1-2) Increase membership and participation in the Edgewood Neighborhood Organization in order to address community concerns, organize community projects, and receive official notice of land use proposals to facilitate communication between the neighborhood and the City of Lakewood.

(CP 1-3) Work with neighborhood institutions and the business community to increase participation in neighborhood events and organizations.

Goal #2) Promote youth involvement in the community through activities that encourage participation and responsible behavior.

(CP 2-1) Work with schools, youth organizations and local residents to promote and provide alternative activities for youth of all age levels. Emphasize programs and projects that benefit the neighborhood such as mural paintings and clean-ups.

(CP 2-2) Partner with the City of Lakewood Advisory Commission for an Inclusive Community to support youth programs.

(CP 2-3) Establish a "helping hands" program to pair youth with disabled and elderly neighbors in need of help with yard maintenance and snow removal.

(CP 2-4) Develop and/or participate in existing mentorship, internship and tutorial programs that connect adult community members with neighborhood youth.

(CP 2-5) Encourage participation in City of Lakewood recreation camps and programs, sports leagues, the Police Explorer Program and other existing community programs for youth.

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IMPLEMENTATION

Implementation

Implementation of the action steps included in this 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.

Ongoing			
Action Step	Strategy	Lead Responsibility	Support Responsibility
PS 2-1	Assist the City of Lakewood in its efforts to remove and reduce graffiti vandalism by reporting graffiti and helping with timely removal of graffiti on private property.	ENO	PD, CPD
LUPM 1-6	Conduct regularly scheduled neighborhood clean-ups, graffiti removal, tree plantings and other beautification projects.	CPD, ENO	RES
TPW 1-1	Encourage sidewalk connectivity along major transportation routes including West 20th Avenue, Wadsworth Boulevard and West Colfax Avenue.	ENO	PW, CPD
PCR 2-3	Ensure that there are safe and convenient pedestrian connections to neighborhood parks facilities.	PW, CPD	ENO
PS 3-1	Support Lakewood Police Department programs to address transient populations	ENO	PD, CPD
CP 1-2	Increase membership and participation in the Edgewood Neighborhood Organization in order to address community concerns, organize community projects, and receive official notice of land use proposals to facilitate communication between the neighborhood and the City of Lakewood.	ENO	CPD
PCR 2-1	Enhance communication between neighborhood residents and the City to address park concerns.	ENO	CPD, CR

Responsible Entity:

COE: City of Edgewater

CPD: Department of Community Planning and Development

CR: Department of Community Resources

DEN: City and County of Denver

ENO: Edgewood Neighborhood

JEFFCO: JEFFCO Public Schools

PD: Lakewood Police Department

PW: Public Works Department

WCCA: West Colfax Community Association

Ongoing			
Action Step	Strategy	Lead Responsibility	Support Responsibility
PS 3-3	Support the efforts of the Jeffco Action Center and other non-profit organizations to address needs of the neighborhood.	ENO	CPD
TPW 1-2	Support streetscapes, sidewalk improvements and bicycle lanes that enhance pedestrian safety and complement the existing residential or commercial character of the neighborhood.	ENO	PW, CPD
PS 1-4	Maintain open communication between the neighborhood residents, organizations and the City of Lakewood Police Department.	PD, ENO	CPD
LUPM 1-3	Work with the City of Lakewood Code Enforcement division to assist with code enforcement of properties in the neighborhood.	ENO	CPD
PS 3-2	Work with neighborhood property owners and Lakewood Police to implement Crime Prevention Through Environmental Design (CPTED) principles in order to discourage locations that can be used for illegal activities.	CPD, PD	
TPW 3-1	Identify areas where localized flooding problems frequently occur in order to prioritize necessary improvements.	ENO	PW, CPD
ED 1-2	Strengthen the relationship between the Edgewood Neighborhood Organization and the West Colfax Community Association in order to facilitate communication and ensure business development that is complementary to the neighborhood.	ENO, WCCA	CPD
LUPM 2-1	Recommend that development or redevelopment projects are compatible with the neighborhood and respect the existing character of neighborhood sub areas.	CPD	ENO
LUPM 3-2	Recognize West 20 th Avenue as a central and important component of the neighborhood as a transportation route, city border, neighborhood commercial area, and entry point into the neighborhood.	CPD	ENO
PS 1-3	Increase the number of Neighborhood Watch Blocks and residents participating in Neighborhood Watch programs to promote a safer neighborhood and share information.	ENO	PD
PS 1-5	Invite Police Sector Liaison agents to present crime and safety tips at neighborhood gatherings and organization meetings.	ENO	PD, CPD
LUPM 3-1	Support the goals and actions steps included in the West Colfax Avenue Action Plan and the Wadsworth Boulevard Strategic Plan.	ENO	CPD
TPW 3-2	Improve drainage systems in the neighborhood when properties are redeveloped or as funds become available.	PW, CPD	

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IMPLEMENTATION

Ongoing			
Action Step	Strategy	Lead Responsibility	Support Responsibility
LUPM 4-2	Encourage appropriate transitions between new developments and existing residential properties through building design, site layout, landscape buffering and other screening techniques.	CPD	ENO
TPW 2-2	Manage neighborhood traffic patterns and speeds through planning, design, and communication and in conjunction with the City's overall transportation policies and values.	CPD, PW	
LUPM 4-3	Develop and sustain registered neighborhood organizations to receive City notification of land use proposals in and adjacent to the neighborhood.	ENO	CPD
LUPM 4-4	Encourage neighborhood participation in the Performance Review Process for applicable development proposals.	CPD	ENO
LUPM 4-1	Work with the City of Lakewood in reviewing development proposals in order to ensure seamless integration between new and existing neighborhood development.	ENO	CPD

