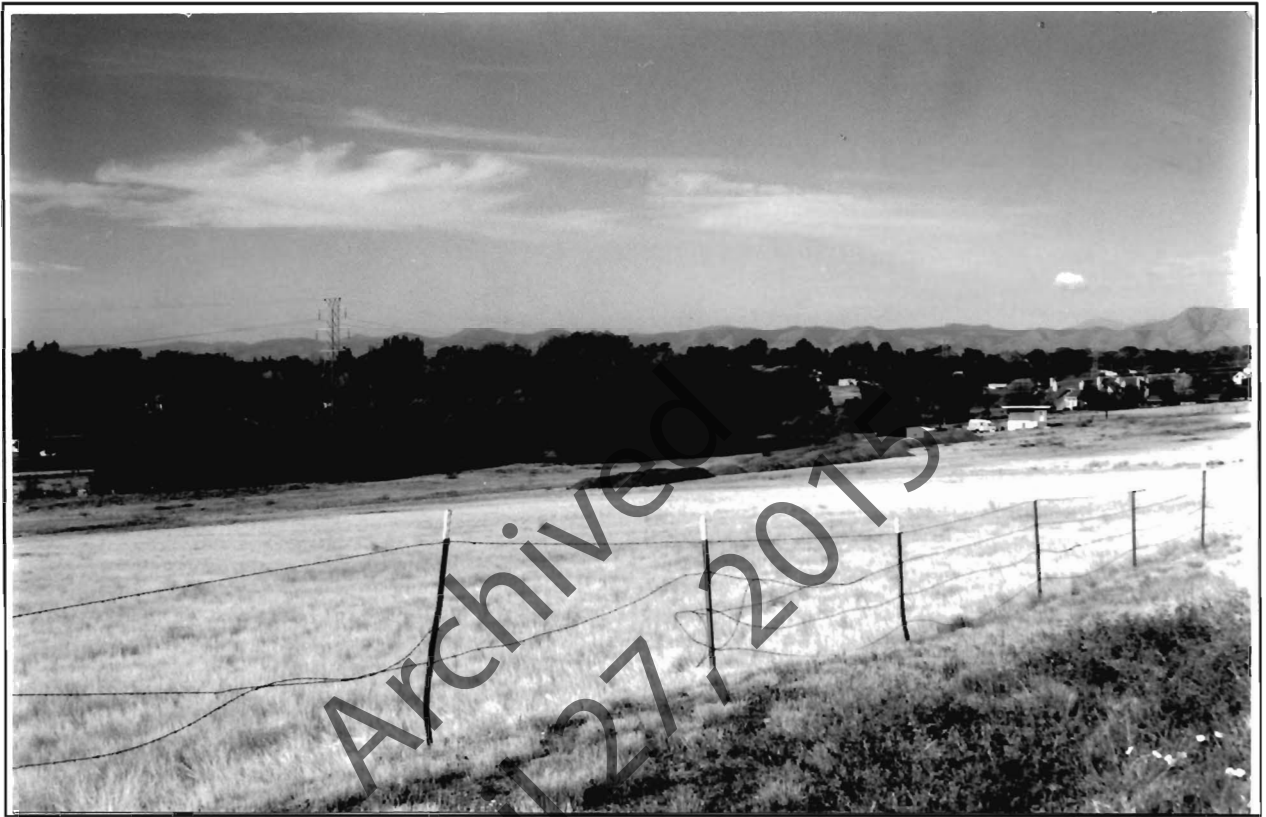


JEFFERSON GARDENS NEIGHBORHOOD PLAN



August 1995

Prepared by:
Jefferson Gardens Neighborhood Residents &
City of Lakewood

Community Planning & Development Department
Neighborhood Planning Program
445 S. Allison Parkway
Lakewood, CO 80226-3105
(303) 987-7500
(303) 987-7900 TDD

Alternative formats of this document are available upon request.

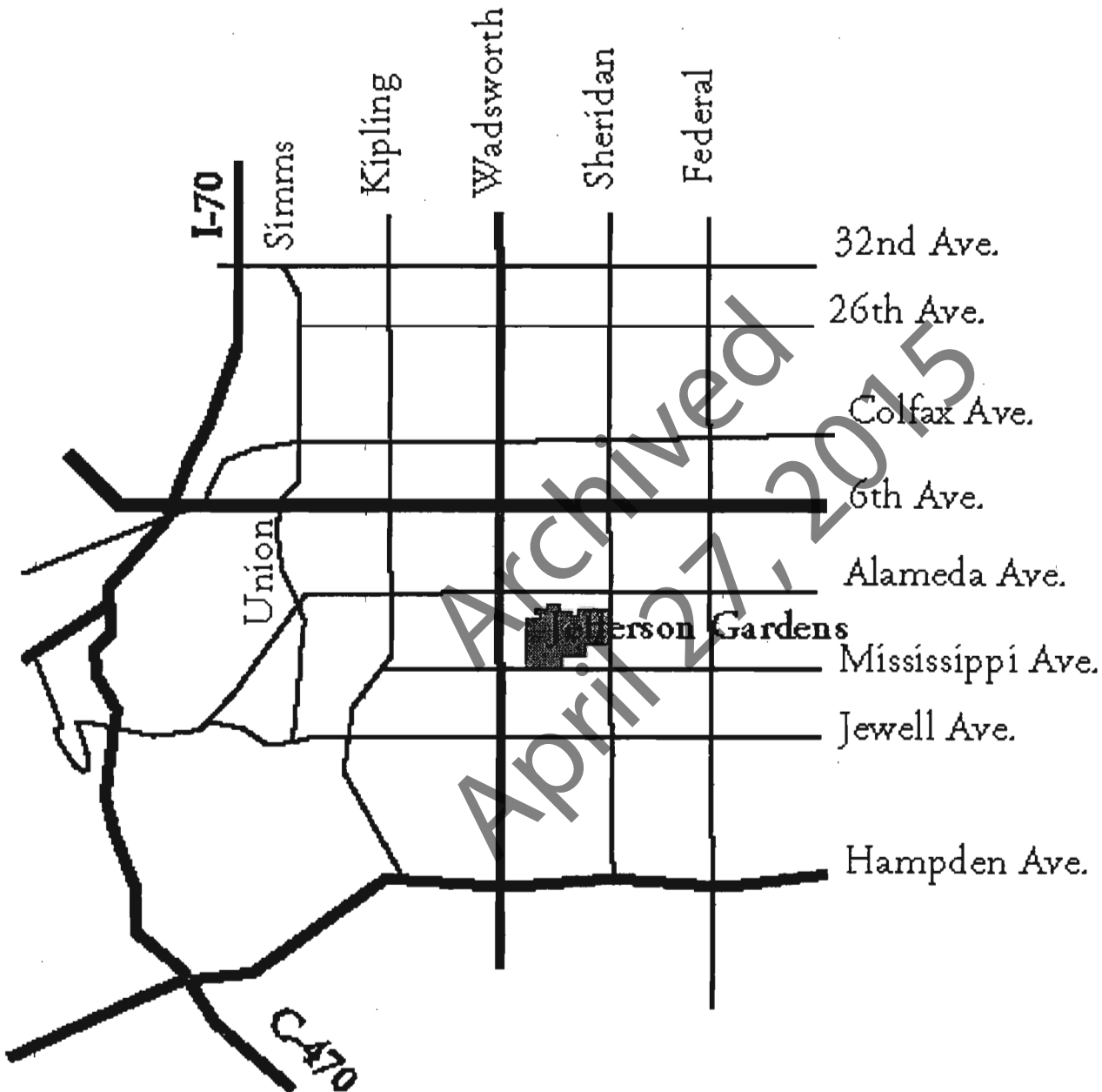
Acknowledgements	2
Purpose of the Plan	4
Issues, Goals and Objectives	
Issue #1: Development Design	5
Issue #2: Land Use, Zoning & Future Development	10
Issue #3: Weir Gulch	11
Issue #4: Parks, Trails & Open Space	16
Issue #5: Traffic & Street System / Street Improvements	18
Issue #6: Neighborhood Safety, Security & Appearance	21
Issue #7: Neighborhood Identity & Organization	23
Table 1	
Action Plan for Jefferson Gardens	24
First Priority Actions	
Adoption and Amendment	27
MAPS	
Map #1	
Jefferson Gardens Regional Location	3
Map #2	
Existing Zoning	8
Map #3	
Existing Land Uses	9
Map #4	
Lots with Potential to Rezone to RR District	12
Map #5	
Recommended Lot Sizes for Future Development of CN Parcels	13
Map #6	
Future Land Use	14
Map #7	
Weir Gulch in Jefferson Gardens	15

A very dedicated group of more than 95 citizens worked for 12 months, attended numerous workshops and discussion sessions, and helped in numerous ways to prepare this plan for the Jefferson Gardens neighborhood. They were untiring in their commitment to this neighborhood, and demonstrated their interest in and concern for its current character and its future. It is evident that Jefferson Gardens is a very special place to the people who live there -- a rural haven and peaceful oasis in the midst of a bustling city.

