



The North Alameda Area Plan



Prepared by
the Residents of North Alameda Area
& The City of Lakewood
Department of Community Planning & Development

September 1998



THE NORTH ALAMEDA AREA PLAN

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THE NORTH ALAMEDA AREA PLAN

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THE NORTH ALAMEDA AREA PLAN

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WARD II	Kathy Knobel	H. W. "Scat" Scatterday, Jr.
WARD III	Margy Greer	Jean Saum
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Don Pacheco	Karla Puck	Marty Russell
Bob Tone	Dottie & Bob Unruh	Walter & Julie Valdez
Steve & Robin Wood		

In addition to the residents listed above, many other area residents, businesses, non-profits and service organizations made contributions to assist with the development of this Plan. Through their response to surveys, attendance at neighborhood meetings, and participation in neighborhood events, the people who live and work in and near the North Alameda Area demonstrated a significant amount of interest, pride and commitment to preserving and enhancing the quality of life in the area.

Plan Summary

The North Alameda area is one of many unique neighborhoods in the City of Lakewood. It is a well established residential area surrounded by busy business corridors, just north of Villa Italia mall. The area is characterized by primarily single family homes, with wide streets and many large trees. The 27 acre O'Kane Park, as well as Washington Heights, Lakewood's oldest school building on its original site, are located here. Many residents stated that the park and school are great assets to the area, and provide a focal point for their community.

The Lakewood Comprehensive Plan recognizes the importance of enhancing and protecting Lakewood's neighborhoods, and provides direction for the development of neighborhood plans. The North Alameda Area Plan was developed as an update and refinement of the Comprehensive Plan. The purpose of the Plan is to provide direction for future decisions related to the area. The goals and action steps found in the Plan attempt to address the identified issues.

The City's Neighborhood Support Team worked with a group of area property owners for approximately eight months to develop the Plan. Citizen outreach included surveys, newsletters, open houses and articles in local publications.

The area is facing some challenges. There has been a noticeable increase in the amount of graffiti in the area. Residents are concerned about the message it sends, and want it cleaned as soon as possible. There is also concern that there are not enough activities for area youth to keep them from troublesome behaviors. The need for increased street lighting and sidewalks in some areas was another issue. The most often mentioned concern was possible high traffic speeds on some residential streets. The need for improved bicycle and pedestrian safety was another issue.

Issues fell into the following four areas:

- * **Land Use and Property Maintenance**

Key concerns: maintaining the low density residential character of the area, and revitalization of the surrounding business corridors.

- * **Public Works**

Key concerns: reducing traffic and speeding on residential streets, and pedestrian and bicycle safety.

- * **Community Safety**

Key concerns: increasing awareness and reporting of suspicious activities, and reducing problems with graffiti.

- * **Community Resources and Activities**

Key concerns: increasing recreational activities, and developing activities to promote community interaction.

The Plan includes an Implementation Schedule which will serve as a work program for implementing the action steps. The City will work collaboratively with neighborhood organizations, businesses, and service organizations to complete the projects and programs identified in the action steps. Through working together to develop and implement this Plan, a greater sense of community will be created to ensure that the North Alameda area remains a safe and desirable place to live.



THE NORTH ALAMEDA AREA PLAN

Adoption and Amendment

The City Council of the City of Lakewood, by Resolution No. 98-78, approved adoption of the North Alameda Area Plan as an amendment to the Lakewood Comprehensive Plan by a unanimous vote on September 14, 1998. The votes for adoption of the Plan were as follows:

Steve Burkholder, Mayor Pro tem	Aye
Bonnie Allison	Aye
Jim Bullocks	Aye
Bob Filson	Aye
Barbara Green Martin	Aye
Margy Greer	Aye
Carol Kesselman	Aye
Kathy Knobel	Aye
Jean Saum	Aye

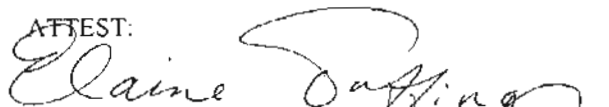
ATTEST:


Claudia Cygnar, Deputy City Clerk

The Planning Commission of the City of Lakewood approved, and recommended to the Lakewood City Council adoption of the North Alameda Area Plan, as part of the Lakewood Comprehensive Plan, by a vote of 6 in favor and 0 in opposition on September 2, 1998 with the vote being as follows:

Jeffrey Sherer	Aye
Kenneth Lloyd	Aye
Robert Murphy	Aye
Faye Crowe	Aye
Rock Mirabeau	Aye
Tom Quinn	Aye

ATTEST:


Elaine Tuffing, Secretary to the Planning Commission

The Alameda Area 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.

Introduction

Purpose

The City of Lakewood's Comprehensive Plan lists neighborhood enhancement and protection as key goals. Neighborhood plans are being prepared in an effort to address these goals for individual neighborhoods.

The purpose of this Plan is to integrate the opinions and concerns of area residents into a policy document for use by City officials and City staff. The goals and action steps listed in this Plan are intended to enhance the area's character by focusing on public safety, public works, land use and property maintenance, and community resources and activities.

Importance

Strong communities are built from the ground up and require collaborative relationships between residents and the City. The North Alameda Area Plan is a result of a collaborative effort to strengthen the neighborhood's vitality and quality of life. Together, staff and residents explored community values, concerns, and resources for the development of this Plan. This "joint-examination" led to the creation of the issues, goals, and action steps listed in this Plan.

The implementation of the Plan's action steps and achievement of its goals will emphasize the neighborhood's unique characteristics and encourage further improvements in the area. The direction offered in this Plan will lead towards the resolution of neighborhood concerns and problems, while guiding citizens, City Council, Planning Commission, and City staff with planning and development in the area.

The North Alameda Area Plan complements and strengthens the Wadsworth Boulevard Strategic Plan, the Alameda Avenue Corridor Plan, and the future Sheridan Boulevard Strategic Plan. Together, these plans should have a significant impact on the quality of life in one of Lakewood's first established areas.

The North Alameda Planning Area

Location

The boundaries of the North Alameda planning area are Sixth Avenue to Alameda Avenue, Wadsworth Boulevard to Sheridan Boulevard. These boundaries are shown on Maps 1 and 2.

The boundaries correlate with the articulation area of Stein Elementary School. Also, Sheridan Boulevard and Wadsworth Boulevard were the east and west boundaries for the Edgewood Neighborhood Plan and the Molholm Area Plan.