1st Priority			
Action Step	Strategy	Lead Responsibility	Support Responsibility
PCR 2-2	Assist the Department of Community Resources and Lakewood Police Department in addressing the chronic overnight use of neighborhood park facilities by reporting suspicious activities.	CR, PD	ENO, CPD
CP 2-1	Work with schools, youth organizations and local residents to promote and provide alternative activities for youth of all age levels. Emphasize programs and projects that benefit the neighborhood such as mural paintings and clean-ups.	ENO	JEFFCO, CPD
ED 1-1	Work with neighborhood business owners to encourage property maintenance and neighborhood beautification.	ENO	WCCA
CP 2-5	Encourage participation in City of Lakewood recreation camps and programs, sports leagues, the Police Explorer Program and other existing community programs for youth.	CR, PD	ENO, CPD
PCR 1-1	Partner with the Department of Community Resources to maintain facilities and replace site features including lights, benches, tables and playground equipment before they are no longer serviceable.	ENO, CR	CPD

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1st Priority			
Action Step	Strategy	Lead Responsibility	Support Responsibility
CP 2-3	Establish a “helping hands” program to pair youth with disabled and elderly neighbors in need of help with yard maintenance and snow removal	ENO	CPD
CP 1-1	Explore methods to improve communication between residents of the Edgewood Neighborhood. Use tools such as local newspapers, bulletin boards, flyers, newsletters and the internet to publicize community events and meetings.	ENO	CPD
PS 1-1	Increase community awareness and safety regarding crime-related activities through neighborhood publications, community interactions and on-line communication mechanisms.	ENO, PD	CPD
LUPM 1-1	Assist neighborhood organizations with efforts to educate and provide outreach on code violations such as weeds, outside storage, and snow removal.	CPD	ENO
TPW 1-4	Work together with the City of Edgewater and The City of Denver to maintain and improve the bicycle path along West 20th Avenue and provide a safe pedestrian connection to Sloan’s Lake Park.	ENO, CPD	PW, COE, DEN
PS 2-2	Organize neighborhood graffiti clean-ups and establish adopt-a-spot locations in the neighborhood.	ENO	CPD, PD
LUPM 1-5	Work with the City of Lakewood Neighborhood Planning Section to implement a tree removal program for the removal of unsafe and hazardous trees.	CPD	ENO
LUPM 1-2	Address property maintenance and code enforcement issues at neighborhood meetings.	ENO	CPD
TPW 2-1	Implement traffic calming techniques in order to improve public safety without jeopardizing efficient emergency response needs.	ENO	PW, CPD
TPW 2-3	Communicate and work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.	ENO	PD

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IMPLEMENTATION

2nd Priority			
Action Step	Strategy	Lead Responsibility	Support Responsibility
ED 1-3	Encourage redevelopment of the JCRS shopping center.	CPD	ENO
TPW 1-3	Identify key pedestrian and bicycle connections between Edgewood and light rail stations located at West 10th Avenue and Sheridan Boulevard, West 13th Avenue and Lamar Street and West 13th Avenue and Wadsworth Boulevard.	CPD, PW	ENO
PS 1-2	Support and encourage the City of Lakewood Police Department in locating a police sub-station in or near the neighborhood.	PD, ENO	CPD
LUPM 2-2	Create opportunities to promote ownership of homes and condominiums to encourage stability in the neighborhood.	ENO	CPD
LUPM 2-3	Work with public and non-profit housing agencies, lending institutions, realtors and banks to coordinate and sponsor educational workshops about home ownership.	ENO	
PCR 3-1	Encourage collaboration between private and non-profit organizations, neighborhood organizations, Jefferson County and the City to preserve and protect historic neighborhood buildings and locations.	CPD, JEFFCO	ENO
LUPM 1-4	Explore funding sources that can be used to assist property owners in making site improvements that will improve the overall appearance of the neighborhood including dumpster pads and enclosures.	CPD	ENO
CP 1-3	Work with neighborhood institutions and the business community to increase participation in neighborhood events and organizations.	ENO	CPD
PCR 1-2	Explore opportunities to expand and enhance Aviation Park by purchasing the property to the east, and/or leasing a portion of the property in order to establish a community garden.	CR	CPD
ED 1-4	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.	ENO	WCCA
PS 2-3	Explore opportunities to use murals and community art to discourage graffiti in key neighborhood locations.	ENO	CPD
TPW 1-5	Support pedestrian and streetscape improvements established in the Wadsworth Boulevard Strategic Plan and the West Colfax Avenue Action Plan.	CPD	ENO
CP 2-4	Develop and/or participate in existing mentorship, internship and tutorial programs that connect adult community members with neighborhood youth.	ENO	JEFFCO
CP 2-2	Partner with the City of Lakewood Advisory Commission for an Inclusive Community to support youth programs.	ENO	

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Appendix I:

Edgewood Neighborhood Survey Results

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Edgewood Neighborhood Survey, 2008

The Edgewood Neighborhood Survey was mailed to neighborhood residents, businesses and property owners on January 24, 2007. Residents had the option of returning the survey by mail or completing the survey online. Survey responses were collected through February 22, 2008.

