

# Morse Park

## Neighborhood Plan



THE CITY OF LAKEWOOD  
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT  
SEPTEMBER 2005



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## ACKNOWLEDGEMENTS

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### Mayor and City Council

Mayor: Stephen A. Burkholder

Ward I: Barbara Green Martin  
Cheryl Wise

Ward IV: Ray Elliott  
Tom Booher

Ward II: Debbie Koop  
Bob Murphy

Ward V: Carol Kesselman  
Mike Stevens

Ward III: Jackie Herbst  
Ed Peterson

### Lakewood Planning Commission

Ward I: John Plotkin

Ward IV: William Marino, Chair

Ward II: Tracy Simmons

Ward V: George Brown, III

Ward III: Rich Urbanowski

At Large: Wilma “Bunny” Malm  
Michael Rohr

### Morse Park Neighborhood Residents

Recognition goes to neighborhood residents, property owners and business owners who participated in the development of the Morse Park Neighborhood Plan by attending open houses, attending planning meetings, or responding to the neighborhood survey.

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## ACKNOWLEDGEMENTS

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Brent Struck, Police Department  
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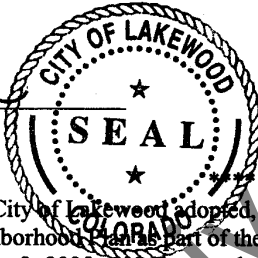
## ADOPTION & AMENDMENT

The City Council of the City of Lakewood, by Resolution No. 2005-56, approved adoption of the Morse Park Neighborhood Plan as an amendment to the Lakewood Comprehensive Plan by an 8 - 0 vote on September 26, 2005. The votes for adoption of the Plan were as follows:

Stephen A. Burkholder, Mayor	Yea
Barbara Green Martin	Absent
Cheryl Wise	Yea
Debbie Koop	Yea
Bob Murphy	Yea
Jackie Herbst	Absent
Ed Peterson	Yea
Ray Elliott	Absent
Tom Booher	Yea
Carol Kesselman	Yea
Mike Stevens	Yea

ATTEST:


  
Margy Green, City Clerk



The Planning Commission of the City of Lakewood adopted, and recommended to the Lakewood City Council approval of, the Morse Park Neighborhood Plan as part of the Lakewood Comprehensive Plan, by a vote of 7 in favor and 0 in opposition on August 3, 2005, with the vote being as follows:

John Plotkin	Yea
Tracy Simmons	Yea
Rich Urbanowski	Yea
William P. Marino	Yea
George Brown III	Yea
Wilmae "Bunny" Malm	Yea
Michael Rohr	Yea

ATTEST:

  
Vicki Kaufman, Secretary to the Planning Commission

\*\*\*\*

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

### NEIGHBORHOOD PLANNING

The enhancement and protection of Lakewood's neighborhoods are key goals of the City of Lakewood's Comprehensive Plan. One avenue for achieving the stated goals is through the neighborhood planning process. Neighborhood planning is a collaborative effort between city staff, residents and property owners to identify goals that provide guidance about the future direction of the neighborhood. This effort by the city and residents helps to foster strong communities that are the building blocks of a vital and active city.

A neighborhood plan affords residents the opportunity to become involved in their community and provides a pro-active, rather than reactive, approach to addressing neighborhood concerns. Implementation of the goals and action steps identified in the plan helps to resolve neighborhood issues and concerns and assures a more stable and cohesive neighborhood.

This Neighborhood Plan is intended to serve as a policy document to provide guidance to city officials and city staff regarding decisions in the neighborhood involving public works and traffic, community safety, land use and property maintenance. The intent of the Plan is to contribute to the economic, social and physical well being of the neighborhood by serving as a tool for city staff to assist in enhancing the character and quality of the neighborhood.

In conjunction with the Wadsworth Boulevard Strategic Plan, the North Kipling Strategic Plan, and the West Colfax Revitalization Plan, the Morse Park Neighborhood Plan should help to create a solid base for directing and managing positive and desired changes for the neighborhood.

### THE PLANNING PROCESS

To elicit public participation in the planning process, several methods of community outreach were used. Steps utilized to notify residents of meetings and to obtain input from residents and property owners included a survey, neighborhood open houses, neighborhood meetings, neighborhood newsletters and the City of Lakewood webpage.

#### SURVEY

In January 2004, the City of Lakewood mailed approximately 3,000 surveys to neighborhood residents, businesses and property owners in the Morse Park neighborhood. The survey process was the first step in gathering information from area residents about concerns, issues, strengths and weaknesses facing the neighborhood. Information gathered from the survey helped to define the goals contained in the Plan. The response rate to the survey was 19 percent.

#### OPEN HOUSES

Three open houses were held throughout the planning process. These informational open houses provided a forum for residents and city staff to meet in an informal setting and discuss various programs and services offered by the city. It also provided an opportunity for residents to meet and discuss with city staff issues challenging the neighborhood. The open houses provided a forum for residents to review and comment on the draft goals, action steps, and vision statement proposed for the Plan. Approximately 60 people attended the three open houses.

### **MEETINGS**

Seven neighborhood planning meetings were held throughout the fall of 2004. These meetings were open to all interested residents, property owners, and business representatives. Those who attended the meetings identified the issues, and assisted with the development of the vision statement, and goals and action steps outlined in this Plan. Staff from planning, police, code enforcement, animal control, traffic engineering, economic development and the Lakewood Reinvestment Authority spoke at meetings to share information about city services and programs and answer questions from residents.

### **NEIGHBORHOOD NEWSLETTERS**

Throughout the planning process, residents were updated about the status of the planning process, and were advised of upcoming planning meetings, and neighborhood and citywide information through city-sponsored newsletters and flyers.

### **CITY OF LAKEWOOD WEBPAGE**

Information on the planning process was placed on the City of Lakewood's webpage. Posted information included the planning schedule, the draft vision statement, and the draft goals and action steps.