Stein Elementary School.

Unique Characteristics

The North Alameda area is a unique Lakewood community. Established before the City's incorporation, the area has changed from hay fields and dairy farms to a peaceful residential area. The residents, housing styles, and mature landscaping, create the area's special charm that attracts people of all ages to settle there.

The area's history also adds to the area's charm. The Washington Heights School Building and the O'Kane House still stand as reminders of the area's past. Both of these buildings are located along the north side of W. 1st Avenue. The Washington Heights School Building is the oldest school building still standing on its original site in Lakewood. Residents of the North Alameda area attended the Washington Heights School from 1889 to 1969. The building has been added onto, renovated, and converted into a cultural arts facility and is available for use by Lakewood residents.



The Washington Heights Center.



The O'Kane Family House.

Likewise, the O'Kane House, located at 6798 W. 1st Avenue, is perhaps the oldest house in the area still owned by the original family. The O'Kane family was amongst the earliest settlers in the North Alameda area. Bernard and Elizabeth moved from Ireland to Lakewood in 1895 and purchased the land along what is now W. 1st Avenue between Teller and Newland Streets. The O'Kanes operated a dairy on this land and sold milk throughout Denver from their wagon. Today, this picturesque reminder of the past is surrounded by a 27 acre park named after the family.

O'Kane Park is one of the two parks in the area. It was developed in 1984. Residents can enjoy a stroll along its paths through grassy fields and along the shore of its lake. Residents can also enjoy a picnic at one of its two pavilions, while children can play on the play ground. More athletic types can play a game of basketball or tennis on the courts.

To the east of O’Kane Park, across Newland Street, lies Washington Heights Park, which surrounds the Washington Heights School Building. This park, currently operated by the Foothills Park and Recreation District, is used by baseball and soccer teams. The baseball fields are named after the O’Brien family who settled at 160 Newland Street, where they operated a small dairy. Annie O’Brien was very involved with the Washington Heights School and was instrumental in the campaign to separate it from the Edgewater School District.



O’Kane Park.

The North Alameda area also hosts another baseball facility-- The All Star Park. Opened on July 7th, 1998, All Star Park is a state-of-the-art youth baseball park. The Park is modeled after the Colorado Rockies’ Coors Field and is considered one of the leading youth baseball facilities in the nation.

The North Alameda area’s location is another of its unique aspects. The immediate access to shopping at Villa Italia Mall and businesses along

Wadsworth Boulevard, makes living in the area convenient. Future redevelopment of the Mall, revitalization of businesses along Alameda Avenue and Sheridan Boulevard, and the creation of Lakewood's Town Center, will further enhance the residents' access to convenient shopping.



All Star Park.

The People

Today, there are more than 2,873 households, approximately 7,858 people, in the North Alameda planning area (1990 Census). Although the population has increased by 7.6 percent from 1980 to 1990, the number of housing units only increased by 2.5 percent. Unlike many other Lakewood neighborhoods, this area still has some vacant parcels. Given the current zoning, the potential is there for these vacant properties to develop at higher densities than much of the area.

The area's housing stock has increased in value. Housing values in the North Alameda Area have increased approximately 25.65 percent between 1980 and 1990, while Lakewood housing values have increased 21.22 percent and Jefferson County housing values have increased 22.67 percent. This higher value in increase may be due to the area's unique characteristics and to the stability of the residents.

More than half of the housing units, 52 percent, were owner-occupied at the time of the 1990 Census. This number is slightly lower than the percentage of owner-occupied housing in the City of Lakewood and in Jefferson County.

Several other characteristics of the area's residents are shown on Table 1.

Neighborhood Organizations

The North Alameda area is made up of several neighborhoods. There are currently four neighborhood organizations or homeowner groups registered with the City. These are:

- Linwood Condominium Association, located north of W. 3rd Place, east of Vance Street.
- Linvale Condominium Project Association, located along Vance Street and W. 2nd Circle, north of W. 1st Avenue and south of W. 3rd Avenue.
- O'Kane Park Neighborhood Association which covers the area bounded by W. 5th Avenue, W. Bayaud Street, Lamar Street and Wadsworth Boulevard. This organization was formed as a result of this neighborhood planning process.

Table 1
Resident Characteristics

	North Alameda Area		City of Lakewood		Jefferson County	
	1980	1990	1980	1990	1980	1990
Total Population	7,305	7,858	112,860	126,481	371,753	438,430
Race						
White	6,801 (93%)	6,251 (80%)	107,661 (95%)	117,819 (93%)	356,966 (96%)	414,542 (95%)
Black	31	78	581	1,316	1,933	3,231
American Indian, Eskimo or Aleut	24	79	494	872	1,443	2,428
Asian or Pacific Islander	152	250	1,446	2,435	3,631	7,630
Other Race	297	9	2,678	4,039	7,780	10,599
Persons of Hispanic Origin	698 (10%)	1,191 (15%)	6,624 (6%)	11,506 (9%)	19,476 (5%)	30,791 (7%)
Persons per Housing Unit	2.46	2.59	2.7	2.38	2.82	2.59
Median Household Income	\$20,218	\$29,859	\$23,250	\$34,054	\$24,044	\$39,084
Persons Below Poverty Level	497 (7%)	1,053 (13%)	5,509 (5%)	9,348 (7%)	16,761 (5%)	24,926 (6%)
Number of Households	2,802	2,873	41,111	51,657	129,271	166,545
Family Households	1,989 (71%)	2,069 (72%)	30,149 (73%)	33,717 (65%)	99,538 (77%)	119,462 (72%)
Non-Family Households	813 (29%)	804 (28%)	10,962 (27%)	17,940 (35%)	30,253 (23%)	47,083 (28%)
Number of Housing Units	2,945	3,036	43,403	55,678	137,189	178,611
Owner Occupied	1,557 (53%)	1,565 (52%)	27,226 (63%)	31,250 (56%)	93,633 (68%)	116,830 (65%)
Renter Occupied	1,245 (42%)	1,308 (43%)	13,966 (32%)	20,407 (37%)	36,145 (26%)	49,715 (28%)
Vacant	143	163	2,211	4,021	7,411	12,066
Median Home Value	\$66,850	\$84,000	\$75,400	\$91,400	\$76,300	\$93,600

Note: Persons of Hispanic origin may be of any race.
Data Based on 1980 and 1990 U.S. Census of Population.