Surveys Mailed	3,567
Returned Undeliverable	19
Surveys Received by Residents	3,548
Surveys Completed	338
Response Rate	9.53%

What attracted you to the Edgewood Neighborhood? (Check all that apply)

Answer Options	Response Percent	Response Count
Overall neighborhood character	28.0%	91
Affordability	67.1%	218
Proximity to work	35.4%	115
Proximity to schools	9.2%	30
Proximity to shopping	25.5%	83
Neighborhood amenities	11.7%	38
Always have lived here	15.1%	49
Other	27.1%	88
<i>answered question</i>		325
<i>skipped question</i>		13

Please list two places or characteristics that you most want to preserve in the Edgewood

Category	# of Responses	% of Responses
Parks/open space/recreation	131	28.85%
Businesses	79	17.40%
Overall Character	75	16.52%
Housing/Buildings	27	5.95%
Public Safety	21	4.63%
Transportation	19	4.19%
Nothing	15	3.30%
Social Capital	14	3.08%
Neighborhood/Property Appearance	10	2.20%
City/County Services	8	1.76%
Schools	8	1.76%
Affordability	7	1.54%
Horse Properties	5	1.10%
Amenities	3	0.66%
Other	32	7.05%

APPENDIX I: NEIGHBORHOOD SURVEY

Please indicate your opinion on the existing condition of the following in Edgewood:

Answer Options	Excellent	Good	Fair	Poor	N/A	Response Count
Availability of parks and open space	58	181	50	15	11	315
Maintenance of parks and open space	40	186	60	13	16	315
Ease of pedestrian travel	24	107	117	60	6	314
Condition/availability of sidewalks and handicap ramps	13	86	98	86	32	315
Ease of bicycle travel	10	96	110	41	54	311
Ease of travel by automobile	46	183	69	10	6	314
Street maintenance and repair	12	106	129	67	3	317
Overall home maintenance	9	84	153	68	4	318
Overall quality of the neighborhood	6	101	154	58	1	320
<i>answered question</i>						321
<i>skipped question</i>						17

Please indicate your opinion on the following safety and nuisance issues in Edgewood:

Category	# of Responses	% of Responses
Crime/Public Safety	162	30.62%
Property Maintenance (Residential)	66	12.48%
General Neighborhood Maintenance	31	5.86%
Pedestrian and Bicycle Safety/Travel	30	5.67%
Transient/Homeless Population	22	4.16%
Business (Development and Type)	21	3.97%
Speeding	17	3.21%
Traffic	16	3.02%
Lighting	15	2.84%
Property Maintenance (business)	15	2.84%
Diminishing Community Pride	14	2.65%
Property Value Decline	14	2.65%
Ethnicity	10	1.89%
Streets	10	1.89%
Foreclosure/Vacant Buildings	9	1.70%
Parked/Junk Cars	7	1.32%
Eminent Domain	5	0.95%
Noise	5	0.95%
Police Presence (negative)	5	0.95%
Snow Removal	5	0.95%
Animal Control	4	0.76%
Lack of Parks/Open Space	4	0.76%
Drainage	3	0.57%
High School Students	3	0.57%
New Development	3	0.57%
Public Transportation	3	0.57%
Affordable Housing	2	0.38%
Loss of Trailer Parks	2	0.38%
Schools	2	0.38%
Other	24	4.54%

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Appendix II:

Edgewood Neighborhood Demographic Data

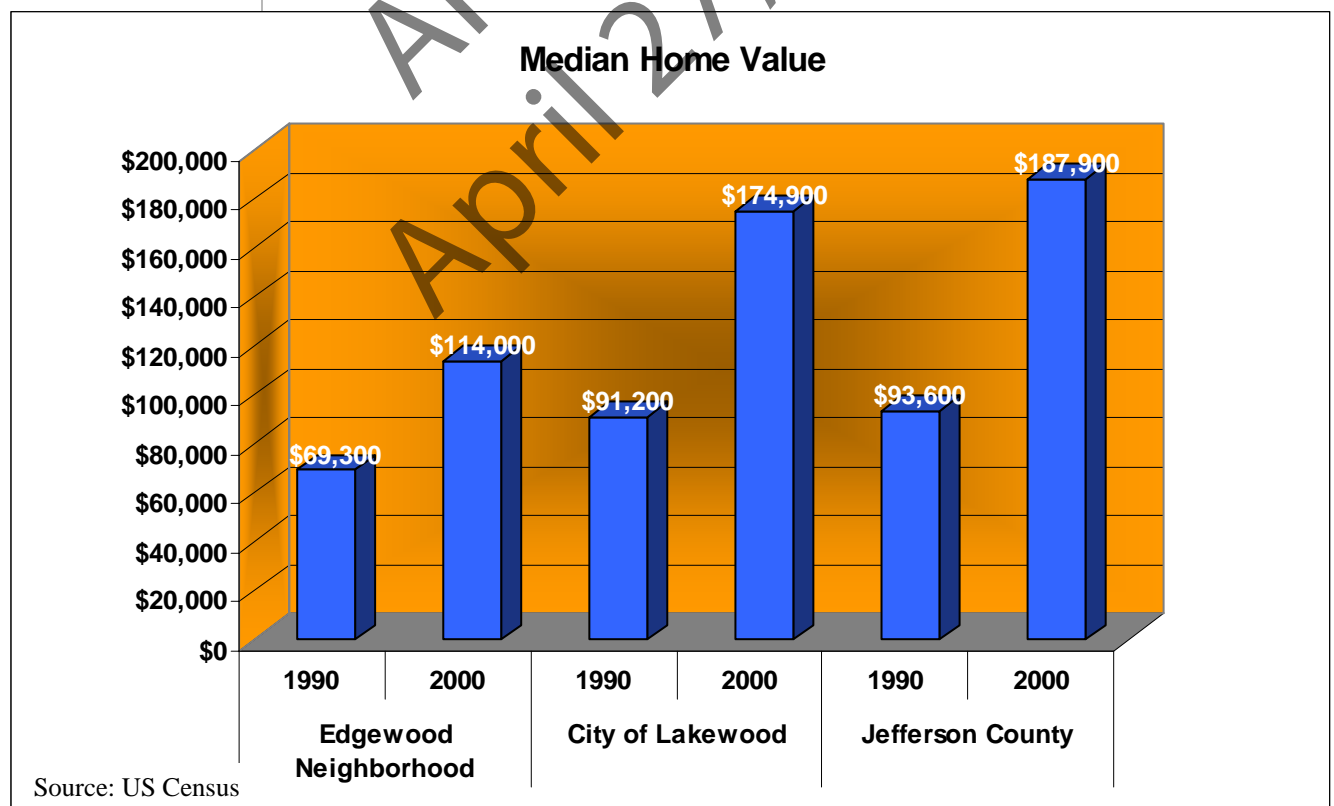
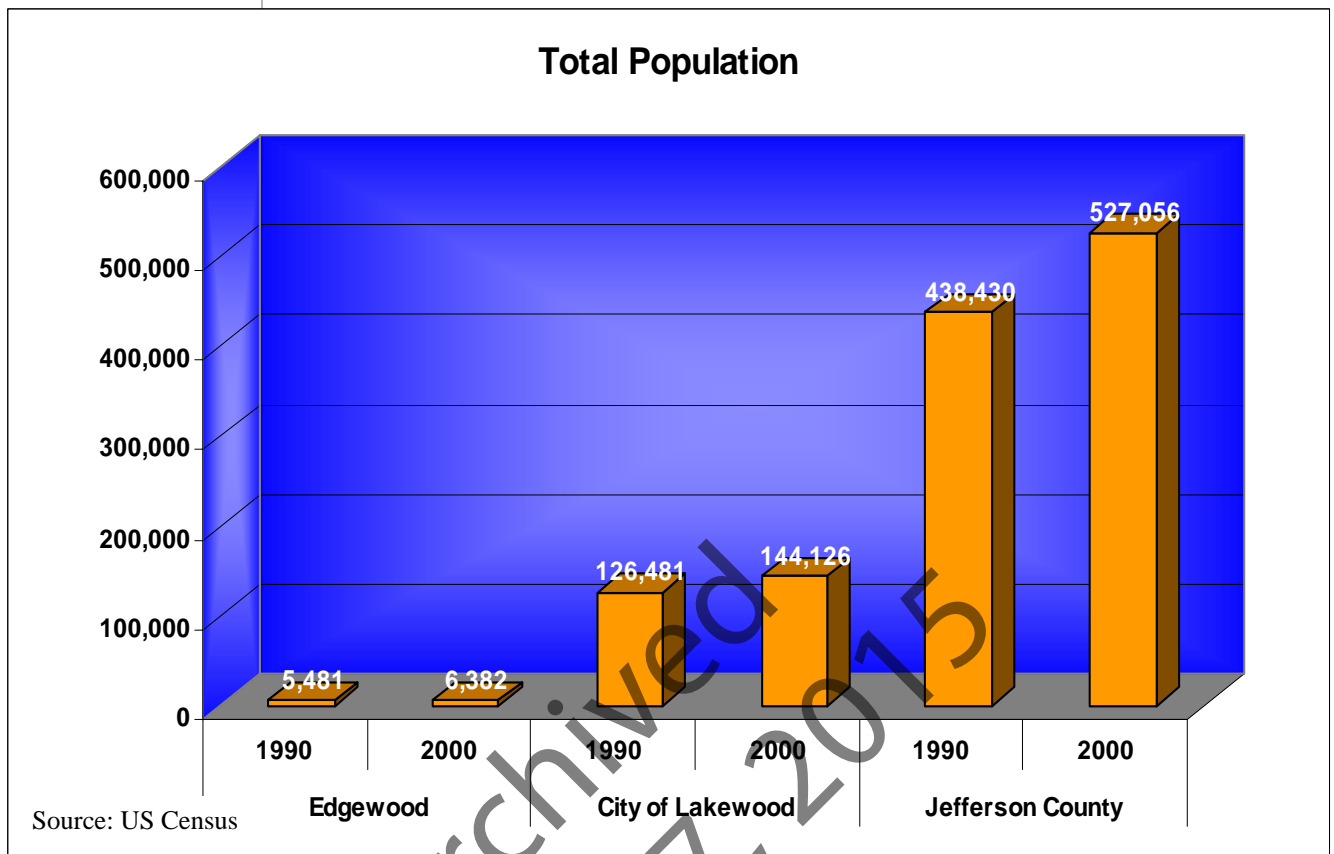
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APPENDIX II: DEMOGRAPHIC DATA

Source: United States Census Bureau	Edgewood Neighborhood		City of Lakewood		Jefferson County	
	1990	2000	1990	2000	1990	2000
Total Population	5,481	6,382	126,481	144,126	438,430	527,056
White	4,785 (87%)	4,679 (73%)	110,648 (87.5%)	125,611 (87.2%)	414,542 (94.6%)	487,916 (92.6%)
Black	104 (1.8%)	136 (2.1%)	1,183 (0.9%)	2,128 (1.5%)	3,231 (0.7%)	6,464 (1.2%)
American Indian, Eskimo	98 (1.7%)	136 (2.1%)	708 (0.6%)	1,599 (1.1%)	2,428 (0.6%)	7,772 (1.5%)
Asian	151 (2.8%)*	128 (2.0%)	2,335 (1.8%)*	3,918 (2.7%)	7,630 (1.7%)	14,946 (2.8%)
Asian Pacific Islander		12 (0.2%)		117 (0.1%)		908 (0.2%)
Other	7 (0.1%)	982 (15.4%)	101 (0.1%)	7,028 (4.9%)	10,599 (2.4%)	21,364 (4.1%)
Persons of Hispanic Origin	867 (16%)	2,166 (33.9%)	11,506 (9.1%)	20,949 (14.5%)	30,791 (7%)	52,449 (10%)
Persons per Housing Unit	2.03	2.2	2.38	2.32	2.59	2.52
Number of Households	2,696	2,722	51,657	60,577	166,545	206,067
Number of Housing Units	2,865	2,722	55,678	62,422	178,611	212,488
Owner Occupied	703 (25%)	916 (33.7%)	31,250 (56.1%)	36,851 (59.0%)	116,830 (65.4%)	149,407 (72.5%)
Renter Occupied	1,772 (62%)	1,709 (62.8%)	20,407 (37.2%)	23,680 (37.9%)	49,715 (27.8%)	56,660 (27.5%)
Vacant	390 (13%)	97 (3.6%)	4,021 (7.2%)	1,891 (3.0%)	12,066 (6.8%)	6,421 (3%)
Median Household Income	\$21,212	\$31,917	\$34,054	\$48,109	\$39,084	\$57,339
Persons Below Poverty Level	765 (14%)	1,014 (17.5%)	9,340 (7.4%)	9,998 (7.1%)	24,926 (5.7%)	26,821 (5.1%)
Median Home Value	\$69,300	\$114,000	\$91,200	\$174,900	\$93,600	\$187,900