Citizens Participating in Preparation of This Plan

Danny and Yvonne Adams
Lori Aguiar
Steve and Pat Anderson
Cliff and Jan Barnhart
Frank and Darla Becker
David Bielby
Kenneth and Gladys Borden
Mary Lou Browning
Milt Collum
Cathy Cooper
Merle and Viola Corbitt
David Craig
Michael Cunningham
Jim Dennis
Sharon Dickson
William Drotar
Sharon Estill
Mike Fero
Phyllis Fowler
Mark Gidley
Paul Gomez
Gary Gordon
Darlene Green
Lisa Greenbaum
Brad and Terri Hance
Carl Hoffman
Miguel Hornedo
Terry Horton
Walter Hildebrand
Kristy Huyser
Elbert Johnson
John and Audrey Kutz
Bob Lake
Hannelore Lenz
Gerald and Martha Lewis

Antonio and Clara Lombardi
Sara Loya
Joseph and Karen Mattern
Ron and Rosalie Motzner
Carl, Elizabeth and Benjamin Mount
Suzy Needham
Lisa Normann
Robert Olson
Darrell and Linda Orme
Debbie Ostergaard
Bob and Barb Owen
Vernon and Marilyn Pierce
John R. Pine
Dan and Jeanne Poindexter
Jean Porter
James and Marie Quinn
Tom and Mary Reeves
Gerald Rhiner
John and Wanda Rice
Linda and Richard Shephard
James and Tim Sherlock
Dave Shrader
Oliver Smith
Robert and Elaine Tuffing
Loleta Tuffing
Collette and William Tuttle
Suzanne Warme
Michael and Patty Weston
Don Wiederspahn
George and Rosalie Williams
Dennis Wilson
Kathy Wirth
Lester Yoder
Ben Zuckerman



Map #1 Regional Location
Jefferson Gardens
Neighborhood Plan

Department of Community Planning & Development, City of Lakewood, Lakewood CO

The City of Lakewood considers neighborhood protection as one of the key concepts in the Lakewood Comprehensive Plan. Neighborhoods are seen as essential elements of a city. The intent of the plan is to protect viable neighborhoods from any inappropriate intrusion, to enhance the unique characteristics of neighborhoods, and build neighborhood identity. Jefferson Gardens is one of Lakewood's neighborhoods. The residents of Jefferson Gardens place a high value on its existing character as a quiet, peaceful oasis of country living in the midst of a bustling suburban city. They care very much about how decisions and actions will affect the character and liveability of this special place now and in the future. They want the special qualities which brought them to this place to be preserved.

The overall intent of this plan is to protect the existing rural character of the Jefferson Gardens neighborhood by recommending that any future development will promote a rural lifestyle, retain the neighborhood's feeling of openness and low density, and respect its natural features. The purpose of this plan is fourfold:

- To state the desires of Jefferson Gardens residents and property owners on key issues of concern to them, and to establish a future direction for the neighborhood.
- To adopt goals and objectives contained in this plan as part of the Lakewood Comprehensive Plan so they guide future decisions which affect Jefferson Gardens. To make clear that these decisions should foster a consistent pattern of rural character, rather than allow a patchwork of suburban and rural development, in this neighborhood.
- To establish an action plan for accomplishing projects which further the goals and objectives identified in this plan.
- To serve as a basis for mutual understanding between, and possible future action by citizens and the city which will protect, enhance and complement the unique rural character of Jefferson Gardens.

The plan identifies projects which the city and residents want to get accomplished in Jefferson Gardens, and will in identifying possible resources help them organize to seek resources either from within the neighborhood itself, or from the city or other agencies. Having an adopted neighborhood plan will help to get priority for neighborhood projects when the city council makes decisions on how to use the city's capital improvement and Community Development Block Grant funds.

Finally, it is hoped that this plan will build neighborhood cohesion, a greater sense of confidence that the aspirations of residents and property owners have been stated, understood and supported, and that it will encourage action to protect and improve this special place.

ISSUE #1: DEVELOPMENT DESIGN

Refer to Page 12 of the Appendix for an explanation of the current situation and concerns pertaining to goals and objectives for Development Design.

Residential Development: Most of the vacant land remaining in Jefferson Gardens is expected to go to residential development. How this development is designed and placed on the land will have considerable impact on the overall character of the neighborhood and whether the rural feeling is retained. Residents in Jefferson Gardens want new development to fit into the existing character of their neighborhood -- to look like it belongs in the country rather than bringing the city to their doorstep.

Development along Major Streets: There are two other areas in the neighborhood which present design challenges: the commercial strip along Mississippi Avenue and properties fronting Sheridan Boulevard. Descriptions of the current conditions along these streets appears in the section entitled Existing Neighborhood Character in the Appendix.

GOAL #1: Protection of Weir Gulch.

Design future development so it respects Weir Gulch and its associated wildlife habitat and vegetation as the prime natural asset in the Jefferson Gardens neighborhood.

Objectives:

- 1.1 Apply design criteria to development in Jefferson Gardens which preserve the Weir Gulch drainageway as an open space corridor with protection for the wildlife habitat and vegetation which it contains. Require developers to arrange building sites to keep Weir Gulch in its natural state to the maximum extent possible. Encourage setbacks of at least 50' from the floodway for any structures or paving in multiple-family developments adjacent to Weir Gulch. Adopt specific design standards and development regulations as needed.
- 1.2 Preserve, whenever possible, the existing mature trees along Weir Gulch.
- 1.3 Design any channel improvements in Weir Gulch to retain the natural character of the gulch and the existing width of the floodplain, as depicted in the Weir Gulch Drainageway Plan (1994).
- 1.4 Retain sufficient views of Weir Gulch from the main thoroughfares (Ohio, Kentucky and Center) so it continues to be seen as a unifying natural feature in the neighborhood.

GOAL #2: Transitions between New and Existing Development; Protection of Views.

Design new development so it is integrated into the existing fabric of the Jefferson Gardens neighborhood and blends with its rural character. Where new development will abut one-story, single-family homes, create a gradual transition between the existing and new development such that the single-family homes are not overshadowed. Respect views of the foothills from existing residential development when designing and constructing new development.

Objectives:

- 2.1 Design any fencing surrounding new development so it is open-style, as opposed to stockade-style, so developments do not become walled enclaves, isolated from the neighborhood.
- 2.2 Design entry features to new developments using low-lying berming, natural-style landscaping, tree masses, and open fences so they convey a country feeling. Avoid using walls, solid fences, or gates.
- 2.3 Where vacant land abuts an existing street, and the existing pattern of development shows a row of residences facing this street, design the new development so residences face this street and continue the pattern.
- 2.4 Lower heights of buildings along the shared edge between new and existing development, and pull buildings of two stories or more away from this edge.
- 2.5 Use open space and natural-style landscaping to soften transition areas.
- 2.6 Design new development so it continues to allow views from the neighborhood through the development site to the foothills, to the maximum extent possible, recognizing that views from particular properties may be obstructed.

GOAL #3: Design Criteria for Single-Family Residential Developments.

Include elements in the building and site design of new single-family residential developments in Jefferson Gardens which make them compatible with the surrounding rural character, and integrate them into the existing fabric of the neighborhood.

Objectives:

- 3.1 Apply design criteria which require developers to incorporate a combination of elements into single-family project design which would make it compatible with the rural character of the Jefferson Gardens neighborhood. Elements determined by the neighborhood to be significant to achieving this result include:
 - retaining the natural topography of the site as much as possible
 - preserving existing stands of mature trees
 - allowing room to create new stands of trees, and showing massing of trees in these areas on landscaping plans
 - using ranch-style designs and horizontal, rather than vertical, massing of buildings
 - incorporating front porches into building design
 - using open, rather than solid, stockade-style fencing
 - making streets narrow so they resemble country lanes

Adopt specific design standards as needed to further this objective.

GOAL #4: Design Criteria for Multiple-Family Residential Developments.

Include elements in the building and site design of new multiple-family residential developments in Jefferson Gardens which make them compatible with the surrounding rural character, embed buildings and parking areas in a natural landscape, and present an unobtrusive presence in the neighborhood.