- The Villas Homes Homeowners Association which are located just north of Alameda Avenue off of Vance Street.

Planning Process

Surveys

Approximately 3,000 surveys were mailed in September 1997 to the residents, merchants, and property owners in the North Alameda Planning area. The survey was designed to learn about the residents' concerns and the area's strengths and weaknesses. The response rate was 11%—the largest response rate of all neighborhood planning area surveys.

Service Fairs

On September 16 and 25, 1997, Lakewood's Neighborhood Support Team hosted informational service fairs. Residents, merchants, and property owners were invited to learn about various programs and services offered by the City. The service fairs were informal events, where citizens were able to meet one on one with City staff from the Departments of Community Planning and Development, Police, Community Resources, Public Works and the City Managers Office. Approximately 75 people attended these service fairs.

Meetings

From January 15, 1998, through July 30, 1998, neighborhood meetings were held every other week. These meetings were open to all interested residents, property owners, and business representatives. Those who attended the meetings identified and developed the issues, vision statement, goals and action steps found in this Plan. Staff from the Departments of Community Planning and Development, Police, Community Resources, and Public Works were also present at several meetings to share information about the City's services and programs.

Outreach

A variety of methods were used to inform area residents, property owners, and businesses about the purpose and progress of the neighborhood planning efforts. Neighborhood newsletters and several fliers were mailed to all addresses (approximately 2,700) within the planning boundaries. Many of the newsletter articles and fliers were written in both English and Spanish. Articles about the North Alameda Area Plan also appeared in *Looking at Lakewood*, *The Jefferson Sentinel*, and *Alameda AveNews*.

Approximately 300 citizens were on the mailing list throughout the planning process. These citizens received monthly letters informing them about upcoming meetings and projects.



Graffiti Clean Up.

Neighborhood Projects

Throughout the planning process, the residents, property owners, and business representatives of the North Alameda area were involved in several projects as follows:

Speed Watch: People concerned with the speed of traffic on W. 1st Avenue met with a City Traffic Engineer on Saturday, April 4, 1998. They learned how to use a radar gun to gauge the speed of cars.

Graffiti Clean-Up: On April 25, 1998, volunteers came together to wipe away the area's graffiti. Armed with graffiti remover, the volunteers spent all morning removing graffiti from public property and signs.



Volunteers help clean up graffiti in the North Alameda Area.

Neighborhood Clean-up. The first neighborhood clean-up for the North Alameda area was held on May 29 and 30, 1998. During neighborhood clean-ups, the City provides free dumpsters for residents to dispose of large, oversized items that regular trash service will not pick-up. The response and the amount of trash was unprecedented. In two days, between 8 a.m. and 2 p.m. the dump site collected:

- 46 thirty-yard and forty-yard dumpsters;
- 2 one hundred and fifty-yard dumpsters (hauled off by a semi-truck);
- 11 forty-yard dumpsters of recyclable scrap metal;
- 1,040 tires;
- 50+ large appliances, including refrigerators, stoves, washers and dryers;
- 1 big pile of branches, which took 5 days to mulch.



The North Alameda Area Clean Up.

Community Vision

The following vision statement was created by the neighborhood to serve as a guide for the future of the North Alameda Area.

The North Alameda neighborhood is an area that uniquely blends a mix of housing styles and densities, and retail uses in a central metro location. The strength of our neighborhood resides in its stable yet diverse population and friendly atmosphere.

In an effort to protect and enhance the character and integrity of the area, neighborhood organizations and the City of Lakewood's Neighborhood Support Team will:

- encourage the involvement of all community members in shaping the future of the area;
- preserve the unique qualities of the area and strive to maintain a quiet, clean neighborhood;
- promote recreational and social activities for all.

Issues

The goals and action steps found in this section were derived from citizen input obtained through neighborhood surveys and neighborhood meetings. The goals and action steps have been categorized into four issue areas: Community Resources & Activities, Community Safety, Land Use & Property Maintenance, and Public Works.

Community Resources & Activities

Throughout the planning process, residents stressed the need to build a stronger sense of community. The four goals for this area focus on providing youth activities, expanding recreational opportunities, promoting community interaction, and encouraging the formation of neighborhood organizations.

Providing opportunities for area youth could help prevent troublesome behaviors. Building updated facilities, such as an in-line hockey rink or skateboard park, may help to keep area youths involved in positive activities. Suggestions were also made to better promote existing programs and services available in the area.

O'Kane Park and the facilities at Washington Heights are great assets. Many residents stated, though, that a small neighborhood park in the northeast section of the area would be beneficial. Residents were concerned that the children who live



The O'Brien Baseball Fields are regularly used for league play, but seldom used for "pick up" games by area youths.

in the City housing project and several multi-family complexes in the northeast section are not able to use the parks because there is no safe route. W. 1st Avenue, which does not have sidewalks, is the only through street that leads to the parks. Residents also feel that keeping O'Kane and Washington Heights Parks clean will increase park usage and decrease vandalism.

Activities that bring people together must also be developed to heighten the area's sense of community. Residents would like to have community block parties, meetings, holiday events and other activities that promote interaction. Residents also recognize the need for continuous outreach and information exchange and are exploring methods such as newsletters and bulletin boards.

Neighborhood organizations are also a vehicle for fostering a sense of community involvement and commitment. Support for these organizations from the City and from nonprofit organizations will be important to promoting and maintaining the community.



The O'Kane Park Neighborhood Association's 1st Annual Picnic.

Goal #1: Expand upon youth activities in the area to promote positive opportunities and community involvement.

CRA 1-1 Investigate ways to build more facilities or convert existing facilities to uses such as an in-line hockey rink or a skateboard park.

CRA 1-2 Work with local service organizations, including Gold Crown and Stein Elementary School, to promote opportunities and programs for youth at area parks and facilities.

Goal #2: Identify ways to improve and expand existing parkland and open space.

CRA 2-1 Investigate possible sites and funding sources for a neighborhood park in the northeast section of the area.

CRA 2-2 Support residents' efforts to keep area parks clean.

Goal #3: Develop activities that will promote community interaction and involvement.

CRA 3-1 Explore methods to better publicize community events and activities.

CRA 3-2 Start neighborhood events and activities, such as holiday festivals, picnics, block parties, meetings, art shows, etc.

Goal #4: Encourage the formation of and participation in neighborhood organizations to increase community involvement and pride.