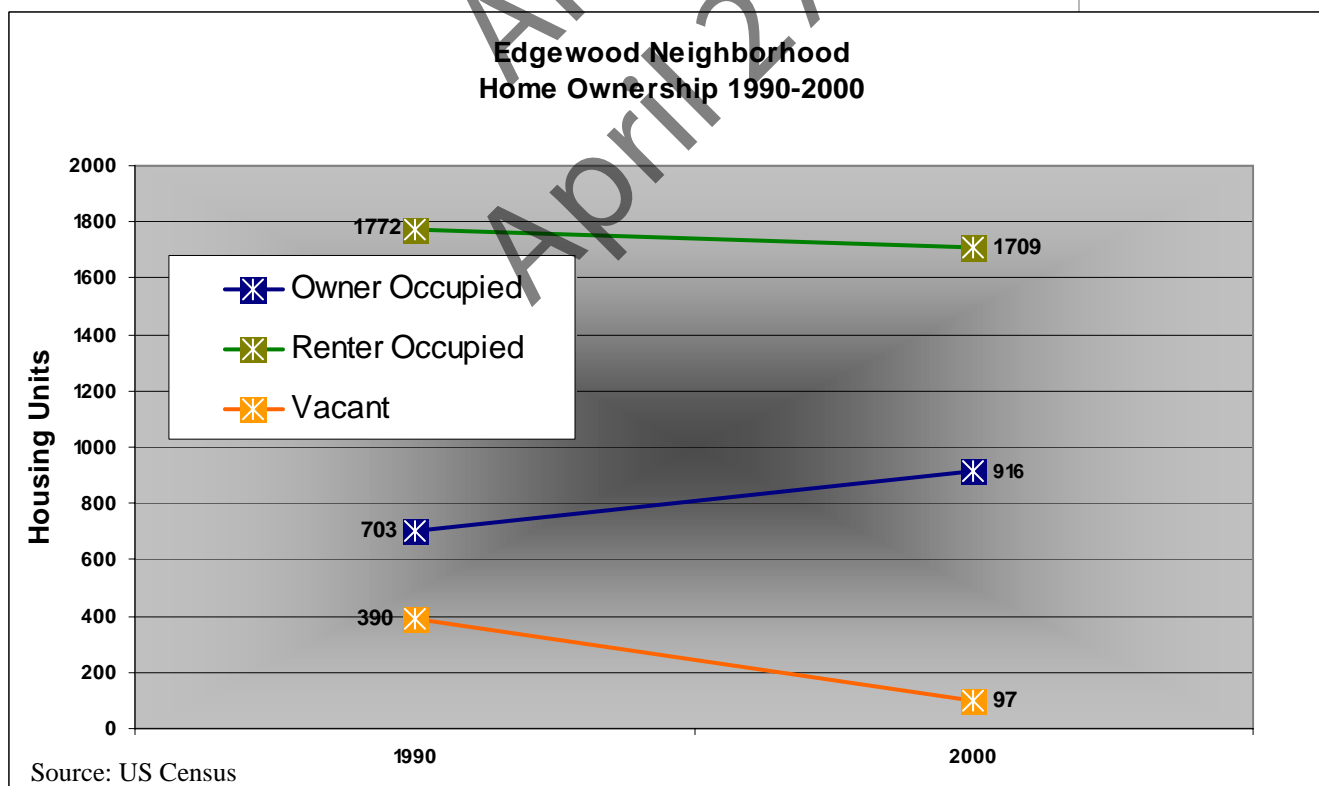
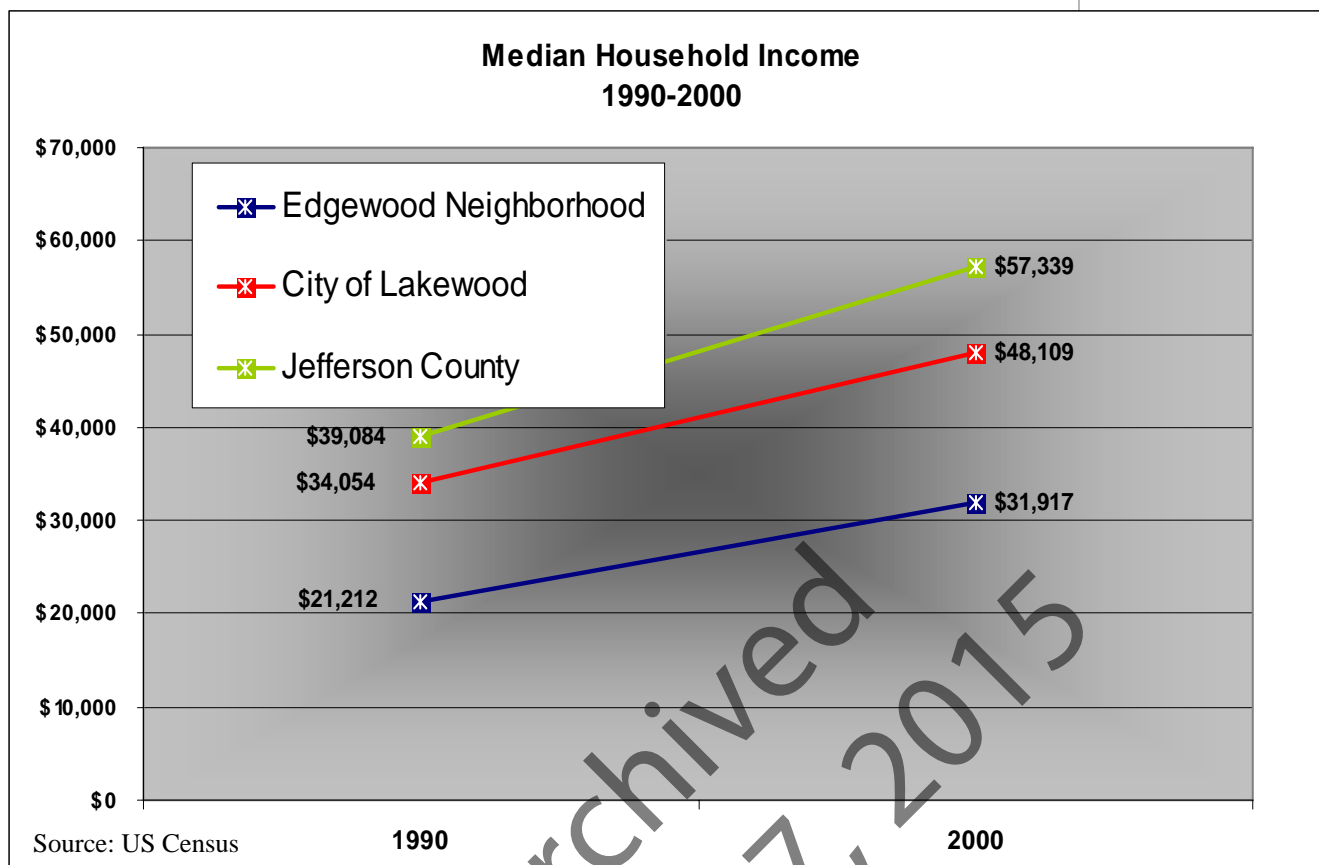
* 1990 Census Data combines Asian and Asian Pacific Islander