Objectives:

- 4.1 Apply design criteria which require developers to incorporate a combination of elements into multiple-family project design which will make it compatible with the rural character of the Jefferson Gardens neighborhood. Elements determined by the neighborhood to be significant to achieving this result include:
- respecting existing terrain in siting buildings
 - situating buildings so they do not look regimented
 - allowing room to create new stands of trees, and showing massing of trees in these areas on landscaping plans
 - using horizontal, rather than vertical, massing of buildings
 - using massing of trees to screen buildings from view
 - placing open spaces, tree stands and informal plantings of native vegetation at project entrances and along edges visible to passersby
 - minimize paving
 - screen parking areas with plantings and buildings so expanses of paving are not visible from outside the project

Adopt specific design standards as needed to further this objective.

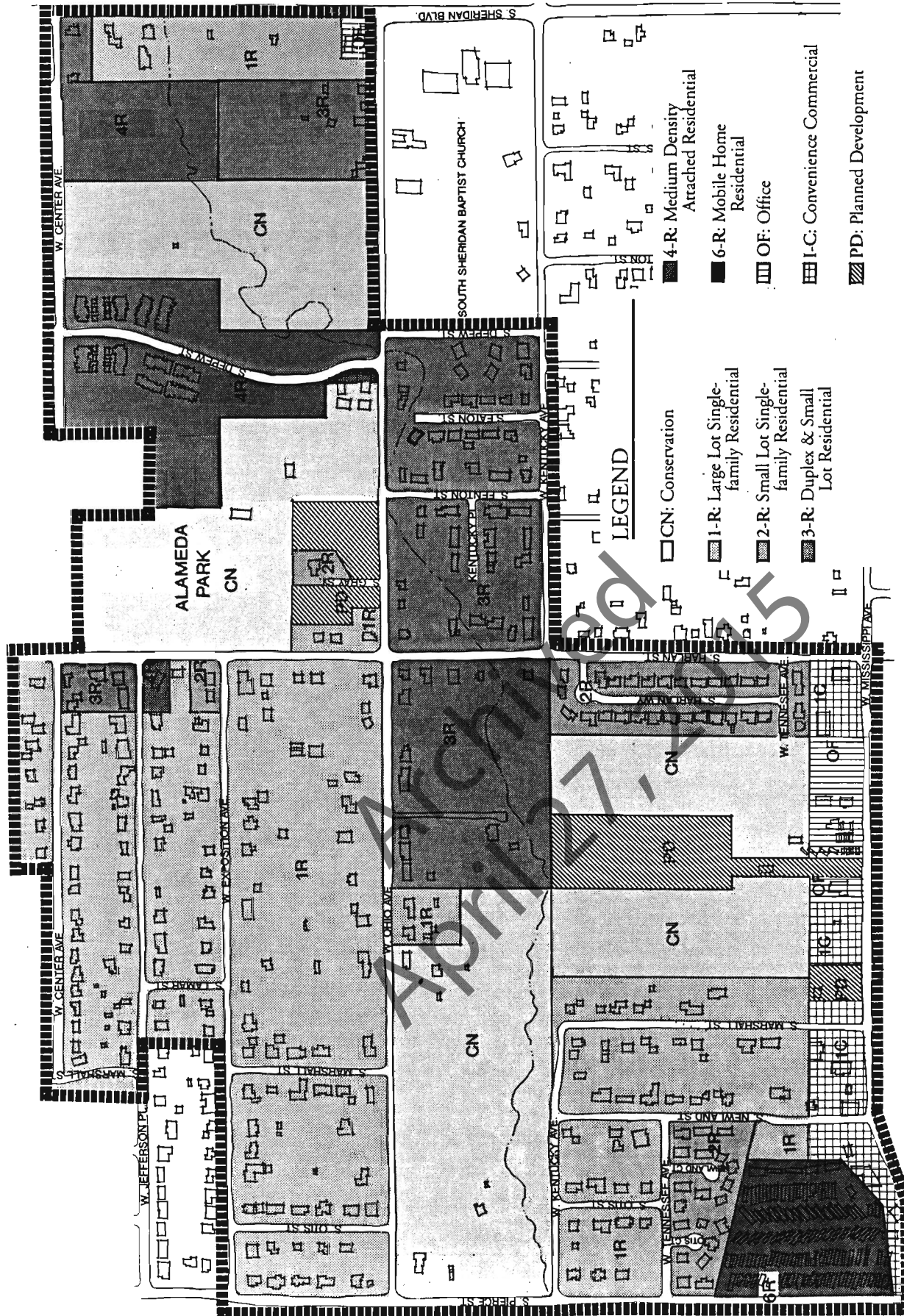
GOAL #5: Design Standards for Commercial Development.

Limit commercial development to properties fronting on Mississippi Avenue and Sheridan Boulevard. Require commercial developments using either new or converted buildings to be designed in a manner which is low scale and unobtrusive, and is campus-like or residential in character.

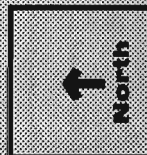
Objectives:

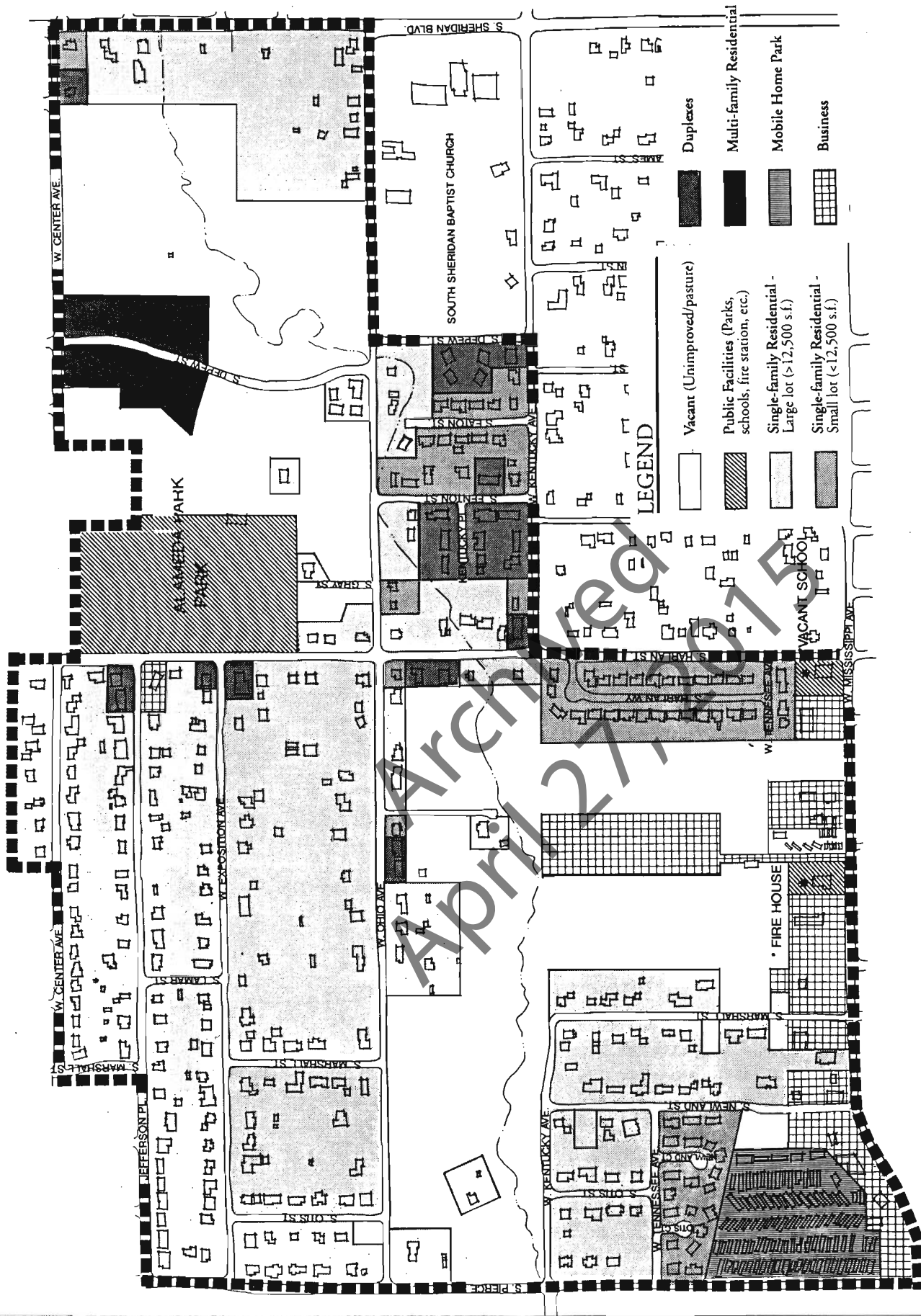
- 5.1 Create a special design district for properties along Mississippi Avenue and Sheridan Boulevard which would include design standards and development restrictions for commercial development.
- 5.2 Establish design standards which would apply when houses are converted to business use which will preserve front yards, and require parking to be placed on the side or to the rear of the main building. When necessary, make adjustments in parking requirements to insure front yards are not paved. Require business owners to preserve the residential appearance of the structure.
- 5.3 Establish design standards for new buildings which would require them to be campus-like or residential in character, low in scale, with horizontal rather than vertical massing, and detailing such as front porches. Limit building heights to two stories or 25 feet on Mississippi Avenue, and three stories or 35 feet on Sheridan Boulevard.