Archived  
April 27, 2015

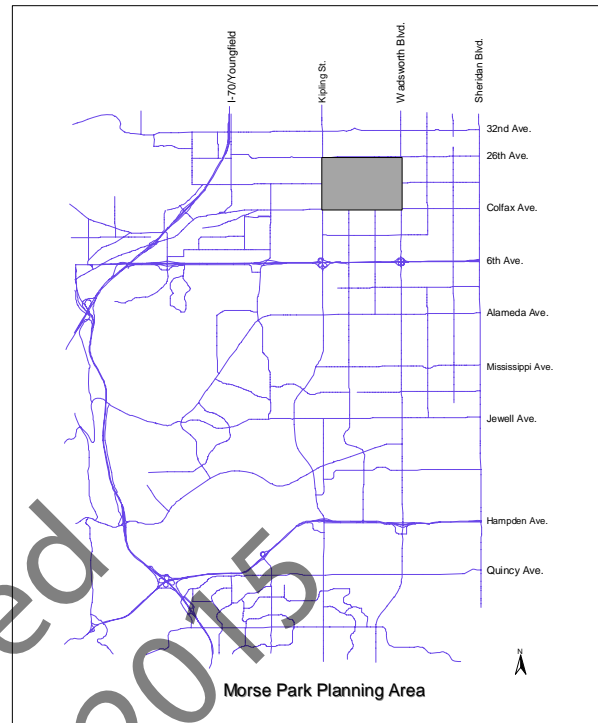


## NEIGHBORHOOD CHARACTER

The Morse Park neighborhood is situated in the northeast part of the City of Lakewood. It is bounded by Wadsworth Boulevard to the east, Kipling Street to the west, West Colfax Avenue to the south, and 26<sup>th</sup> Avenue to the north. Much of the neighborhood was established prior to the City of Lakewood's incorporation in 1969, with the earliest platting occurring in approximately 1887.

Morse Park residents identified the location of the neighborhood, the mature trees and landscaping, the unique housing characteristics, the larger lots, and their fellow neighbors as the most outstanding qualities of the neighborhood. These qualities can be attributed to the subdivisions that occurred in the neighborhood in the 1920s. The Glen Creighton subdivision was one of the original subdivisions in the Morse Park neighborhood. Platted in 1923, the Glen Creighton subdivision ("The Glens") was founded by Cyrus Creighton and developed to provide "quiet, restful homes in a beautiful park, away from the smoke and dirt of the city." Noted Denver landscape architect, Saco Rienk DeBoer, who was well known for his designs of area parks and parkways, is responsible for the informal layout and the secluded feel of The Glens. Several other large subdivisions followed The Glens, including Kawanee Gardens, platted in 1928, and Beverly Heights, platted in 1929. All three of these subdivisions were platted with large lots allowing for agricultural uses, which set the tone for the existing semi-rural environment enjoyed by this neighborhood today.

Appendix A outlines the development history for the large-lot subdivisions in the Morse Park neighborhood.



## NEIGHBORHOOD DEMOGRAPHICS

The Morse Park neighborhood has a population of 5,821, four percent of the City of Lakewood's population. Based on the 2000 Census, 89.1% of the individuals residing in the neighborhood identify themselves as white, with 11.6% of the people classifying themselves as Hispanic origin.

According to the 2000 Census, there are 2,475 housing units in the Morse Park neighborhood.

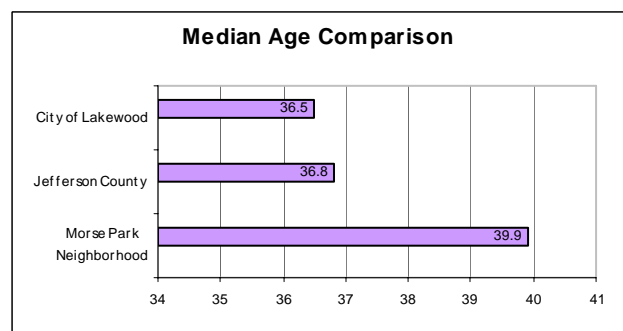
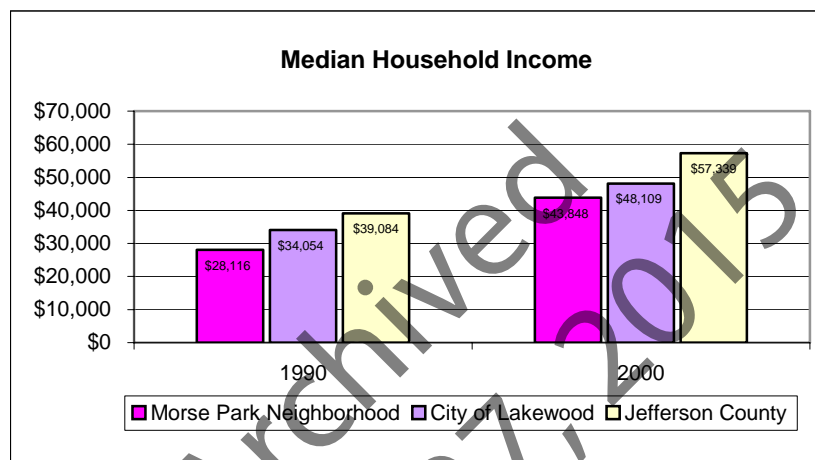


Figure 1



Fifty-three percent of the housing units in the neighborhood are owner occupied, which is slightly lower than the City of Lakewood's owner occupancy rate of 59%. The 2000 Census indicates that 3.3% of the housing units are vacant, which is consistent with the City of Lakewood's vacancy rate of 3%. Single-family occupancy rates in the Morse Park neighborhood are slightly higher than the City of Lakewood's rates, while multi-family occupancy rates for the Morse Park neighborhood are slightly lower than the City of Lakewood. Figure 3 on Page 5 compares the occupancy rates for multi-family and single-family units for the Morse Park neighborhood and the City of Lakewood.