APPENDIX II: DEMOGRAPHIC DATA

Edgewood

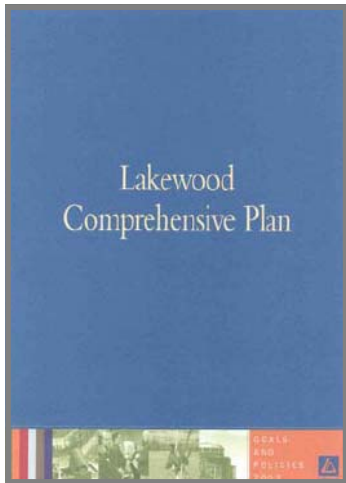


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Appendix III:

Related Plans

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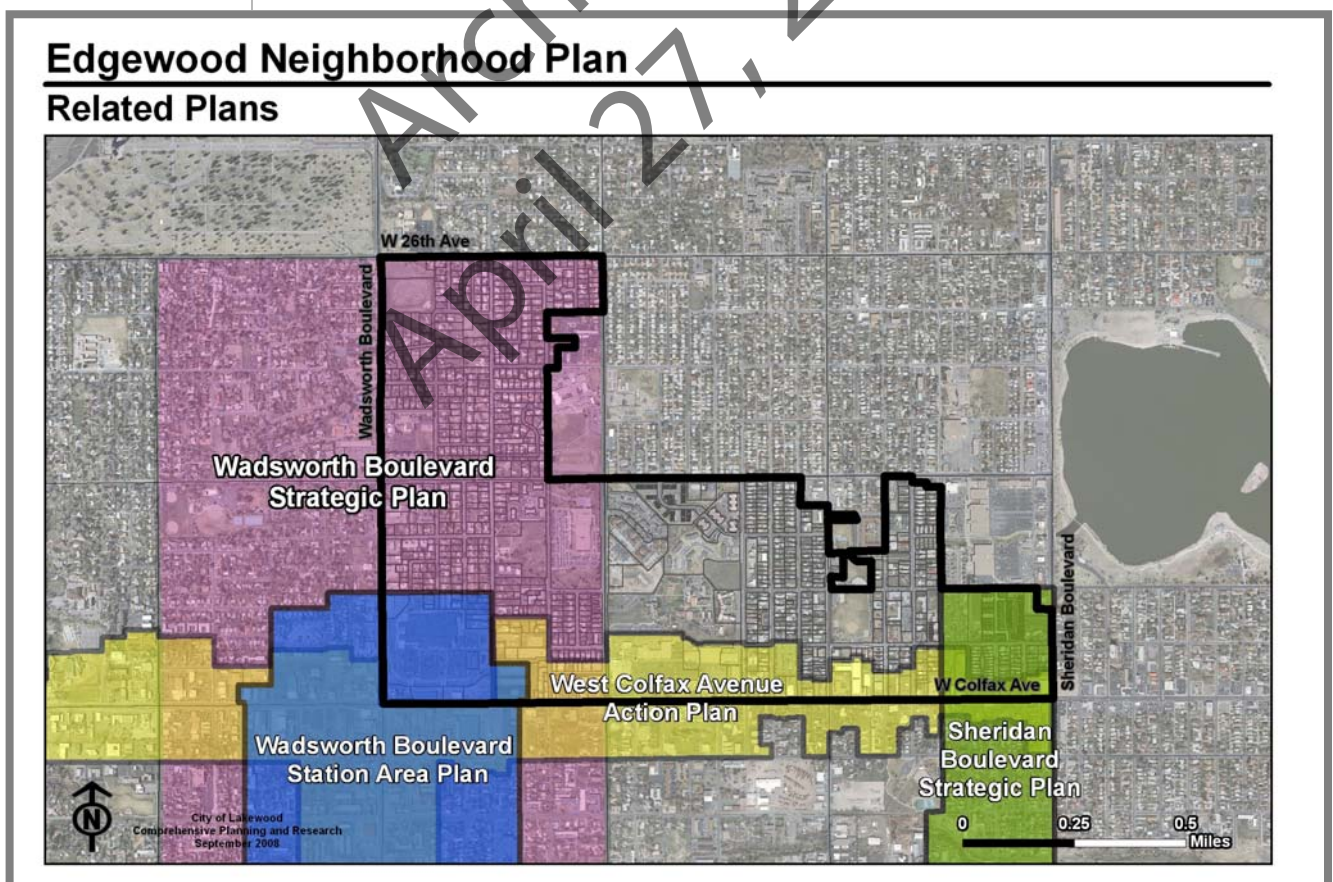