See also *Objective #20.4 (page 20)*, and *Issue #5: Traffic & Street System / Street Improvements (page 18)*



**Map #2 Existing Zoning
Jefferson Gardens
Neighborhood Plan**



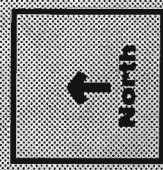


LEGEND

- | | | | |
|--|--|--|--------------------------|
| | Vacant (Unimproved/pasture) | | Duplexes |
| | Public Facilities (Parks, schools, fire station, etc.) | | Multi-family Residential |
| | Single-family Residential - Large lot (>12,500 s.f.) | | Mobile Home Park |
| | Single-family Residential - Small lot (<12,500 s.f.) | | Business |

Map #3 Existing Land Uses
Jefferson Gardens
 Neighborhood Plan

Department of Community Planning & Development, City of Lakewood, Lakewood CO



ISSUE #2: LAND USE, ZONING & FUTURE DEVELOPMENT

Refer to Page 13 of the Appendix for an explanation of the current situation and concerns pertaining to goals and objectives for Land Use, Zoning & Future Development.

GOAL #6: Consistency between Existing Zoning and Land Use, and Desired Rural Character.

Obtain better agreement between the zoning in place on properties and actual use, and between the zoning pattern and desired rural character for Jefferson Gardens. Develop zoning options for property owners who have undeveloped acreage or lots of at least one-half acre, so methods are available to preserve a pattern of large lot single family development.

Objectives:

- 6.1 Develop a zone district with an average lot size of 30,000 square feet and a minimum lot size of one-half acre (21,780 square feet) which allows for low density residential development, agricultural-type uses, and keeping of livestock. Parcels subdivided into three or more lots must average 30,000 square feet; parcels subdivided into two lots must be at least one-half acre (See Map #4 on page 12).
- 6.2 Initiate a rezoning application for properties in the 1-R and 3-R districts, which contain at least one half acre and for which property owners desire to change their zoning, to the new zoning district described above.
- 6.3 Present zoning options to property owners having 3-R zoning which would limit the housing type permitted on their property to single family residences, rather than to single family residences and duplexes, and to increase lot sizes to allow for the keeping of livestock. (This plan intends that rezoning actions only be undertaken with the consent of the property owner.)

As an incentive to accomplish this objective, amend the Lakewood Zoning Ordinance to create an overlay district for Jefferson Gardens which would allow the continued keeping of livestock in any residential district on landholdings of at least one acre, where livestock keeping is a historic use and development of the property has not yet occurred.

GOAL #7: Future Rezoning and Land Uses.

Promote the existing rural character in Jefferson Gardens when approving future rezoning proposals and land uses in the Jefferson Gardens neighborhood. Maintain single-family residential development as the predominant land use, with office and commercial development limited to low intensity uses on the periphery along Mississippi Avenue and Sheridan Boulevard.

Objectives:

- 7.1 Amend the Lakewood Zoning Ordinance to include consistency with any applicable neighborhood plans as a factor required to be considered under standards for zoning and rezoning.
- 7.2 Use the lot sizes and densities shown in Map #5 (page 13) as a guide when approving rezoning proposals for properties in Jefferson Gardens now zoned CN (Conservation). Assure that lot sizes approved for CN properties through rezoning are of sufficient size to allow the keeping of livestock.

7.3 In considering rezoning requests, strive to keep the amount of acreage in zoning categories which allow for the keeping of livestock at approximately the same proportion to overall acreage in the neighborhood as it was in 1995.

7.4 Future rezonings and new development in the Jefferson Gardens neighborhood are to comply with this plan.

GOAL #8: Properties Fronting Sheridan.

Allow rezoning of properties along Sheridan Boulevard from residential to low intensity, non-residential uses, recognizing that the heavy traffic volumes along Sheridan make it difficult to keep these properties in residential uses, as long as adequate buffering is provided between the businesses and the remaining homes along this edge, and this edge retains a residential-like appearance and does not look like a commercial strip.

Objectives:

8.1 Limit future office and commercial development to such uses as one- to two-story offices; bed and breakfast type lodging; agricultural-related businesses such as produce stands, nurseries or greenhouses, landscape contracting, and stables; churches; child care; and home businesses where the business proprietor lives and works on site, and the business is compatible with a residential area.

8.2 Prohibit future office and commercial development which would include high intensity businesses and businesses generating high volumes of traffic such as restaurants, retail stores, gas stations, convenience stores, markets, service businesses with high customer volumes, and drive-through businesses.

See also *Goal #5 (page 7)*, *Issue #1: Development Design (page 5)*, *Objective 20.4 (page 20)*, and *Issue #5: Traffic & Street System / Street Improvements (page 18)*

ISSUE #3: WEIR GULCH

Refer to Page 19 of the Appendix for an explanation of the current situation and concerns with Weir Gulch in the Jefferson Gardens neighborhood.

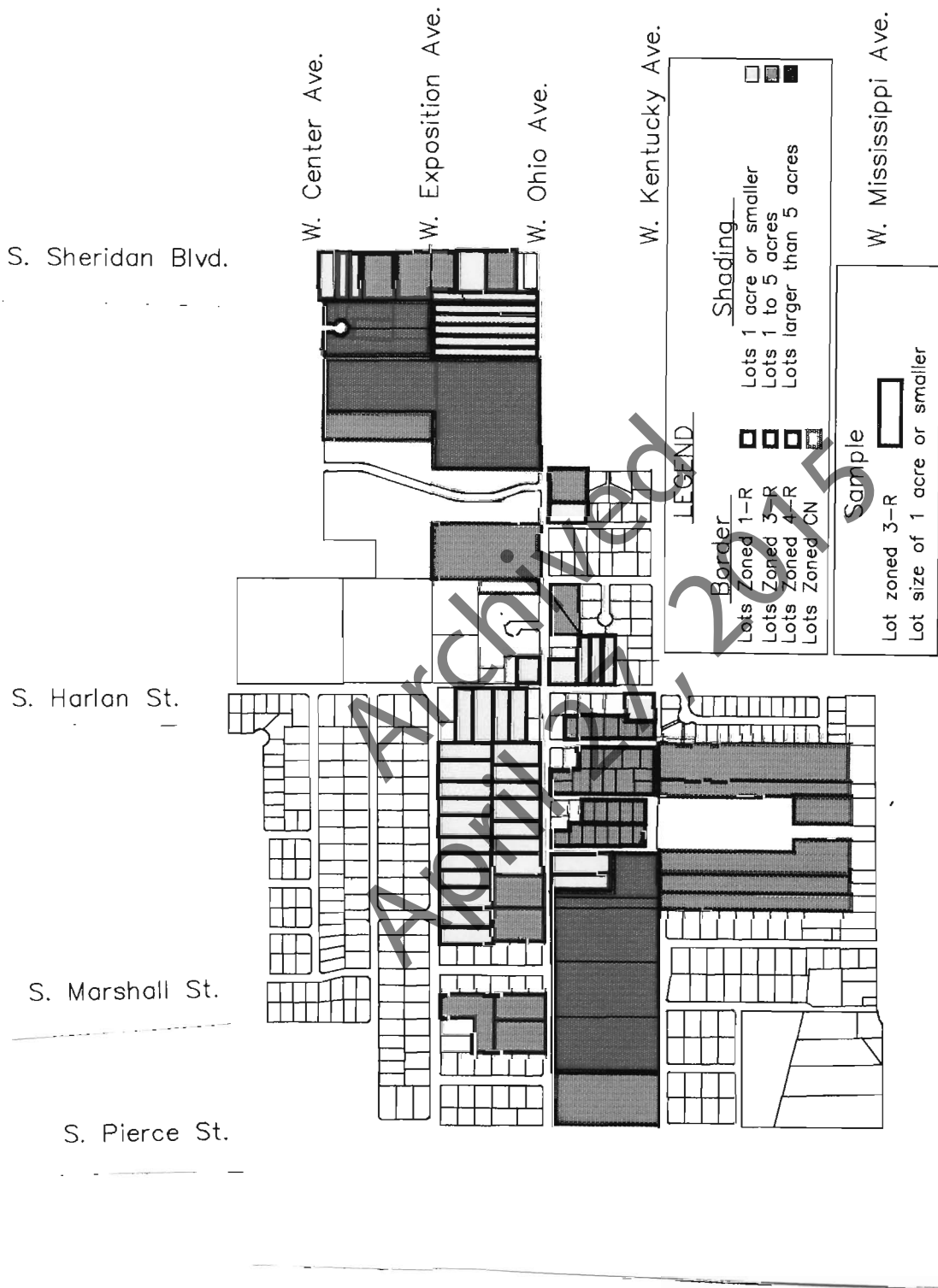
GOAL #9: Flood Control.

