

South Alameda Area Plan

**Prepared by the Residents
of the South Alameda Area
and the City of Lakewood
Community Planning and
Development Department**

March 2002



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Acknowledgements

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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
Jean Saum

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WARD IV: William P. Marino

WARD II: Andrea L. Hollen

WARD V: Tom Quinn

WARD III: Edward J. Peterson

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Marty Dawley

Bonnie Mathias

Mary Jo Seufert

James Dennis

Carl Mount

Linda Shephard

Phyllis Fowler

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

Acknowledgements

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Adoption and Amendment

The City Council of the City of Lakewood, by Resolution No. 2002-19, approved adoption of the South Alameda Area Plan as an amendment to the Lakewood Comprehensive Plan by a 10-0 vote on March 25, 2002. The votes for adoption of the Plan were as follows:

| | |
|------------------------------|-----|
| Stephen A. Burkholder, Mayor | Yea |
| Barbara Green Martin | Yea |
| Cheryl Wise | Yea |
| Debbie Koop | Yea |
| Bob Murphy | Yea |
| Jackie Herbst | Yea |
| Jean Saum | Yea |
| Ray Elliott | Yea |
| Tom Booher | Yea |
| Carol Kesselman | Yea |
| Mike Stevens | Yea |

ATTEST:

Margy Greer, City Clerk

The Planning Commission of the City of Lakewood adopted, and recommended to the Lakewood City Council approval of, the South Alameda Area Plan as part of the Lakewood Comprehensive Plan, by a vote of 7 in favor and 0 in opposition on January 16, 2002, with the vote being as follows:

| | |
|---------------------|-----|
| Kenneth H. Lloyd | Yea |
| Andrea L. Hollen | Yea |
| Edward J. Peterson | Yea |
| William P. Marino | Yea |
| Tom Quinn | Yea |
| Wilmae "Bunny" Malm | Yea |
| Charles Yung Choi | Yea |

ATTEST:

Elaine Rosedahl, Secretary to the Planning Commission

The South 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.

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Introduction

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 of a neighborhood 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 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 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 resources, community safety, land use and property maintenance. The intent of the Plan is to contribute to the economic, social and physical well being of a 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 Sheridan Boulevard Strategic Plan, the West Alameda Avenue Corridor Plan, and the Mississippi Avenue Strategic Plan, the South Alameda Area 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 surveys, a neighborhood open house, neighborhood meetings and neighborhood newsletters.

SURVEYS

In December 2000, the City of Lakewood mailed approximately 1,676 surveys to neighborhood residents, businesses and property owners within the South Alameda neighborhood. The survey process is the first step in gathering information from area residents about concerns, issues, strengths and weaknesses facing the neighborhood. Information gathered from the surveys helps to define the goals contained in the plan. The response rate from area residents was 8 percent.

Introduction

OPEN HOUSE

An open house was held on April 17, 2001. The informational open house 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 House provided a forum for residents to review and comment on the Goals, Action Steps, and Vision Statement contained in the Plan. Twenty-four people attended the Open House.

MEETINGS

Neighborhood planning meetings were held on February 27, March 7, and March 27, 2001. These meetings were open to all interested residents, property owners, and business representatives. Those who attended the meetings identified and assisted with the development of the issues, vision statement, and goals and action steps outlined in the Plan. Staff from the Departments of Community Planning and Development, Police, Economic Development and Public Works spoke at meetings to share information about City services and programs and answer questions of residents. Other speakers attending planning meetings included Tom Gougeon of Continuum Partners, the developer of the Belmar District, and a representative from the Alameda Gateway Community Association.