CRA 4-1 Identify ways to support and strengthen neighborhood organizations through assistance with items such as meetings, newsletters, holiday events, etc. Seek assistance from organizations such as the Neighborhood Resource Center and Citizens for Lakewood's Future.

Community Safety

Crime, or at least the perception of crime, is on the rise in the North Alameda planning area. There has been a noticeable increase in graffiti in the area. The Police Department reports an increased number of calls to the area, particularly in the northeast section where there are several multi-family complexes. Residents realize that they can play a significant role in reducing crime. By launching an awareness campaign, they hope to do just that. Increasing residents' awareness, encouraging residents to report suspicious activities, and installing preventative measures are just some of the things that can be done to increase public safety.



Graffiti is on the increase in the North Alameda Area.

Residents can also take an active role in preventing graffiti in the area. Immediately removing graffiti reduces the chances that an area will be hit. Taggers, as well as other criminals, are less likely to strike in areas where residents demonstrate intolerance for criminal and unwanted behavior.

Goal #1: Increase community awareness and safety regarding crime related activities in the area.

- CS 1-1 Provide materials and support to area residents who would like to clean graffiti in the area.
- CS 1-2 Identify areas where lighting is inadequate and investigate means to install additional lighting. Also, encourage area residents to leave outside lights on at night.
- CS 1-3 Build a stronger working relationship with the Police Department and the Volunteer Surveillance Team through such things as neighborhood watch groups.
- CS 1-4 Launch an educational campaign that encourages people to look for and report suspicious activities and persons to the Police Department. Focus on reporting problems in areas prone to graffiti.
- CS 1-5 Support the City's efforts to strengthen and enforce ordinances for youth curfews and punishment of juvenile crimes.



Graffiti is on the increase in the North Alameda Area.

Land Use & Property Maintenance

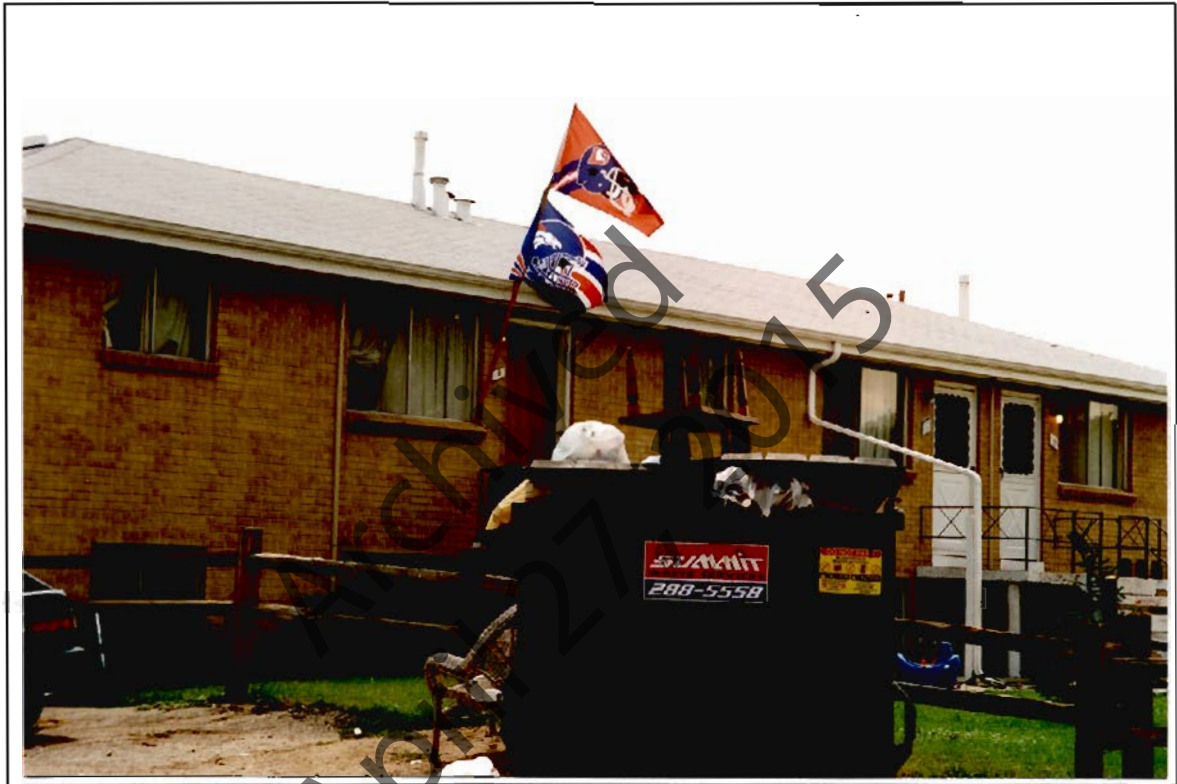
The primary land use within the North Alameda planning area is residential. While there are some multi-family complexes, most of the area is single family residential. The majority of the housing stock dates back to the 1950s and 1960s. The primary zone districts are 2-R, 3-R, and 4-R. See Zoning and Land Use Maps 3 and 4.

The Sheridan, Wadsworth and Alameda corridors surrounding the area all have fairly intense business and retail uses. Wadsworth Boulevard is primarily new construction consisting of big box retail and strip malls. Both Alameda Avenue and Sheridan Boulevard were developed much earlier. Both corridors have experienced some deterioration and disinvestment. Improvements are currently underway on Alameda Avenue and will soon be undertaken for Sheridan Boulevard. During planning meetings many comments were made concerning the declining condition of these corridors and possible impacts on the adjacent neighborhoods. The West Alameda Avenue Corridor Plan, completed in 1995, and the Sheridan Boulevard Strategic Plan, currently under development, address the need for improvements along the corridors.



Sheridan Boulevard.

Concern was also expressed regarding the condition and upkeep of certain multi-family properties. Some of the properties are not well maintained, with overflowing dumpsters and outside junk. Residents' concerns were with the negative message and image that unkept properties convey.



Over flowing dumpsters are a common sight in the North Alameda Area.

An aspect of the area that many citizens mentioned that made the area unique are the many large lot residential properties. Many people indicated that this and the many large old trees gives the area a sort of "country feel in the city." Maintaining this character was an important issue for the planning group.

There are some vacant lots which would have the potential for infill development. If development is considered for these parcels, the surrounding low density character of the area should be taken into consideration.

Goal #1: Maintain and improve the quality and condition of properties in the area.