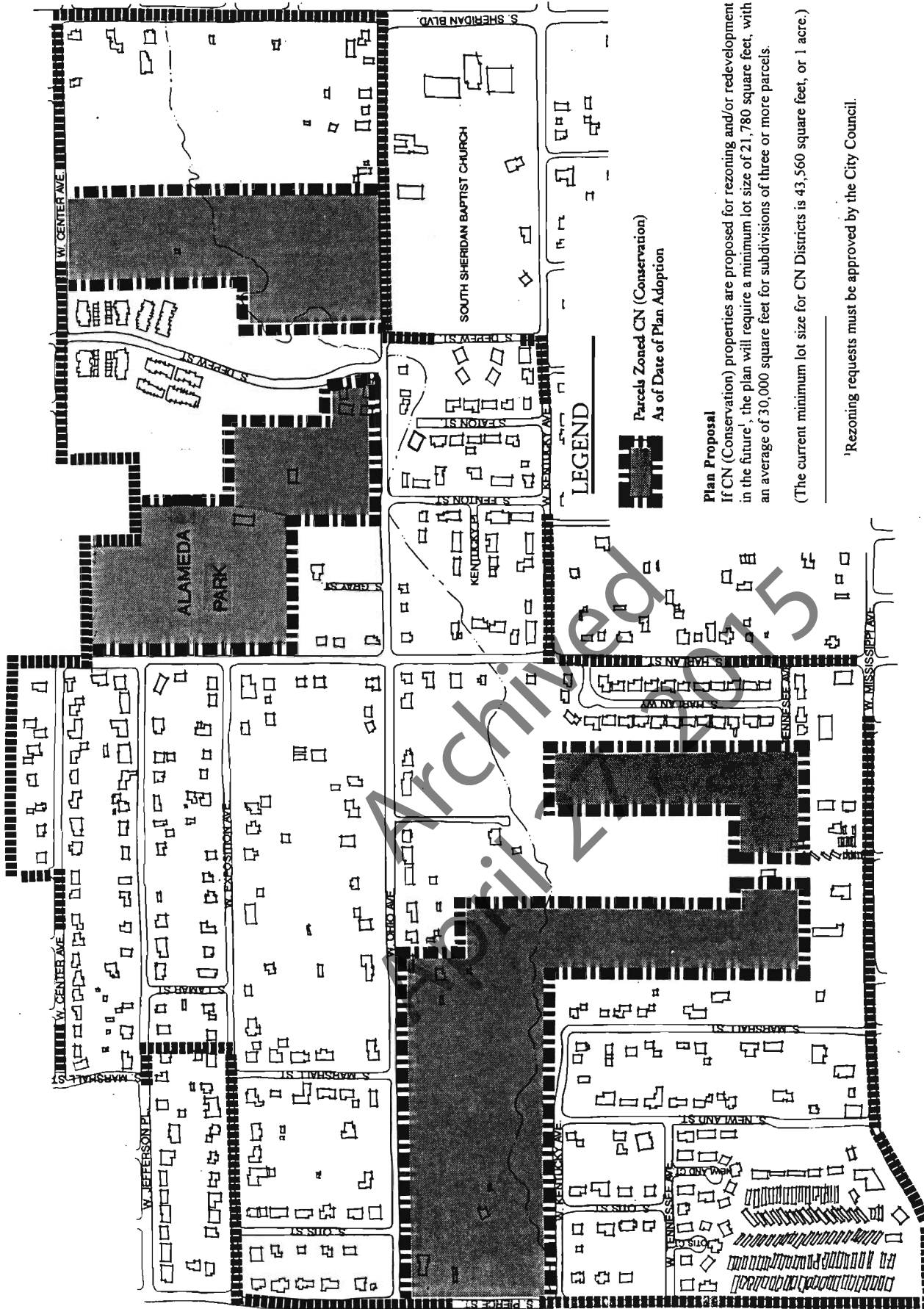
In any actions concerning Weir Gulch, give first priority to assuring adequate capacity for carrying runoff and flood waters, while keeping the gulch in as natural a state as possible.

Objectives:

9.1 Allow for improvements which protect Weir Gulch against flood damage, but design them in a manner which is as sensitive and unobtrusive as possible. Avoid construction of improvements which would put Weir Gulch in continuous hard-surfaced lined channel.

See also *Goal #1 (page 5)*





Parcels Zoned CN (Conservation)
As of Date of Plan Adoption

LEGEND

Plan Proposal

If CN (Conservation) properties are proposed for rezoning and/or redevelopment in the future, the plan will require a minimum lot size of 21,780 square feet, with an average of 30,000 square feet for subdivisions of three or more parcels.

(The current minimum lot size for CN Districts is 43,560 square feet, or 1 acre.)

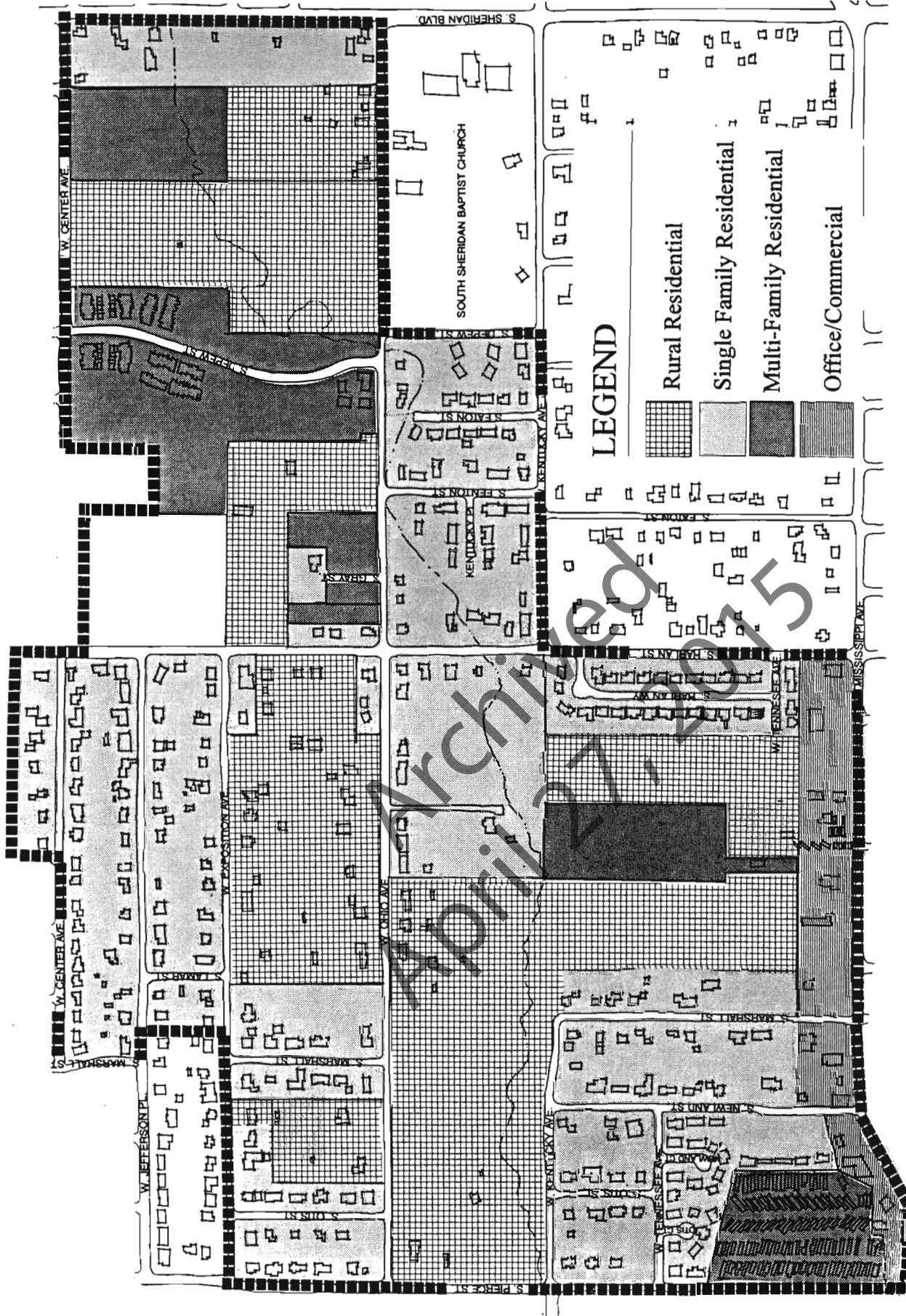
¹Rezoning requests must be approved by the City Council.