NEIGHBORHOOD NEWSLETTERS

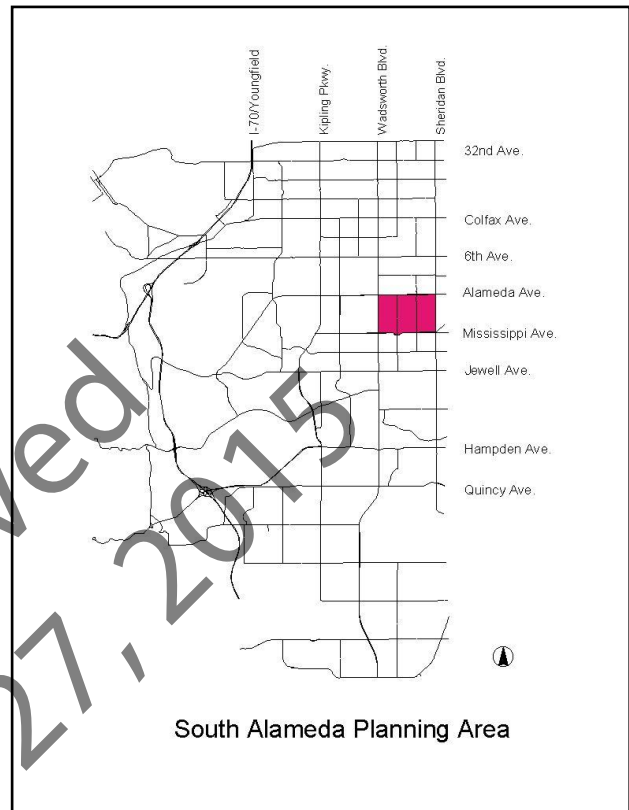
Throughout the planning process, residents were updated about the status of the planning process, and were advised of upcoming planning meetings, and neighborhood and citywide events in the city-sponsored *South Alameda Neighborhood Newsletter*. Articles about the South Alameda Area Plan also appeared in *Looking at Lakewood*.

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NEIGHBORHOOD CHARACTER

The South Alameda neighborhood lies in the heart of the City of Lakewood, is adjacent to several major commercial corridors, yet maintains a distinct neighborhood feel.

The neighborhood is bounded by Alameda Avenue to the north, Mississippi Avenue to the south, Sheridan Boulevard to the east, and Wadsworth Boulevard to the west. Many of the area's subdivisions predate the City of Lakewood's incorporation in 1969, with the oldest subdivision, Jefferson Gardens, dating to 1888. The South Alameda neighborhood is an area in transition from an older residential area to one on the fringe of a new city center. The major impetus for the transition is the redevelopment of the Villa Italia Mall on the corner of Wadsworth Boulevard and Alameda Avenue into a new mixed-use urban development. The new development, the Belmar District, will change the character of the entire Wadsworth Boulevard and Alameda Avenue area and should positively impact the South Alameda area by providing an opportunity for it to become a strong and vital neighborhood close to the City's center.



I. DEMOGRAPHICS

The South Alameda area has a population of 7,725, 5 percent of the City of Lakewood's population. Based on the 2000 Census, 84 percent of the individuals residing in the South Alameda area identify themselves as white, with 22 percent of the people classifying themselves as Hispanic origin. These figures indicate that the South Alameda area is more heterogeneous than both the City of Lakewood, where 87 percent of the population reported being white and 14 percent reported being of Hispanic origin, and Jefferson County, where 90 percent of the population reported being white and only 9 percent reported being of Hispanic origin.

According to the 2000 Census, there are 3,720 housing units in the South Alameda area. Forty percent of the housing units are owner occupied while 57 percent of the housing units are rentals. The percentage of rental units is higher than that of the City of Lakewood at 38 percent and is indicative of the more transient nature of the neighborhood, as well as the large number of apartment units at the Riata complex. The 2000 Census indicates a vacancy rate of 4 percent for the South Alameda area. This is slightly higher than the City of Lakewood's 2000 vacancy rate of 3 percent, but considerably lower than the vacancy rate of 14 percent reported in the 1990 Census for the South Alameda area. This is consistent with lower vacancy rates for both the City of Lakewood

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and Jefferson County and is consistent with the overall growth of the metropolitan area within the last decade.

Current Census information is not available at this time for median household income. However, 1990 Census data indicates 1990 median household income for the South Alameda area was \$29,315 while citywide median income was \$34,054. Based on information compiled by CACI Marketing Systems, a market research company based in Arlington, Virginia, the 1999 estimated income for South Alameda residents was \$33,020, under that for the City of Lakewood's estimated household income of \$44,196.