The Lakewood Comprehensive Plan

The Lakewood Comprehensive Plan adopted in 2003. The 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 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.



APPENDIX III: RELATED PLANS

Sheridan Boulevard

The Sheridan Boulevard Strategic Plan was adopted as an amendment to Lakewood's Comprehensive Plan in August 2000. The key goals of the Sheridan Boulevard Strategic Plan are:

- Stopping the deterioration of Sheridan Boulevard including deterioration of the roadway, sidewalks, and buildings.
- Beautifying the area.
- Identifying a cohesive and desirable mix of land uses.
- Addressing safety concerns with traffic operations.
- Installing sidewalks and landscaping.

The Wadsworth Boulevard Strategic Plan

The Wadsworth Boulevard Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in April 1997. The Plan establishes goals and action steps to improve the function, economic vitality, and appearance of Wadsworth Boulevard. At the time of this writing, an advisory committee is in the process of developing an updated plan, The North Wadsworth Boulevard Corridor Plan. The corridor plan will further the goals of the original Wadsworth Boulevard Strategic Plan by addressing urban design, streetscape, land use, transportation, and economic development. It is anticipated the North Wadsworth Boulevard Corridor Plan will be adopted as an amendment to the Comprehensive Plan in the spring of 2009.

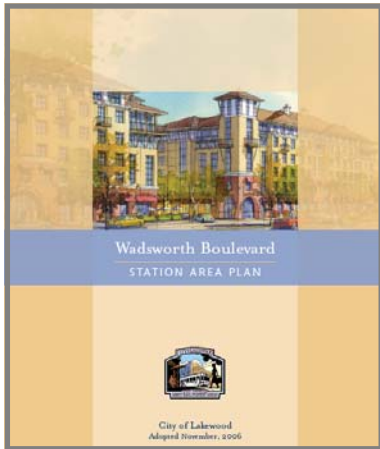
West Colfax Avenue Action Plan

The West Colfax Avenue Action Plan was adopted as a Comprehensive Plan Amendment in December 2005. The Plan was developed by the Colfax Corridor Advisory Committee, which was appointed in April 2004 by Mayor Burkholder. The Plan details seven guiding principles for the Colfax corridor. They are:

- Achieve the vision
- Make it sparkle
- Make it vibrant
- Maximize transit
- Invest wisely
- Value history
- Get the zoning mix right

One of the key action steps contained in the West Colfax Avenue Action Plan is to revise or replace the West Colfax Avenue Overlay District. This update is currently underway. It is anticipated that a Colfax Mixed-Use zone district will be adopted in Spring 2009.





Wadsworth Boulevard Station Area Plan

The Wadsworth Boulevard Station Area Plan was adopted in 2006. The Plan addresses land use around the RTD light rail station planned for West 13th Avenue at Wadsworth Boulevard.

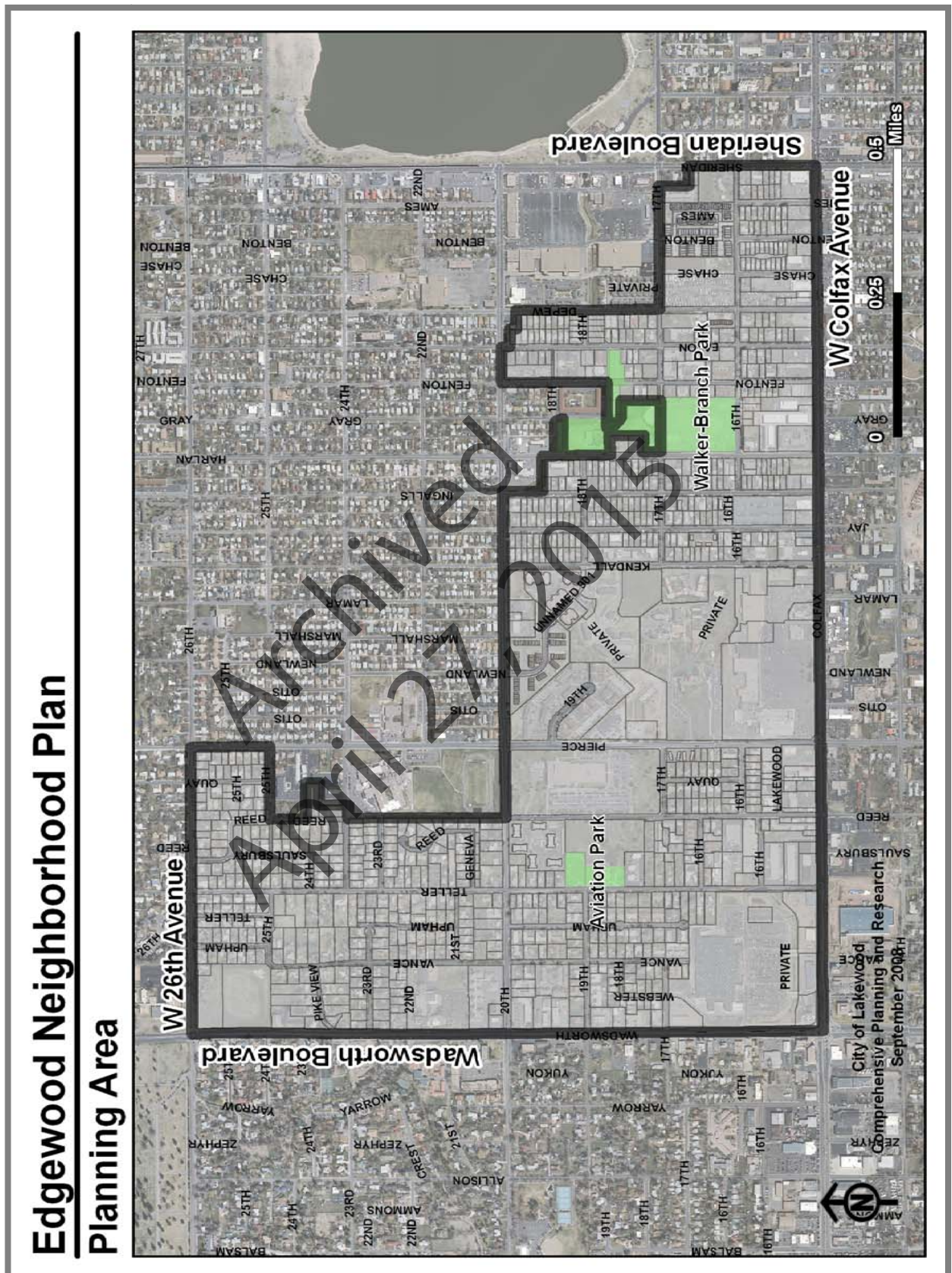
The intent of the Plan is to ensure new developments within the boundary interact positively with the adjoining neighborhoods, to provide for sustainable economic development, to integrate the transportation system with land use, and promote high quality projects.