Map #5 Recommended Lot Sizes for Future Development of CN Parcels

Jefferson Gardens

Neighborhood Plan

Department of Community Planning & Development, City of Lakewood, Lakewood CO



Map #6 Future Land Use Jefferson Gardens Neighborhood Plan

Department of Community Planning & Development, City of Lakewood, Lakewood CO

GOAL #10: Preservation of Natural State.

Preserve Weir Gulch as an open space corridor where its meandering course and the natural vegetation along its banks are left in their native state, and the existing wildlife habitat is protected.

Objectives:

- 10.1 As part of considering future rezoning, subdivision or site planning of land abutting Weir Gulch, work with property owners to place the 100-year floodplain in an easement for open space preservation. In lieu of park dedication credits, consider allowing credit for potentially developable land adjacent to the floodplain in order to preserve the integrity of Weir Gulch.

See also *Goal #4 (page 7), and Issue #1: Development Design (page 5).*

GOAL #11: Gulch Maintenance.

Maintain Weir Gulch in a clean, well-kept and unclogged condition.

Objectives:

- 11.1 Property owners shall assume responsibility for keeping Weir Gulch free of debris, especially after heavy rainstorms. Conduct an annual, neighborhood-sponsored clean-up day along Weir Gulch if there is sufficient interest and permission is obtained from property owners.

ISSUE #4: PARKS, TRAILS & OPEN SPACE

Refer to Page 19 of the Appendix for information regarding Parks, Trails, and Open Space in Jefferson Gardens.

GOAL #12: Neighborhood Park.

Develop a neighborhood park on property owned by the city at the southwest corner of Kentucky and Pierce, with input on its design from surrounding neighborhoods including Jefferson Gardens.

Objectives:

- 12.1 Seek funding for development of the neighborhood park at Pierce and Kentucky.
- 12.2 Conduct a public participation process on the design of the park with surrounding neighborhoods, including Jefferson Gardens, prior to construction.
- 12.3 Include a horse arena in Bonfils-Stanton Park if it is determined to be desirable and appropriate, based on the public participation process for the park design, and no suitable location is found within the Jefferson Gardens neighborhood.

GOAL #13: Horse Arena.

Construct a horse arena in the neighborhood or in close proximity to reinforce the idea that Jefferson Gardens is a rural area, and to make property marketable to people seeking residences where they also want to keep horses.

Objectives:

- 13.1 Select a location for the horse arena through neighborhood workshops and discussions with property owners.
- 13.2 Conduct a neighborhood fundraising campaign to assist with the cost of materials for the horse arena, and organize volunteers to help with actual construction.
- 13.3 Obtain funding for site acquisition, construction and maintenance of the horse arena.

GOAL #14: Neighborhood Trails.

Incorporate walking and riding trails into Alameda Park, and Bonfils-Stanton Park when it is developed to provide recreational opportunities for Jefferson Gardens residents and reinforce the desirability of Jefferson Gardens as an area to keep horses.

Objectives:

- 14.1 Request that the Foothills Park and Recreation District add a walking and riding trail to Alameda Park.
- 14.2 Support the construction of a trail connection along Weir Gulch under Wadsworth Boulevard when this highway is rebuilt, in order to provide a safer link between Jefferson Gardens and the riding trails in Belmar Park.

GOAL #15: Open Space and Trail Corridor along Weir Gulch.

Preserve Weir Gulch as an open space corridor where its meandering course and the natural vegetation along its banks are left in their native state.

Objectives:

- 15.1 A generalized trail corridor through the Jefferson Gardens neighborhood has been identified from Wadsworth Boulevard to Sheridan Boulevard. Weir Gulch has been identified as the trail location between Wadsworth Boulevard and Harlan Street. The route east of Harlan is to be determined by further study. No physical trail improvements east of Harlan Street will be constructed by the City until public meetings have been held with the neighborhoods.

See also *Goal #10 (page 16)*, and *Issue #3: Weir Gulch (page 11)*

ISSUE #5: TRAFFIC & STREET SYSTEM / STREET IMPROVEMENTS

Refer to Page 22 of the Appendix for concerns and the situation pertaining to the goals and objectives for Traffic and Street System/ Street Improvements.

Situation/Concerns: The overall street system in Jefferson Gardens follows the grid pattern, first started in Denver and continued through the west-side suburban cities. It is different than a typical suburban area, however, because many of the local streets are narrow and have dirt or grass shoulders rather than curb, gutter and sidewalks. These characteristics contribute to the rural feel of the neighborhood, which residents want to preserve.

GOAL #16: Design of Street Improvements in New Residential Areas.

Design street improvements in new residential areas so they are in keeping with the rural character of the Jefferson Gardens neighborhood, and attempt to incorporate design elements common to country lanes.

Objectives:

- 16.1 Adopt a specific street standard for rural residential in-fill areas which would be used in Jefferson Gardens. Consider the following characteristics in developing this standard:
- narrow pavement widths
 - grass swales bordering pavement edge
 - walkways when required by the Americans with Disabilities Act

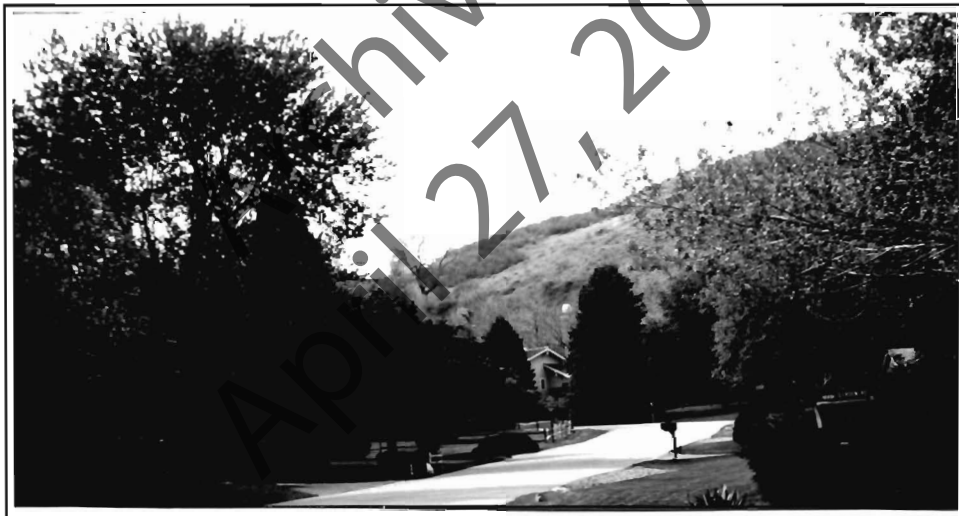


Figure 1: Road Resembling Country Lane

- 16.2 If determined to be permissible, meet requirements under the Americans with Disabilities Act by widening the paved surface of the street and using striping to designate a travel way for the disabled (such as those in wheelchairs) rather than building a raised or separate sidewalk.
- 16.3 Allow for the planting of a continuous row of trees along local streets which, when mature, will arch over the pavement.

- 16.4 Encourage open space and landscaping at street entrances to multiple-family developments in order to promote a country feeling. Utilize landscape islands and medians, and massing of trees to obtain this effect.

GOAL #17: Construction of Curb, Gutter and Sidewalks.

Allow local and collector streets other than Mississippi Avenue to remain without curb, gutter or sidewalks unless a majority of property owners along these streets want such improvements. Encourage the construction of curb, gutter and sidewalk along Mississippi Avenue where adjacent properties are zoned for commercial development.

Objectives:

- 17.1 In residential areas where curb, gutter and sidewalks do not exist, strongly consider not constructing these improvements in conjunction with City projects or as properties redevelop in accordance with the adopted Streets Master Plan. These public improvements must meet Americans with Disabilities Act requirements. If the City and the property owner agree that public improvements will not be constructed when the property is developed, then such agreement shall be recorded with the Clerk and Recorder of Jefferson County. Should property owners wish to construct such improvements, they may assess themselves for such improvements through a Special Improvement District or other means.
- 17.2 Support the allocation of funding for the construction of curb, gutter and sidewalk along Mississippi from Harlan to Pierce.

GOAL #18: Traffic Speeds.

Establish a speed limit of 25 miles per hour on local streets in Jefferson Gardens. Obtain compliance with speed limit signs near Deane Elementary.