LUPM 1-1 Work with owners, managers and residents of apartment buildings and rental properties to encourage property maintenance to improve neighborhood appearance.

LUPM 1-2 Investigate possible funding sources and methods for the removal of dead trees in the area.

LUPM 1-3 Organize regular neighborhood clean ups, graffiti clean ups, trash pick ups, tree plantings, and other beautification projects. Encourage participation by area businesses and community organizations.

LUPM 1-4 Encourage more proactive zoning and code enforcement of properties. Work with neighborhood organizations to educate and provide outreach on exterior code violations such as weeds and outside junk.

Goal #2: Encourage development and redevelopment of land in a way which respects the area's residential and established characteristics.

LUPM 2-1 Recommend development of vacant parcels within the interior of the area in a character consistent with surrounding residential uses.

LUPM 2-2 Recommend business and commercial uses locate on the perimeters of the area in accordance with the West Alameda Corridor Plan, Wadsworth Boulevard Strategic Plan and the upcoming Sheridan Boulevard Strategic Plan.

LUPM 2-3 Develop design guidelines to address the transition areas from commercial/business uses to residential uses.

Goal #3: Support the revitalization and redevelopment of the surrounding business corridors.

- LUPM 3-1 Support the Lakewood Reinvestment Authority and the Alameda Gateway Community Association in their efforts to redevelop the Villa Italia mall site and improve the Alameda Avenue corridor.
- LUPM 3-2 Encourage businesses along the Sheridan, Wadsworth and Alameda corridors to be committed to the community and the upkeep of their properties.
- LUPM 3-3 Support the development and implementation of the Sheridan Boulevard Strategic Plan.



There are several vacant lots throughout the North Alameda Area.

Public Works

Primary issues of concern regarding public works were with traffic issues related to speeding, and pedestrian and bicycle safety. The impacts of street flooding due to storms was also a concern expressed by some area residents.

Related to traffic, there is a perception by many area residents that traffic is exceeding the speed limit on some residential streets. The streets most often named were W. 1st Avenue, Teller Street, and Harlan Street.

W. 1st Avenue is a wide, straight two-lane road that runs the entire east-west length of the area. It begins in Denver and runs west to Garrison Street. Because this is a straight thorough-fare, it seems drivers quite often use it rather than Alameda Avenue when traveling through the area.



West 1st Avenue.

In April, a speed tube was placed on W. 1st Avenue to record the speeds of traffic for a specific period of time. Results of this study found that traffic in the 85th percentile was traveling approximately 38 miles-per-hour. The posted speed limit is 30 miles-per-hour. While this is not an excessively high speed, given the wide, straight layout of the road, the potential is there for speeding. Further monitoring of W. 1st Avenue can be done to determine if mitigation measures such as neck-downs, speed bumps, and chicanes are warranted in the future.

Along Teller Street, the main concern was with traffic speeds related to pedestrian and bicycle safety around Stein Elementary School at 80 S. Teller Street. Again, Teller Street is a straight, wide road with the potential for speeding.



Teller Street, directly north of Stein Elementary School, has narrow and missing links of sidewalks.

Finally, certain properties and streets in the area are prone to flooding with heavy rainstorms. The City's Public Works Department is very aware of the problem. Unfortunately the City does not have the funds to correct such problems throughout the City at this time. For this reason, the City recently approved the creation of a Storm Water Utility District to collect fees to address such problems. The North Alameda Area Plan supports the City's formation of this district.

Goal #1: Reduce traffic speeds on residential streets and address operational traffic problems.

PW 1-1 Consider improvements to mitigate any operational traffic problems as identified by the City's Traffic Engineering Division.

PW 1-2 Work with the Police Department to enforce speed limits.

PW 1-3 Work with the Traffic Engineering Division to identify neighborhood streets with excessive speeds and to investigate methods to reduce traffic speeds.

PW 1-4 Support the Colorado Department of Transportation in the rebuilding of the 6th Avenue and Wadsworth Boulevard interchange.

PW 1-5 Arrange for RTD to meet with the neighborhood to discuss bus routes and bus speeds.

Goal #2: Improve pedestrian and bike safety throughout the community particularly around schools and other public areas.

PW 2-1 Improve pedestrian crossings by maintaining striping, increasing lighting to City standards, and installing new crosswalks where appropriate.

PW 2-2 Identify areas that lack sidewalks and are heavily used by pedestrians. Complete the missing sidewalks in these areas.

PW 2-3 Improve the bike lane along W. 1st Avenue to better delineate it from vehicular traffic. Explore ways to increase drivers' awareness of traffic laws regarding bike lanes.

Goal #3: Investigate means to safeguard the community from the effects of storms.

PW 3-1 Support the City's efforts in the creation of a Storm Water Utility District to secure funding for improvements to the drainage system.

PW 3-2 Work to keep drainage ways clean of litter and debris. Organize volunteer clean ups to assist the City, and Urban Drainage and Flood Control with maintenance of the gulch areas.

Archived
April 27, 2015

Related Plans

Lakewood Comprehensive Plan

The Lakewood Comprehensive Plan was adopted in March 1987. Specific goals and policies related to neighborhood planning include:

- To protect and enhance viable neighborhoods while promoting a sense of identity.
- Protect existing large-lot, semi rural areas.
- Restrict infill development to land uses that demonstrate compatibility with and sensitivity to existing neighborhood characteristics.
- Encourage citizen participation throughout the planning and implementation process.
- Increase enforcement of zoning, housing, and building codes in order to halt deterioration of neighborhoods.
- Prohibit piecemeal and/or spot zoning in existing neighborhoods.
- Expand City efforts to rehabilitate older neighborhoods, when need is indicated.
- To achieve consistency, quality and balance in parkland and open space acquisition and development.

Wadsworth Boulevard Strategic Plan

The Wadsworth Boulevard Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in April 1997. Recommendations related to the North Alameda area include:

- Identify areas where pedestrian access between neighborhoods and retail areas can be enhanced.
- Protect and buffer neighborhoods along the corridor from encroachment and impacts associated with retail and office uses.
- Enhance the physical appearance of the corridor.
- Enhance the economic vitality of the corridor.

West Alameda Avenue Corridor Plan

The West Alameda Avenue Corridor Plan was adopted in June of 1995. Policies related to the North Alameda area include:

- Support neighborhoods adjacent to the West Alameda corridor.
- Establish standards for new development or redevelopment as part of an overlay zone district that reinforces the integrity of the adjacent neighborhoods by mitigating negative land use impacts.