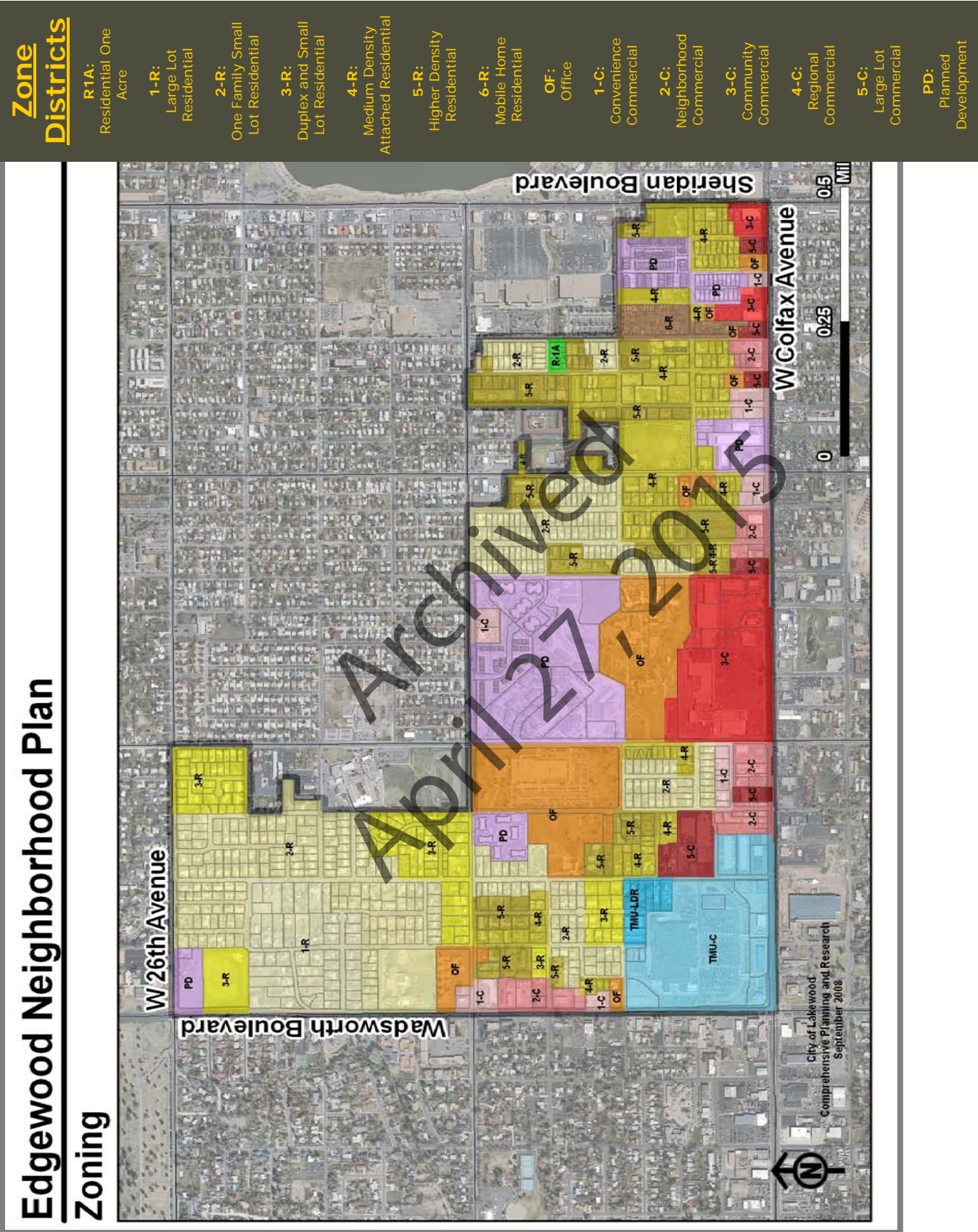
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Appendix IV:

Maps

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