Objectives:

- 18.1 Post Kentucky Ave., Ohio Ave., Exposition Ave., Center Ave., and Jefferson Pl. with a speed limit of 25 miles per hour.
- 18.2 Post speed limit signs at all access points into the neighborhood, and no more than 500 feet apart along local streets.
- 18.3 Maintain contact with delivery services and schools operating buses in the neighborhood regarding the speed of their drivers.
- 18.4 Place the speed monitoring and awareness trailer on West Ohio Avenue, Kentucky Avenue (between Harlan and Sheridan), Harlan Street and Pierce Street on a periodic basis to alert motorists to their travel speed.
- 18.5 Survey residents along West Ohio Avenue to determine if a sufficient number favor the construction of speed humps, and are willing to provide matching funds under the city's program for installing speed humps. Proceed with an application if there is sufficient interest.

- 18.6 Obtain more frequent police surveillance in the neighborhood to catch speeding drivers, where police would not drive through but station themselves on neighborhood streets for a period of time.

GOAL #19: Street Extensions.

Prohibit street extensions which would add new crossings over Weir Gulch other than the existing crossings at Pierce, Harlan, Fenton, Ohio and Sheridan.

Objectives:

- 19.1 Design streets in new developments to conform to this goal when approving rezoning, subdivision and site plan applications.
- 19.2 Initiate vacation procedures for the right-of-way for Eaton Street on the south side of Ohio Avenue, to assure that Eaton Street will not be connected to Ohio Avenue across Weir Gulch.

GOAL #20: Notification of Changes to Street System; Corridor Plans.

Provide notification to interested residents and property owners of any significant changes to the existing street system within or abutting Jefferson Gardens with sufficient time to allow for input into the project design. Involve Jefferson Gardens residents in the development of any corridor plans for Sheridan Boulevard or Mississippi Avenue.

Objectives:

- 20.1 Notify neighborhood representatives registered with the city, and to all residents and property owners who have participated in preparation of this plan, of any street vacations or of significant improvements proposed to existing streets within or abutting the Jefferson Gardens neighborhood. (Significant improvements are intended to include widening of the existing paved surface or the addition of curb, gutter and sidewalk, but are not intended to mean resurfacing, reconstruction or restriping, or the addition of traffic signs or signals.)
- 20.2 Conduct a neighborhood meeting on any street vacation within or abutting Jefferson Gardens prior to scheduling the vacation request on a city council agenda. Forward the comments from those attending the neighborhood meeting to city council for their consideration.
- 20.3 Conduct a neighborhood meeting for the purpose of soliciting input on the project design prior to a decision on the conceptual design for significant improvements to existing streets.
- 20.4 Involve Jefferson Gardens residents in the development of any corridor plan for Sheridan Boulevard or Mississippi Avenue especially determining appropriate land uses, street design and street improvements in the vicinity of this neighborhood.

ISSUE #6: NEIGHBORHOOD SAFETY, SECURITY & APPEARANCE

Situation/Concerns: Jefferson Gardens is an area which enjoys a very low crime rate, based on residents' perceptions and the Lakewood Police Department's records. A city-wide tally of police calls for service in 1992 showed Jefferson Gardens among the neighborhoods in the lowest category for the number of calls.

See Page 24 of the Appendix for further information regarding Neighborhood Safety, Security & Appearance in the Jefferson Gardens neighborhood.

GOAL #21: Maintaining Neighborhood Safety and Security.

Take active steps to maintain the current level of safety and security in the Jefferson Gardens neighborhood, which shows a very low incidence of crime, and build ways to deter criminal activity in the future.

Objectives:

- 21.1 The neighborhood will establish a neighborhood 4-H program to involve children residing in Jefferson Gardens in constructive activities, to be initiated and operated by neighborhood residents. Work with Deane Elementary School and the Oak Run Condominiums to expand the program to include children who live and go to school in the neighborhood, to encourage them to care and feel a part of the neighborhood, and to appreciate the wildlife living there.
- 21.2 The neighborhood will use the neighborhood 4-H program as a means for residents to become acquainted with one another.
- 21.3 The neighborhood will encourage property owners to install and use lighting around their homes and outbuildings, especially lighting wired to motion detectors.

GOAL #22: Neighborhood Appearance and Property Maintenance.

Improve neighborhood appearance and maintenance of properties in order to maintain property values, contribute to a positive identity for Jefferson Gardens, and serve as a deterrent to crime. Upgrade the appearance of the Mississippi Commercial Corridor so it presents a better groomed and more attractive edge for the Jefferson Gardens neighborhood.

Objectives:

- 22.1 The neighborhood will work with the City to develop list of problem properties and work with the appropriate city departments to get properties cleaned up.
- 22.2 The neighborhood will work with the City and landlords to improve maintenance of rental property.
- 22.3 The neighborhood will work with the City to conduct a neighborhood-sponsored cleanup campaign on a periodic basis.
- 22.4 The neighborhood will work with the City to conduct a parcel-by-parcel inventory of property condition in the Mississippi Commercial Corridor, and share this information with

business people in a series of workshops designed to elicit voluntary compliance with city codes on removal of junk and weeds, and screening of outdoor storage.

- 22.5 The neighborhood will work with the City to encourage formation of a merchants association which would sponsor periodic cleanup campaigns along Mississippi Avenue.
- 22.6 The neighborhood will work with the City to propose revisions to the city's ordinance regarding the types of materials used for building fences and agricultural outbuildings, and method of construction and maintenance. Require existing fences which are in dilapidated condition to be repaired or reconstructed.

GOAL #23: Underground utilities.

Install new utility lines and move existing utilities underground to improve the general appearance of the Jefferson Gardens neighborhood.

Objectives:

- 23.1 Move utilities underground on Harlan Street when funding becomes available or in conjunction with appropriate public works projects.
- 23.2 Survey residents along West Ohio Avenue to determine the level of interest in moving existing utility lines underground to upgrade the appearance of the major route through the neighborhood. File an application with the city to use funds available for this purpose, or pursue formation of a special district, if sufficient interest is shown.

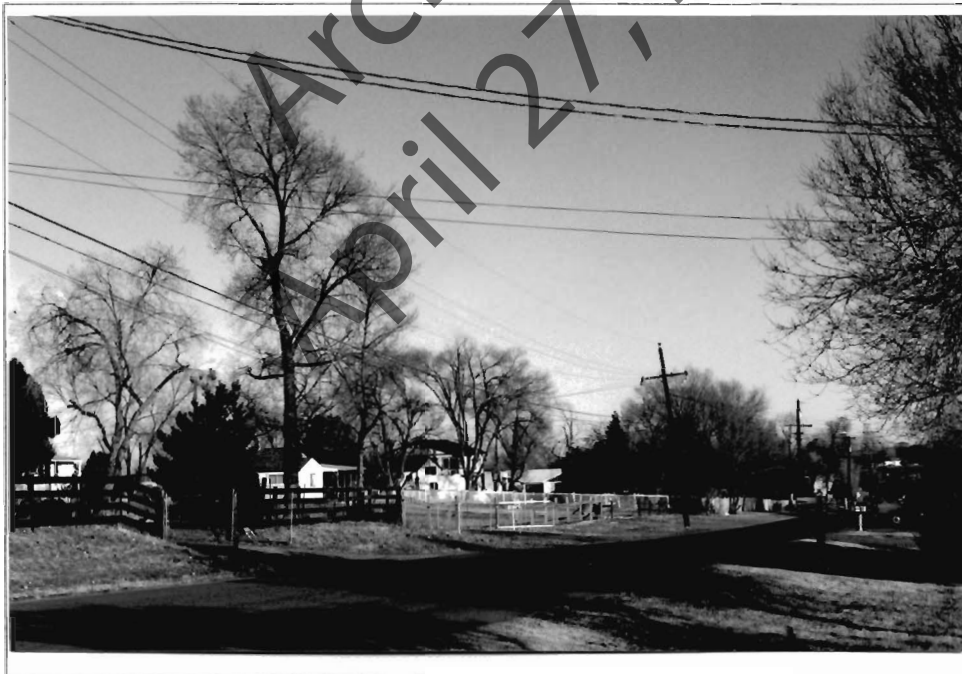


Figure 2: Overhead utility Lines on West Ohio Avenue

ISSUE #7: NEIGHBORHOOD IDENTITY & ORGANIZATION

Situation/Concerns: Residents in the Jefferson Gardens neighborhood formed an association and registered with the City of Lakewood in 1992. The original impetus for forming the neighborhood association was to oppose a rezoning application which many residents felt was not in keeping with the character of the neighborhood. There was no formal structure or set of representatives elected, in part because the neighborhood had a single purpose for the organization at that time.

GOAL #24: Neighborhood Organization and Communication.