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Plan Implementation Schedule

First Priority Projects (1998-2000)		
Issue Area	Action Steps	Responsibility
LUPM 3-1	Support the Lakewood Reinvestment Authority and the Alameda Gateway Community Association in their efforts to redevelop the Villa Italia mall site and improve the Alameda Avenue corridor.	Nbhd. Orgs. NST
LUPM 3-3	Support the development and implementation of the Sheridan Boulevard Strategic Plan.	Nbhd. Orgs. NST
LUPM 1-2	Investigate possible funding sources and methods for the removal of dead trees in the area.	NST
PW 2-1	Improve pedestrian crossings by maintaining striping, increasing lighting to City standards, and installing new crosswalks where appropriate.	PW Nbhd. Orgs
PW 3-1	Support the City's efforts in the creation of a Storm Water Utility District to secure funding for improvements to the drainage system.	Nbhd. Orgs.
PW 2-3	Improve the bike lane along W. 1st Avenue to better delineate it from vehicular traffic. Explore ways to increase drivers' awareness of traffic laws regarding bike lanes.	PW Nbhd. Orgs.

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
 CPD Department of Community Planning
 & Development
 Nbhd. Orgs. Neighborhood Organizations

First Priority Projects (1998-2000)		
Issue Area	Action Steps	Responsibility
PW 1-3	Work with the Traffic Engineering Division to identify neighborhood streets with excessive speeds and to investigate methods to reduce traffic speeds.	NST Nbhd. Orgs.
PW 1-5	Arrange for RTD to meet with the neighborhood to discuss bus routes and bus speeds.	NST Nbhd. Orgs.
CRA 2-2	Support residents' efforts to keep area parks clean.	Nbhd. Orgs. NST
CRA 3-1	Explore methods to better publicize community events and activities.	Nbhd. Orgs. NST
CS 1-1	Provide materials and support to area residents who would like to clean graffiti in the area.	NST Nbhd. Orgs.
CS 1-5	Support the City's efforts to strengthen and enforce ordinances for youth curfews and punishment of juvenile crimes.	Nbhd. Orgs.

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
 CPD Department of Community Planning
 & Development
 Nbhd. Orgs. Neighborhood Organizations

Second Priority Projects (1999-2003)		
Issue Area	Action Steps	Responsibility
LUPM 1-1	Work with owners, managers and residents of apartment buildings and rental properties to encourage property maintenance to improve neighborhood appearance.	NST Nbhd. Orgs.
LUPM 1-4	Encourage more proactive zoning and code enforcement of properties. Work with neighborhood organizations to educate and provide outreach on exterior code violations such as weeds and outside junk.	CPD Nbhd. Orgs.
PW 2-2	Identify areas that lack sidewalks and are heavily used by pedestrians. Complete the missing sidewalks in these areas.	PW Nbhd. Orgs.
PW 1-1	Consider improvements to mitigate any operational traffic problems as identified by the City's Traffic Engineering Division.	NST Nbhd. Orgs.

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
 CPD Department of Community Planning
 & Development
 Nbhd. Orgs. Neighborhood Organizations

Second Priority Projects (1999-2003)		
Issue Area	Action Steps	Responsibility
CRA 1-1	Investigate ways to build more facilities or convert existing facilities uses such as an in-line hockey rink or a skateboard park.	Nbhd. Orgs. NST
CRA 2-1	Investigate possible sites and funding sources for a neighborhood park in the northeast section of the area.	NST Nbhd. Orgs.
CS 1-2	Identify areas where lighting is inadequate and investigate means to install additional lighting. Also, encourage area residents to leave outside lights on at night.	NST Nbhd. Orgs.

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
 CPD Department of Community Planning
 & Development
 Nbhd. Orgs. Neighborhood Organizations

Long Term Priority Projects (2003-on)		
Issue Area	Action Steps	Responsibility
LUPM 2-3	Develop design guidelines to address the transition areas from commercial/business uses to residential uses.	CPD
PW 1-4	Support the Colorado Department of Transportation in the rebuilding of the 6th Avenue and Wadsworth Boulevard interchange.	Nbhd. Orgs.

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Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
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 & Development
 Nbhd. Orgs. Neighborhood Organizations

On Going Projects		
Issue Area	Action Steps	Responsibility
LUPM 3-2	Encourage businesses along the Sheridan, Wadsworth and Alameda corridors to be committed to the community and the upkeep of their properties.	Nbhd. Orgs.
LUPM 2-1	Recommend development of vacant parcels within the interior of the area in a character consistent with surrounding residential uses.	Nbhd. Orgs.
LUPM 2-2	Recommend business and commercial uses locate on the perimeters of the area in accordance with the West Alameda Corridor Plan, the Wadsworth Boulevard Strategic Plan and the upcoming Sheridan Boulevard Strategic Plan.	Nbhd. Orgs.
LUPM 1-3	Organize regular neighborhood clean ups, graffiti clean ups, trash pick ups, tree plantings, and other beautification projects. Encourage participation by area businesses and community organizations.	Nbhd. Orgs. NST
PW 3-2	Work to keep drainage ways clean of litter and debris. Organize volunteer clean ups to assist the City, and Urban Drainage and Flood Control with maintenance of the gulch areas.	Nbhd. Orgs. NST

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

NST Neighborhood Support Team
 PW Department of Public Works
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 & Development
 Nbhd. Orgs. Neighborhood Organizations

On Going Projects		
Issue Area	Action Steps	Responsibility
PW 1-2	Work with the Police Department to enforce speed limits.	NST Nbhd. Orgs.
CRA 1-2	Work with local service organizations, including Gold Crown and Stein Elementary School, to promote opportunities and programs for youth at area parks and facilities.	Nbhd. Orgs. NST
CRA 3-2	Start neighborhood events and activities, such as holiday festivals, picnics, block parties, meetings, art shows, etc.	Nbhd. Orgs.
CRA 4-1	Identify ways to support and strengthen neighborhood organizations through assistance with items such as meetings, newsletters, holiday events, etc. Seek assistance from organizations such as the Neighborhood Resource Center and Citizens for Lakewood's Future.	Nbhd. Orgs. NST
CS 1-3	Build a stronger working relationship with the Police Department and the Volunteer Surveillance Team through such things as neighborhood watch groups.	Nbhd. Orgs. NST
CS 1-4	Launch an educational campaign that encourages people to look for and report suspicious activities and persons to the Police Department. Focus on reporting problems in areas prone to graffiti.	Nbhd. Orgs. NST