Median household income for the Morse Park neighborhood is \$43,848, significantly lower than the median household income for Jefferson County at \$57,339, but only slightly lower than the City of Lakewood's median household income of \$48,109. See Figure 2 below.



**Figure 2**

A complete breakdown of the Morse Park neighborhood demographics can be found in the Demographics Table attached under Appendix B.

### ZONING AND LAND USE

The majority of the Morse Park neighborhood is zoned 1-R, Large Lot Residential District, with a minimum lot size of 12,500 square feet. The 1-R zone district allows for agricultural uses, and the keeping of livestock and assorted animals. The majority of the 1-R zoning is found in the central portion of the neighborhood.

The one-family small-lot residential district (2-R), with a minimum lot size of 6,000 square feet, is located primarily in the northeastern and southeastern sections of the neighborhood. The majority of the duplex and small-lot residential district (3-R) zoning



**Single-family home in Kawanee Gardens**

can be found along the western edge of the neighborhood. Higher density residential properties are scattered throughout the edges of the neighborhood. The majority of commercial zoning is located on West Colfax Avenue, the southern part of Wadsworth Boulevard, and sporadically along Kipling Street.

For specific zoning and land use patterns for the Morse Park neighborhood, please refer to the Zoning and Land Use maps attached under Appendix C.

## HOUSING

The majority of homes in the Morse Park neighborhood were constructed in the 1920-1970 timeframe, with the median year of housing construction 1958. The median age of housing in the Morse Park neighborhood is significantly older than that of the City of Lakewood's, where the median age of housing construction is 1973.

According to the 2000 Census, the median home value for owner-occupied housing units is slightly higher in Morse Park at \$178,200 than in the City of Lakewood at \$174,900, but lower than the Jefferson County median value of \$187,900. The median rent of housing units in the Morse Park neighborhood is \$703, under the City of Lakewood median housing rent of \$763.

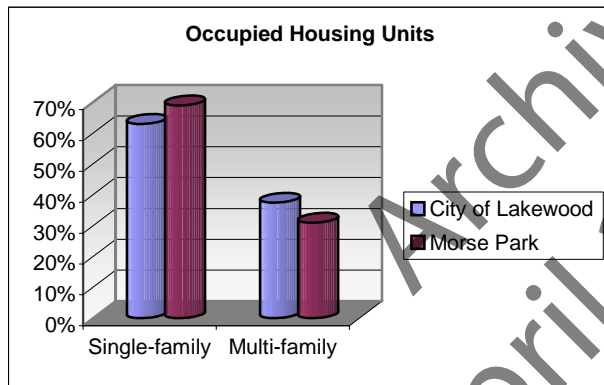


Figure 3

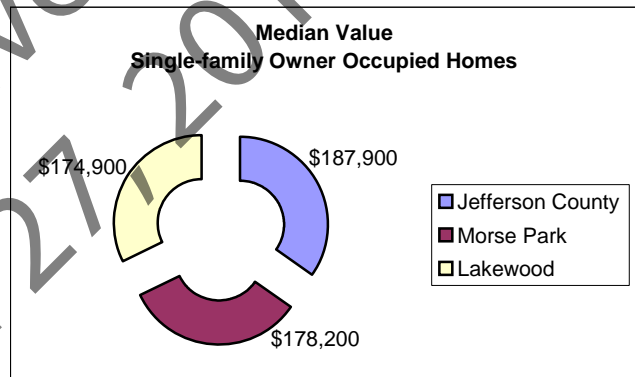


Figure 4

## WEST COLFAX AVENUE

West Colfax Avenue serves as the southern boundary of the Morse Park neighborhood. Colfax Avenue spans three cities, Aurora, Denver, and Lakewood, and at 26 miles is one of the longest continuous streets in the United States. It has a long history dating back more than 100 years when the Ute Indians used the route to bring trade goods to markets in Denver. In the 1940s it served as the major connection between Denver and points west; however, since the 1950s the corridor has undergone a slow decline, deteriorating both economically and physically. Many Morse Park



West Colfax Avenue

## THE PLANNING AREA

residents see the deteriorating appearance, lack of quality stores, and unfriendly pedestrian access on West Colfax Avenue as a pressing concern to the neighborhood. Residents of the Morse Park neighborhood believe revitalization of the corridor is necessary to maintain and enhance the quality of their neighborhood. The West Colfax Revitalization Plan was adopted in 1993 to promote and support businesses and neighborhoods in the West Colfax corridor. At the time of this writing, a Colfax citizens advisory group is meeting to develop a plan for West Colfax Avenue to strengthen and enhance its identity, and to identify guiding principals for the revitalization of the corridor.

### 13<sup>TH</sup> AVENUE LIGHT RAIL LINE

In 2004, voters approved a tax increase to fund numerous transportation projects in the metropolitan area, including seven new rail transit lines. The first scheduled project to be implemented is the West Corridor light rail line. This line will run adjacent to 13<sup>th</sup> Avenue from downtown Denver to the Jefferson County government offices. The completed Environment Impact Statement (EIS) identifies transit stops at the intersections of Wadsworth Boulevard and 13<sup>th</sup> Avenue, Garrison Street and 13<sup>th</sup> Avenue, and Oak Street and 13<sup>th</sup> Avenue. Although these transit stops are not located within the Morse Park neighborhood boundaries, their proximity to the neighborhood has the potential to affect land uses surrounding the Morse Park neighborhood.

Construction of the West Corridor light rail line is scheduled to begin in 2008, with anticipated completion of the line in 2014. Thirty percent of the final design for the line has been completed. It is anticipated that 60% of the final design will be completed by summer 2006.