Determine the type of neighborhood organization to be used into the future, and how to maintain the neighborhood's registration with the city. Continue the current level of communication between the city and the neighborhood in order to keep residents informed and to invite their input on issues, programs and projects having an impact on Jefferson Gardens.

Objectives:

- 24.1 Maintain the neighborhood organization's registration with the city and identify neighborhood contact people for the city's use in its neighborhood notification program.
- 24.2 The neighborhood organization will establish and maintain a mailing list of Jefferson Gardens residents and property owners who want to receive a neighborhood newsletter and other mailings regarding issues, programs or projects of interest to the neighborhood. Require people on the mailing list to indicate each year if they wish to continue to be on the list, and to pay a nominal fee for printing and postage.
- 24.3 The neighborhood organization will publish and distribute to residents, property, and business owners a Jefferson Gardens neighborhood newsletter at least quarterly to keep neighborhood residents informed.
- 24.4 The neighborhood organization will conduct a survey of neighborhood residents and property owners as to what type of neighborhood organization is desired. Report the results of this survey through a newsletter and at a neighborhood meeting. Proceed with formation of an organization as indicated by the survey results.

GOAL #25: Neighborhood Identity.

Create a visible identity and positive image for the Jefferson Gardens neighborhood in the community.

Objectives:

- 25.1 Survey property owners along West Ohio Avenue to determine if there is interest in establishing a design theme along this street, as the major route through the neighborhood. Consider removing overhead power lines, planting a continuous row of trees, and using a common style of fencing as ways to upgrade the appearance of this street and convey the rural character of Jefferson Gardens.

TABLE 1
ACTION PLAN FOR JEFFERSON GARDENS

FIRST PRIORITY (1995-1997): Highest priority has been given to the following actions.			
	WHO TO DO	GOAL/ OBJECTIVE	PAGE
<u>Zoning Ordinance Amendments:</u>			
• Develop zoning district with an average lot size of 30,000 square feet and a minimum lot size of one-half acre (21,780 square feet) which allows for low density residential development, agricultural uses, and keeping of livestock.	staff/pc/cc	6.1	10
• Initiate rezoning application for property owners wanting one-half acre district.	JG residents/ staff	6.2	10
• Work to persuade property owners who have 3-R zoning to see if willing to add restriction, or rezone, to limit development to single-family residences.	JG residents/ prop owners	6.3	10
• Amend zoning ordinance to include consistency with neighborhood plans as a factor to be considered in approving zone changes.	city council	7.1	10
<u>Design Standards/Development Controls:</u>			
• Adopt specific design standards as needed to assure single-family and multiple-family residential developments are compatible with rural character of Jefferson Gardens (<i>see criteria under Goals 3, 4</i>).	staff/pc/cc	3.1,4.1	6,7
• Create special design district for properties on Mississippi and Sheridan which would include design standards and development restrictions for commercial development.	staff/pc/cc	5.1	7
• Establish design standards for conversion of residences to business use (<i>see criteria under Goal 5</i>).	staff/pc/cc	5.2	7
• Establish design standards for new commercial development which would require them to be campus-like or residential in character (<i>see criteria under Goal 8</i>).	staff/pc/cc	5.3	11
• Adopt specific street standard for rural in-fill areas.	staff/council	16.1	18
• <i>See also Objective 20.4.</i>			20

TABLE 1
ACTION PLAN FOR JEFFERSON GARDENS

FIRST PRIORITY (1995-1997): Highest priority has been given to the following actions.			
	WHO TO DO	GOAL/ OBJECTIVE	PAGE
Issue #3: Weir Gulch			
Preserve Weir Gulch in a natural state and protect its capacity for carrying runoff.			
<ul style="list-style-type: none"> • Adopt specific design standards and development regulations, as needed, to preserve Weir Gulch as open space corridor (<i>also under Ongoing Projects; Issues #1,2,3</i>). • Initiate vacation procedures for Eaton on south side of West Ohio Avenue where it is unimproved and crosses Weir Gulch. 	<p>staff/pc/cc</p> <p>JG residents/ city council</p>	<p>1.1</p> <p>19.2</p>	<p>5-11</p> <p>20</p>
Issue #4: Parks, Trails & Open Space			
Develop recreational facilities in the vicinity of Jefferson Gardens which serve the needs of its residents and promote the neighborhood's continued existence as a rural area.			
<ul style="list-style-type: none"> • Request Foothills Park & Recreation District to add a walking and riding trail to Alameda Park. 	JG residents	14.1	17
Issue #5: Traffic & Street System / Street System Improvements			
Design the street system, and work to control traffic speeds consistent with the rural character in Jefferson Gardens; limit sidewalks to major streets. Notify residents of changes in street system or street design, and involve them in the development of corridor plans for Sheridan Boulevard and Mississippi Avenue.			
<ul style="list-style-type: none"> • Adopt specific street standard for rural in-fill areas (<i>also under Issues #1 & 2</i>). • Post Kentucky, Ohio, Exposition, Center, and Jefferson Pl. with speed limit of 25 mph. • Post speed limit signs at all access points into neighborhood, and no more than 500' apart. • Survey residents along West Ohio Avenue to determine interest in having speed humps. • Initiate vacation procedures for Eaton on south side of West Ohio Avenue where it is unimproved and crosses Weir Gulch (<i>also under Issue #3</i>). • See also Objective 20.4 	<p>staff/council</p> <p>staff/council</p> <p>staff</p> <p>JG residents</p> <p>JG residents/ city council</p>	<p>16.1</p> <p>18.1</p> <p>18.2</p> <p>18.5</p> <p>19.2</p>	<p>18</p> <p>19</p> <p>19</p> <p>19</p> <p>20</p> <p>20</p>

ISSUES, GOALS & OBJECTIVES

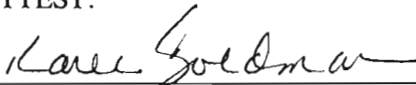
TABLE 1 ACTION PLAN FOR JEFFERSON GARDENS				
FIRST PRIORITY (1995-1997): Highest priority has been given to the following actions.				
Issue #6: Neighborhood Safety, Security & Appearance Maintain the safety and security of the neighborhood, improve its appearance, and address problem properties.				
<ul style="list-style-type: none"> Establish neighborhood 4-H program. 	JG residents	21.1		21
<ul style="list-style-type: none"> Use neighborhood 4-H program as way for residents to become acquainted. 	JG residents	21.2		21
<ul style="list-style-type: none"> Encourage property owners to install and use lighting around homes and outbuildings. 	JG residents	21.3		21
<ul style="list-style-type: none"> Develop list of problem properties, and work with City departments to get properties cleaned up. 	JG residents/ staff	22.1		21
Issue #7: Neighborhood Organization & Identity Establish an active long-term neighborhood organization; establish neighborhood identity.				
<ul style="list-style-type: none"> Conduct survey of neighborhood residents and property owners on type of organization desired. Proceed with formation of organization based on results of survey. 	JG residents	24.4		23

ADOPTION AND AMENDMENT

The City Council of the City of Lakewood, by Resolution No. 95-117 adopted the Jefferson Gardens Neighborhood Plan as part of the Lakewood Comprehensive Plan by a vote of 7 in favor and 4 in opposition on September 11, 1995, with the vote being as follows:

Linda Morton, Mayor	aye
Bob Filson	aye
Tom Leadabrand	nay
Kathy Knobel	aye
Dennis Mateski	nay
Michael McFadden	aye
Gene Motta	aye
Elwyn L. "Bud" Rolofson	aye
H. W. "Scat" Scatterday, Jr.	nay
Kathy Stapleton	aye
Ed Watson	nay

ATTEST:

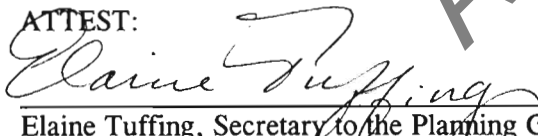

Karen Goldman, City Clerk

* * * * *

The Planning Commission of the City of Lakewood approved, and recommended to the Lakewood City Council adoption of the Jefferson Gardens Neighborhood Plan, as part of the Lakewood Comprehensive Plan, by resolution by a vote of 5 in favor and 1 in opposition on August 16, 1995, with the vote being as follows:

Faye Crowe	aye
Al Hehr	aye
Bob Murphy	aye
Anthony Sabatini	aye
Jeff Sherer	absent
Mary Vodneck	aye
Jane Williams	nay

ATTEST:


Elaine Tuffing, Secretary to the Planning Commission

* * * * *

The Jefferson Gardens 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. It is recommended that this plan be reviewed every five years by neighborhood residents and property owners, with the assistance of Lakewood planning staff, and a report as to the continuing validity of the plan or its need for amendment be forwarded to the Lakewood Planning Commission and Lakewood City Council.