Issue Area:

LUPM Land Use and Property Maintenance
 PW Public Works
 CRA Community Resources and Activities
 CS Community Safety

Responsibilities:

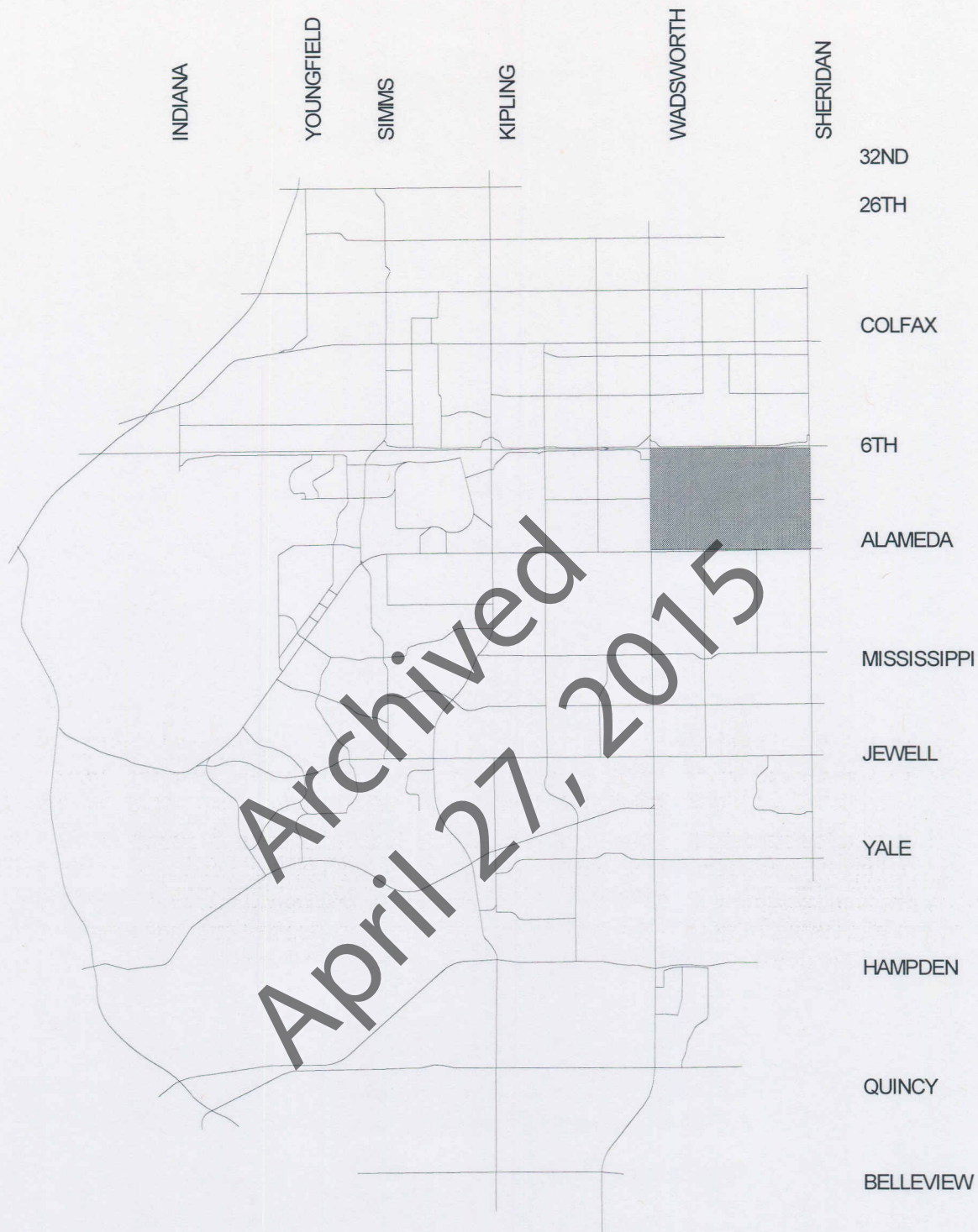
NST Neighborhood Support Team
 PW Department of Public Works
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THE NORTH ALAMEDA AREA PLAN

Maps

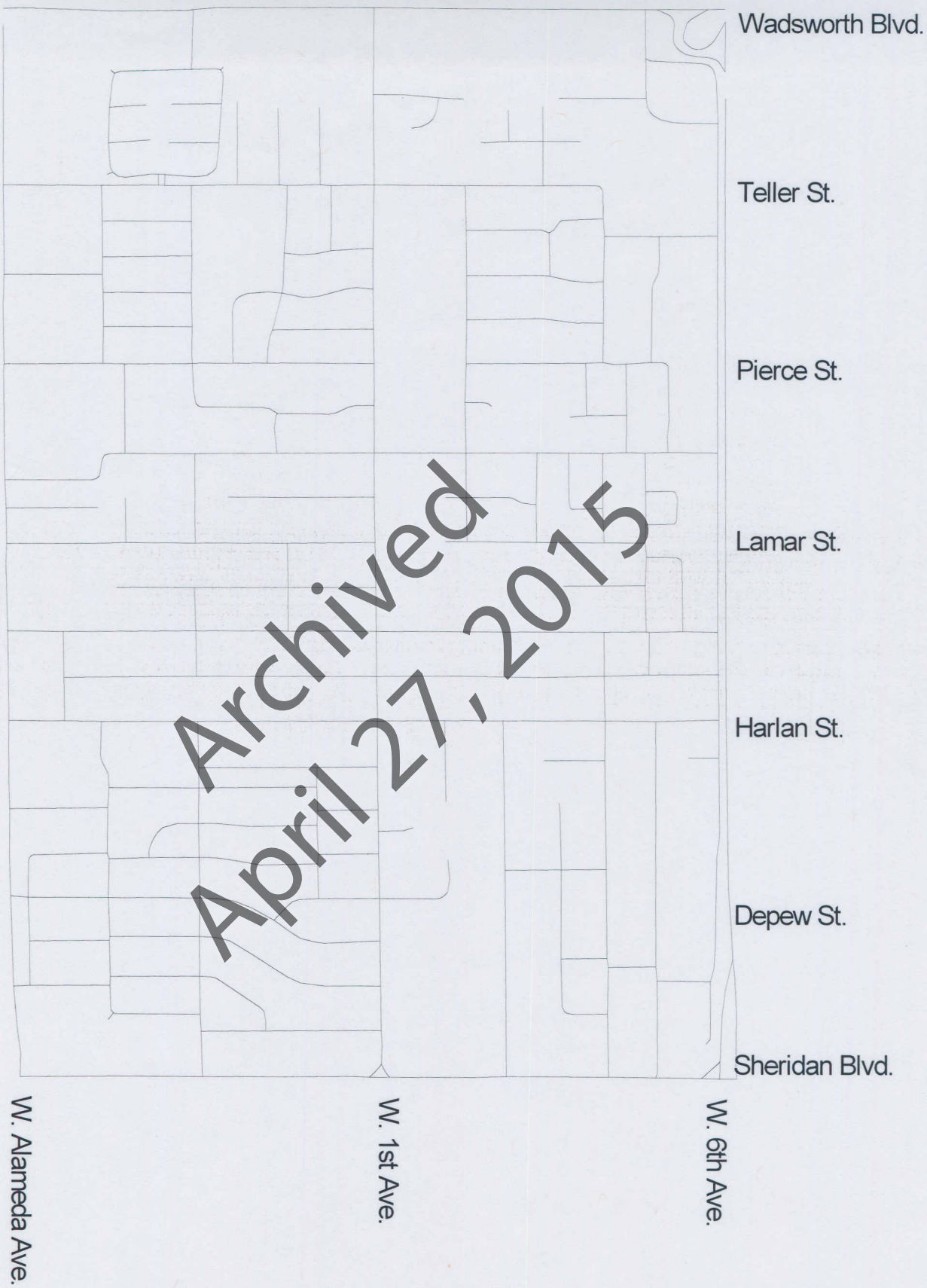
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April 27, 2015