### NEIGHBORHOOD FACILITIES

#### MORSE PARK

The Morse Park neighborhood is served by Morse Park, located at 8180 West 20<sup>th</sup> Ave. Named after Carl G. Morse, a County Commissioner, Morse Park is a 19-acre park providing outdoor swimming, baseball fields, tennis courts and picnic areas. The Morse Park pool, funded completely by area residents and merchants, is one of the oldest swimming pools in Jefferson County.



Public Art in Morse Park



#### WHITLOCK RECREATION CENTER

The Whitlock Recreation Center, located at 1555 Dover, was opened in 2003, and replaced the old center that was constructed as an outdoor tabernacle pavilion. It contains two basketball courts, a multipurpose gym, a sports training room, a rock-climbing wall, a fitness pool, a weight room and a men and women's sauna.

### **SLATER ELEMENTARY SCHOOL**

Opened in 1955, Slater Elementary School, located at 8605 West 23<sup>rd</sup> Ave., serves as the primary elementary school for the neighborhood, and is attended by approximately 360 elementary school-aged students. Slater Elementary was named after Abram Slater, a pioneer Wheat Ridge rancher who arrived in the area in approximately 1859 looking for gold. In the late 1870s, Slater donated land for the construction of a one-room schoolhouse. Today, Wheat Ridge Middle School sits on that site.



**Slater Elementary School**

### **CLEMENTS CENTER**

Located at 1580 Yarrow Street, the Clements Center provides services and opportunities for senior citizens. Offered at the center are such programs as tax assistance, massage therapy, ballroom dancing, bridge, art classes and numerous other activities. Meeting facilities for the general public also are available at the Clements Center.

### **CROWN HILL PARK**

Although not located within the boundaries of the Morse Park neighborhood, Crown Hill Park, situated just north of the neighborhood, is a widely-used amenity for neighborhood residents. Covering 177 acres of land, it provides 6.5 miles of trails as well as a sanctuary for many wild animals including waterfowl, migratory birds, coyote and fox. As part of Jefferson County Open Space, Crown Hill Park is a tribute to the residents of Lakewood and Wheat Ridge, who fought to maintain an urban sanctuary when a high-rise development was proposed for the site in 1972.



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## RELATED PLANS

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The Morse Park neighborhood is served by several other adopted plans. These plans include:

### **LAKEWOOD COMPREHENSIVE PLAN**

The Lakewood Comprehensive Plan was adopted in 2003. A key component of the Comprehensive Plan is strengthening and supporting Lakewood's neighborhoods. Specific goals and policies set forth in the Comprehensive Plan related to neighborhood planning include:

- 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; and
- Promoting strong partnerships among city government, schools, residents, businesses, and public and private organizations to improve neighborhood quality of life.

### **WADSWORTH BOULEVARD STRATEGIC PLAN**

The Wadsworth Boulevard Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in April 1997. Recommendations contained in the Wadsworth Boulevard Strategic Plan that pertain to the Morse Park neighborhood include:

- Identifying areas where pedestrian access between neighborhood and retail areas can be enhanced;
- Protecting and buffering neighborhoods along the corridor from encroachment and impacts associated with retail and office uses;
- Enhancing the physical appearance of the corridor; and
- Enhancing the economic vitality of the corridor.

### **NORTH KIPLING STRATEGIC PLAN**

The North Kipling Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in May 1998. Pertinent portions of the Plan affecting the Morse Park neighborhood include:

- Improving pedestrian connectivity throughout the corridor;
- Encouraging residential characteristics in new building design and construction;
- Preserving the residential character along Kipling Street;
- Identifying parcels for greenways and linear open space establishment; and
- Upgrading the sides of Kipling Street and ensuring adequate maintenance.

### **WEST COLFAX REVITALIZATION PLAN**

Adopted in July 1993, the West Colfax Revitalization Plan guides future development along West Colfax Avenue. The West Colfax Revitalization Plan addresses many of the concerns of Morse Park neighborhood residents, including:

- Developing a clear and coordinated course of action to establish the West Colfax corridor as a vital and prosperous place to work, live and conduct business;

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## RELATED PLANS

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- Strengthening the neighborhoods next to West Colfax;
- Creating a physical setting that will attract and retain businesses; and
- Attracting new businesses to West Colfax Ave.

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April 27, 2015

## VISION STATEMENT

The following vision statement was developed with input from the Morse Park residents. It is intended to provide guidance for the future direction of the Morse Park neighborhood.

The Morse Park neighborhood is an older, established residential area characterized by large trees, unique housing styles, and large lots. Due to its central location and proximity to three major business corridors, the area faces many of the challenges confronting older, established neighborhoods in a growing area.

To preserve its unique semi-rural feel and residential character, residents support:

- Retaining a strong neighborhood that includes a safe environment, safe and accessible pedestrian and bicycle connections, low-density housing and diverse housing styles.
- Supporting family-oriented and locally run businesses on adjacent commercial corridors that meet the needs of the neighborhood.
- Revitalizing West Colfax Avenue while preserving its unique history and character.
- Buffering residential areas from the impacts of commercial and other higher intensity lands uses.

By working toward the above, the Morse Park neighborhood will maintain and enhance its ability to be a unique, quiet and stable Lakewood neighborhood.



## GOALS AND ACTION STEPS

The Morse Park neighborhood is one of many Lakewood neighborhoods. Currently there are more than 100 neighborhood organizations citywide that are registered with the city. One challenge faced through the neighborhood planning process is the limited resources available to address residents' concerns and issues throughout all of the City of Lakewood neighborhoods. Because accomplishing a plan's goals and action steps is subject to budgetary constraints and dependant on available city funding and city staff resources, the presence of a neighborhood organization, which can seek grant funds and work to implement projects identified in a neighborhood plan, is critical to accomplishing stated goals.

The following goals and action steps were derived from citizen input, both through the planning process and in survey responses. The goals are categorized into three issue areas: Traffic and Public Works, Community Safety and Land Use and Property Maintenance.

### TRAFFIC AND PUBLIC WORKS

Area residents identified traffic and speeding as the number one concern facing the neighborhood, particularly on 20<sup>th</sup> and 26<sup>th</sup> avenues. Residents responding to the neighborhood survey targeted traffic calming as the project they would most like to see undertaken in the neighborhood. Residents also identified the need for improved pedestrian and bike access, particularly along major corridors, including West Colfax Avenue and portions of Wadsworth Boulevard. Specific Traffic and Public Works Goals and Actions Steps are identified below.



**Missing sidewalk along Wadsworth Boulevard**

**Goal #1:** Improve and encourage safety for pedestrians and bicyclists throughout the neighborhood, especially in areas with higher traffic volumes.

Action Steps	Responsibility for Implementation
Improve pedestrian crosswalks near schools, parks and recreation centers.	Neighborhood Organization, Public Works Department
Encourage increasing the number of bicycle and pedestrian paths on arterial and collector streets.	Neighborhood Organization, Public Works Department
Encourage increased maintenance of the existing bicycle lanes on 20 <sup>th</sup> and 26 <sup>th</sup> avenues.	Neighborhood Organization, Public Works Department

## GOALS AND ACTION STEPS

**Goal #2:** Identify where street maintenance, street snow removal, and street cleaning can be improved throughout the community.

Action Step	Responsibility for Implementation
Communicate and work with the City of Lakewood's Public Works Department on an ongoing basis to identify problem areas.	Neighborhood Organization, Public Works Department

**Goal #3:** Identify streets where traffic speeds are excessive and work to reduce speeds in those identified areas.

Action Steps	Responsibility for Implementation
Work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.	Neighborhood Organization, Police Department
Work with the City of Lakewood's Traffic Engineering Division to place speed monitoring awareness trailers, and other signs as applicable, at problem locations.	Neighborhood Organization, Public Works Department
Work with the Police Department's Neighborhood Speed Watch Program to inform and educate speeders of the neighborhood's concerns.	Neighborhood Organization, Police Department
Work with traffic engineering to identify traffic calming remedies, such as speed humps and neighborhood entry treatments that may be warranted within the neighborhood.	Neighborhood Organization, Public Works Department

**Goal #4:** Identify areas where excessive cut-through traffic exists and work to address the associated negative impacts to the neighborhood.

Action Step	Responsibility for Implementation
Enhance the traffic flow along major arterial corridors (Wadsworth Avenue, West Colfax Avenue and Kipling Street) to minimize cut-through traffic. Identify design and operational techniques, such as better timing of traffic signals, widening roadways and limiting access to properties along the corridors, to alleviate or reduce identified problems.	Neighborhood Organization, Public Works Department, Colorado Department of Transportation

## GOALS AND ACTION STEPS

### COMMUNITY SAFETY

Although residents consider the neighborhood to be a relatively safe area, they do acknowledge that crime, particularly theft and vandalism, is an ongoing concern. Residents strongly believe the deteriorating and vacant buildings on West Colfax Avenue negatively impact the neighborhood and lead to increased area-wide crime. Residents are encouraged to become active participants in promoting a safe neighborhood by working with the city's Police Department and finding avenues to become involved in the community such as forming neighborhood watch groups and a neighborhood organization. Specific Community Safety Goals and Action Steps are identified below.

**Goal #1:** Increase neighborhood safety, and decrease crime and vandalism throughout the Morse Park neighborhood.

Action Steps	Responsibility for Implementation
Encourage the formation of, and participation in, a neighborhood organization to arrange for police presentations to address community concerns of safety, home protection and neighborhood awareness.	Community Planning & Development Department
Increase communication between residents and police concerning neighborhood issues. Work with the Police Department to target problem crime areas in the community and develop avenues to correct identified problems.	Neighborhood Organization, Police Department
Work with the Police Department to organize a Neighborhood Watch Program for those areas desiring involvement in the program.	Neighborhood Organization, Police Department
Support graffiti clean-up efforts by promptly reporting and removing graffiti within the neighborhood.	Neighborhood Organization
Organize neighborhood-wide events such as block parties and safety seminars to promote community awareness, develop a sense of community pride, and to support community involvement.	Neighborhood Organization, Community Planning & Development Department
Work with the city's Animal Control Section to decrease the number of animals that run loose throughout the neighborhood and to develop methods to educate pet owners about responsible pet ownership.	Neighborhood Organization, Police Department
Work with the Police Department and area landlords to promote the Crime Free Housing Program and the use of a "crime free" lease agreement for rental properties.	Neighborhood Organization, Police Department
Work with businesses and area merchants along West Colfax Avenue to encourage property maintenance and revitalization of deteriorating properties that lead to crime and safety problems.	Neighborhood Organization, West Colfax Community Association

## LAND USE AND PROPERTY MAINTENANCE

Morse Park residents identified deteriorating property maintenance as an important issue facing the neighborhood. Neighborhood residents support improved code enforcement, neighborhood cleanups and neighborhood beautification to help preserve the existing character of the neighborhood. The revitalization of West Colfax Avenue and surrounding commercial corridors is very important to maintaining the strong neighborhood currently existing within the Morse Park area. Residents encourage and support strong buffers between the commercial corridors to minimize the impact of commercial developments, including associated traffic and noise. These buffers will allow the neighborhood to continue to maintain the rural-like atmosphere the residents of this long-standing neighborhood desire.



Example of housing in “The Glens” neighborhood

Specific Land Use and Property Maintenance Goals and Action Steps are outlined below.

**Goal #1:** Encourage development patterns and land uses that respect the existing single-family residential character of the neighborhood.