NORTH ALAMEDA AREA PLAN LOCATION MAP

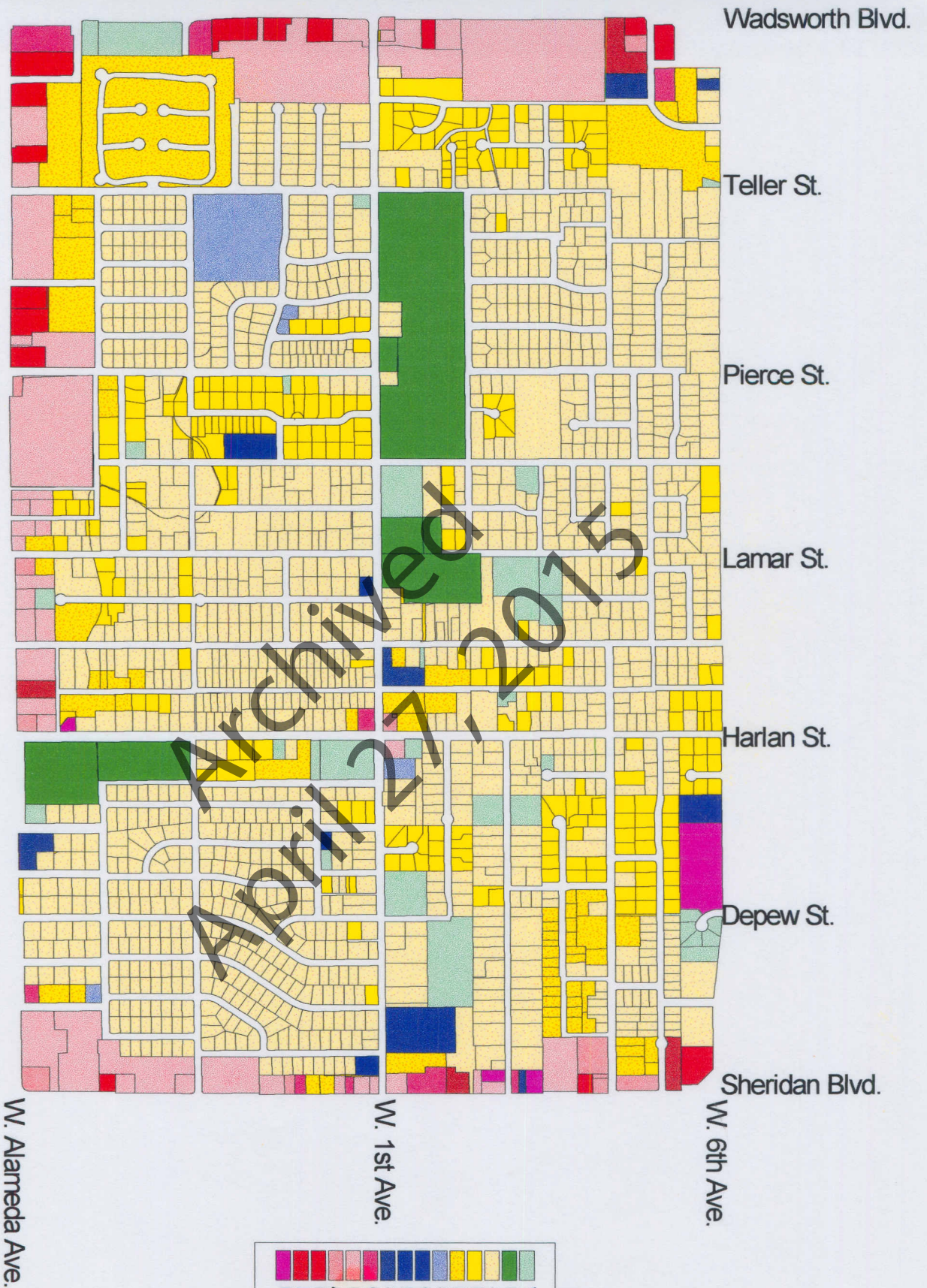


North Alameda Planning Area



Alameda Neighborhood Land Use Inventory

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



Legend

Vacant	Industrial
Parks	Hotel/Motel
Single Family Res.	Restaurant/Bar
Duplex	Automotive
Multi-Family Res.	Office
Schools	Medical
Churches	Social Service
Medical	Retail
Office	



Wadsworth Blvd.

Teller St.

Pierce St.

Lamar St.

Harlan St.

Depew St.

Sheridan Blvd.

W. 6th Ave.

W. 1st Ave.

W. Alameda Ave.



Alameda Neighborhood Zoning Patterns

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