Action Steps	Responsibility for Implementation
Develop and sustain a formal neighborhood organization to receive official city notification of land use proposals in and adjacent to the neighborhood.	Neighborhood Organization, Community Planning & Development Department,
Work with the Community Planning & Development Department during the development process to support appropriate residential developments and open space consistent with surrounding land uses. Encourage landscaping and buffering of all commercial development from residential areas. Support the integration of bike and pedestrian connections with new developments.	Neighborhood Organization, Community Planning & Development Department

## GOALS AND ACTION STEPS

**Goal #2:** Encourage and support neighborhood participation in maintaining and improving the quality, appearance and condition of properties and streets in the neighborhood.

Action Steps	Responsibility for Implementation
Work with the City of Lakewood's Code Enforcement Division. Encourage citizen outreach and education to inform and educate area residents about code violations that affect the appearance of the neighborhood.	Neighborhood Organization, Community Planning & Development Department
Work with area businesses, landlords, and apartment building managers and residents to encourage property maintenance and improved property appearance.	Neighborhood Organization, Community Planning & Development Department
Organize and promote regular neighborhood clean-ups and beautification efforts. Work with area businesses and neighborhood organizations to encourage participation in clean-up efforts and promote long-term efforts at neighborhood beautification and improved property appearance.	Neighborhood Organization, Community Planning & Development Department
Encourage ditch companies and irrigation users to preserve and maintain irrigation ditches.	Neighborhood Organization, ditch and irrigation companies

**Goal #3:** Support revitalization and redevelopment of the surrounding business corridors, including West Colfax Avenue and Wadsworth Boulevard.

Action Steps	Responsibility for Implementation
Encourage neighborhood membership and participation in the West Colfax Community Association.	Neighborhood Organization
Interact with the city's Community Planning and Development Department during development and redevelopment of properties to support and encourage sustainable development that emphasizes high architectural standards, provides good pedestrian access, is reflective of the Vision Statement contained in this Plan, and provides, to the best extent possible, neighborhood-oriented businesses.	Neighborhood Organization, Community Planning & Development Department
Support efforts at continued implementation of the Wadsworth Boulevard Strategic Plan, the North Kipling Strategic Plan and the West Colfax Revitalization Plan as they relate to, and are consistent with, the Vision Statement contained in this Plan.	Community Planning & Development Department

## GOALS AND ACTION STEPS

**Goal #4:** Encourage development patterns and land uses at the 13<sup>th</sup> Avenue light rail transit stops adjacent to the neighborhood that support the character and needs of the Morse Park neighborhood.

Action Step	Responsibility for Implementation
Participate in the planning process for the development of land in close proximity to the Wadsworth Boulevard and Garrison Street stations on the West Corridor light rail line.	Neighborhood Organization, Community Planning & Development Department

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April 27, 2015

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April 27, 2015



Kipling St.

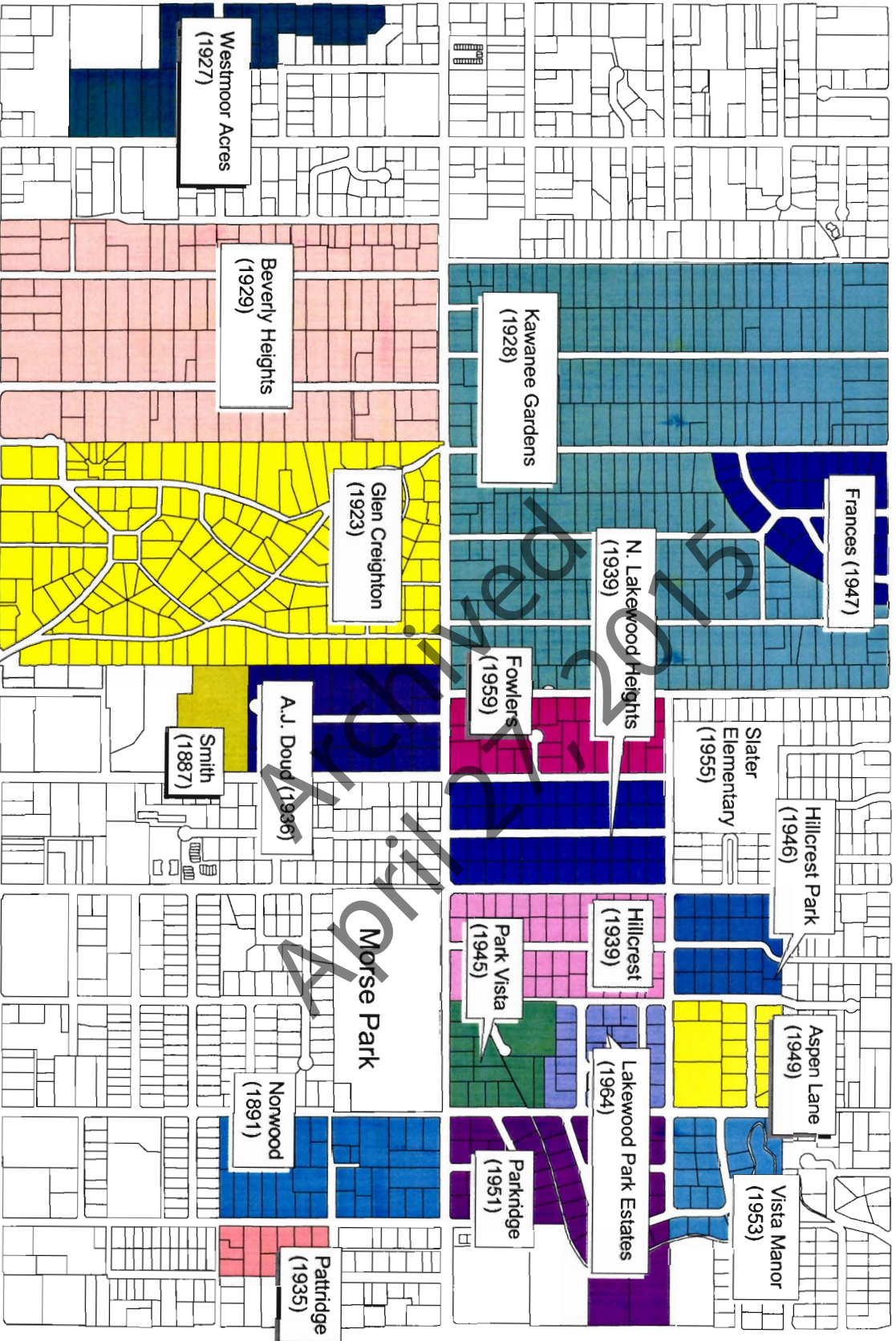
Bell Ct.

Wadsworth Blvd.

26th Ave.

20th Ave.

Colfax Ave.



# Morse Park Neighborhood Subdivision History of 1R Properties



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April 27, 2015

**Table 1: Morse Park Area Demographics**

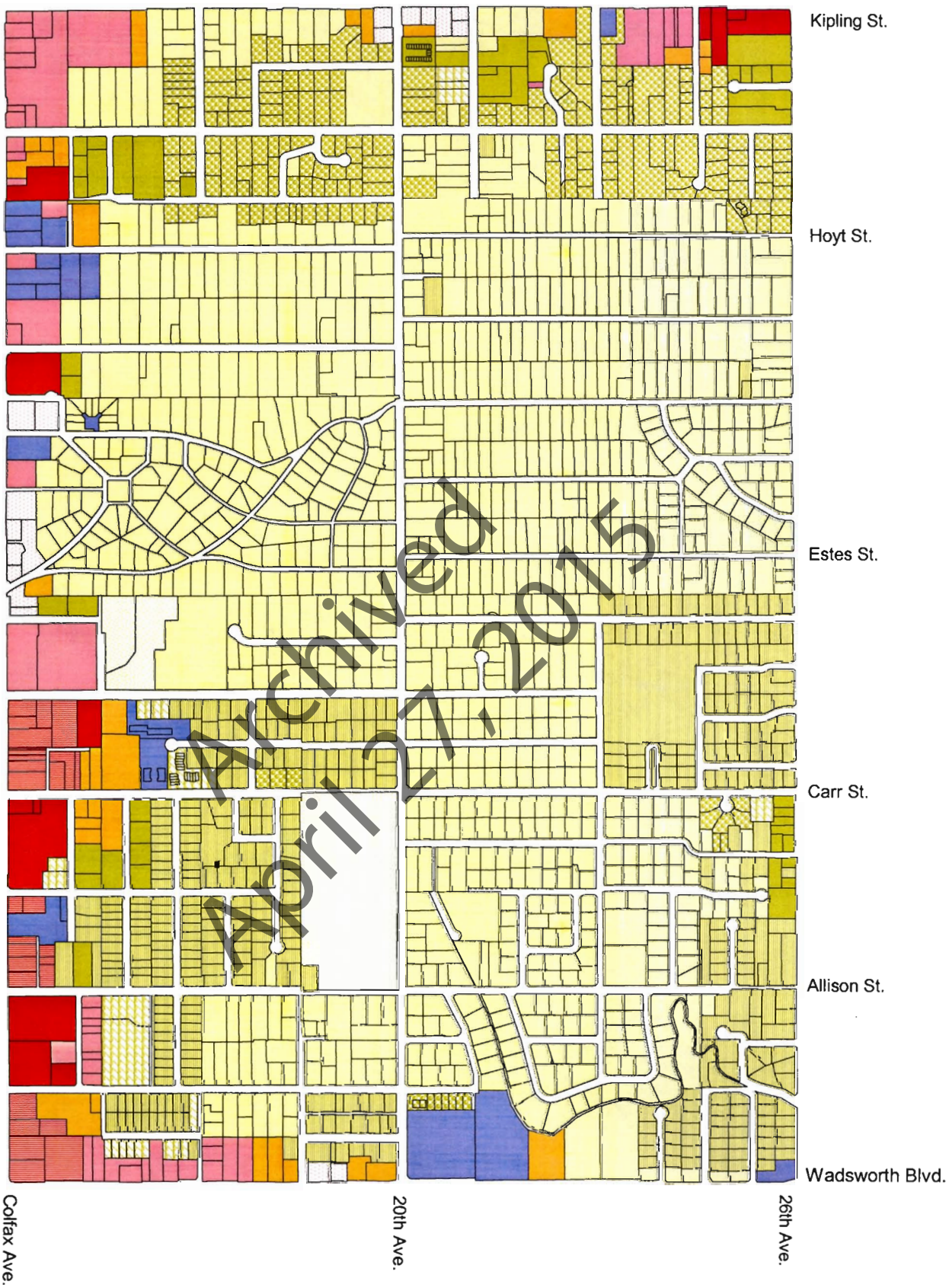
	MORSE PARK AREA		CITY OF LAKEWOOD	
	1990	2000	1990	2000
<b>Total Population</b>	5,332	5,821	126,481	144,126
<b>Race</b>				
White	4,790 (90.0%)	5,185 (89.1%)	110,648 (87.5%)	125,611 (87.2%)
Black or African American	86 (1.6%)	96 (1.6%)	1,183 (0.9%)	2,128 (1.5%)
American Indian, Alaska Native	31 (0.6%)	93 (1.6%)	708 (0.6%)	1,599 (1.1%)
Asian, Native Hawaiian, Pacific Islander	40 (0.8%)	71 (1.2%)	2,335 (1.8%)	4,035 (2.8%)
Other Race	7 (0.1%)	219 (3.8%)	101 (.1%)	7,028 (4.9%)
<b>Hispanic Origin</b>	378 (7.1%)	678 (11.6%)	11,506 (9.1%)	20,949 (14.5%)
<b>Persons per Household</b>	2.28	2.29	2.38	2.32
<b>Median Household Income</b>	\$28,118	\$43,848	\$34,054	\$48,109
<b>Persons Below Poverty Level</b>	423 (7.9%)	596 (10.9%)	9,340 (7.4%)	9,998 (7.1%)
<b>Number of Housing Units</b>	2,325	2,475	55,678	62,422
Owner Occupied	1,234 (53.1%)	1,315 (53.1%)	31,250 (56.1%)	36,851 (59.0%)
Renter Occupied	914 (39.3%)	1,078 (43.6%)	20,407 (36.7%)	23,680 (37.9%)
<b>Median Age</b>	37	39.9	34.2	36.5

Note: Persons of Hispanic origin may be of any race.

Data based on 1990 and 2000 U.S. Census Count Statistics

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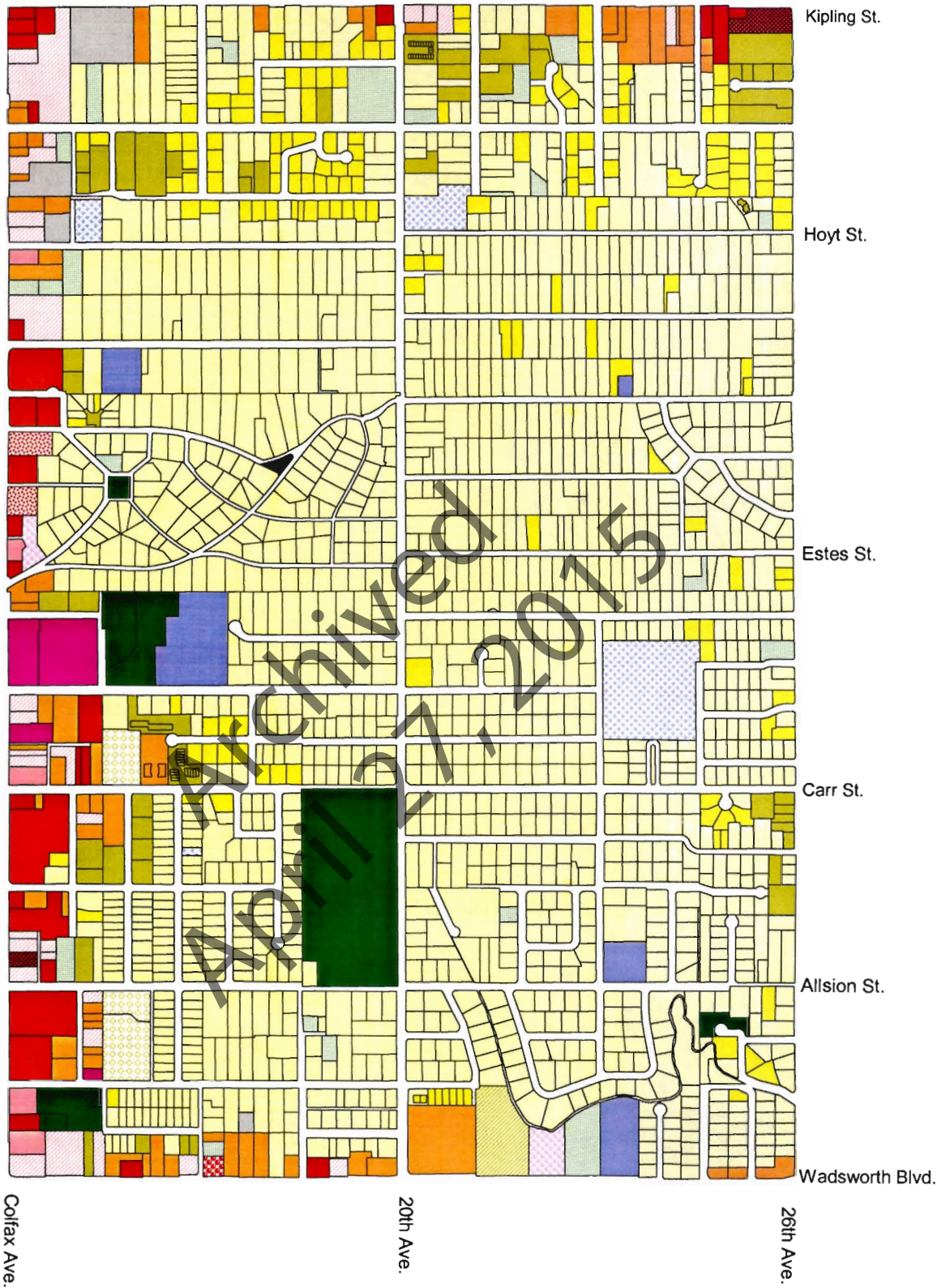
# Morse Park Neighborhood Zoning Patterns



For planning purposes only.  
Not an official zoning map.  
Not to scale.

LEGEND	
	RIA
	1R
	2R
	3R
	4R
	5R
	Office
	1C
	2C
	3C
	5C
	Planned Development





## Morse Park Neighborhood Land Use Patterns

**LEGEND**

Vacant	Religious Institution
Parks/Open Space	Office
Single Family	Retail
Duplex	Restaurant
Multi-family	Hotel/Motel
Retirement Home	Liquor Store
Group Home	Auto Sales/Service
Medical Facilities	Amusement
Public Facilities	Warehouse
School/Day Care	

For planning purposes only.  
Not an official land use map.  
Not to scale.

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## APPENDIX D: REFERENCES

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History information was obtained from the following resources:

Patricia K. Wilcox (ed.) *Lakewood, Colorado, An Illustrated Biography*. Lakewood's 25<sup>th</sup> Anniversary Commission, 1994.

*West Colfax Revitalization Plan*, Community Planning & Development, Lakewood, Colorado, 1993.

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