According to the 1990 Census data, median home value for the South Alameda area was \$76,800, moderately under the median home value of \$91,400 for the City of Lakewood. It is anticipated the 2000 Census will show median home values for the South Alameda area have risen considerably, keeping track with the increased housing prices in the metropolitan area.

A complete breakdown of the South Alameda area demographics can be found in the *Demographics Table* attached as Appendix A.

II. HISTORY

Much of the land in the South Alameda neighborhood was farmland owned and farmed by the settlers of this area. One of the more prominent citizens of the time, Frederick Bancroft, purchased 640 acres of land along Old Morrison Road (now known as Mississippi Avenue) soon after his arrival in the area in 1866. Bancroft, a veteran of the Civil War and dedicated physician, raised imported Holstein cattle at his dairy farm, Lampert's Dairy, where he produced milk for area hospitals. Concerned over the deaths of patients at St. Luke's Hospital, Bancroft believed the poor quality of milk produced by area farmers might have been the culprit of many of the mysterious deaths. He believed that superior dairy products produced on his farm from the Holstein cattle would be the answer to these deaths. Bancroft was a solid citizen and his name and legacy have been passed down through the generations. The Bancroft School, the Bancroft Fire Department and the Bancroft-Clover Sanitation District all were named to honor his contribution to the settlement of the area.

In the early 1900s, Thomas Kramm purchased 400 acres of land from Bancroft. Kramm was seriously injured while working for the Denver Tramway Company, and was forced to return to farming for his livelihood. Kramm and his family moved into the Bancroft summer home, but their stay there was short-lived. Unable to meet the financial demands of the property, Kramm sold all but 110 acres to the Hall brothers. The brothers, already in the dairy business, named the land the Western Holstein Farm for the Holstein cattle they continued to raise on the property. The Kramms built another home in the area of where Kendall Street and Mississippi Avenue now intersect. Kramm's son, Worcester, lived long enough to see the big dairies begin to buy out the smaller businesses, marking the beginning of change in the area.

MISSISSIPPI AVENUE

Mississippi Avenue, formerly Old Morrison Road, was a lively place during the early days of the community, and served as a primary transportation route to summer homes and large farms of the

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wealthy, including local legend Molly Brown. One of the most noticeable ties with the history of Lakewood and Mississippi Avenue is Hart's Corner located on the corner of Sheridan Boulevard and Mississippi Avenue. The land at the intersection served as a watering hole for many of the horses and stagecoaches traveling along Old Morrison Road in the late 1800s. Originally known as Westfield Farms, the land had several owners until being purchased in the early 1920s by Leo Hart and Lena Fisher. Hart began his business as a small root beer stand that he quickly expanded into a restaurant. Hart began to purchase land surrounding his property, and as automobiles began to replace the horses traveling Mississippi Avenue, he added gas pumps to his site. Hart eventually



Hart's Corner at the intersection of Sheridan Boulevard and Mississippi Avenue.

introduced "curb service" at his restaurant, added "near beer" during prohibition, and perhaps had one of the first "drive-in" movie theatres when he added a movie screen to his parking lot. After leaving the hands of the Hart family, Hart's Corner was eventually purchased by the Moutsos family who continues to operate the restaurant under the Hart's Corner name.

Over the years, the history of the area has eroded, although not dissipated. Today, Mississippi Avenue is an eclectic mix of residential and commercial properties, horse properties and split zoning. Recently, the City of Lakewood and area residents worked together to develop the Mississippi Avenue Strategic Plan (discussed in more detail later in this document). During the planning process for Mississippi Avenue, residents were adamant about retaining and emphasizing the history of the corridor. Mississippi Avenue provides a significant connection with the area's past, and should be acknowledged and respected as such.

ALAMEDA AVENUE

The northern boundary of the South Alameda planning area, Alameda Avenue, was named for a famous parkway in Mexico City and means "public walk." Alameda Avenue was conceived by George Cramner, head of the City and County of Denver's Improvement & Parks Department, and was originally designed to be a parkway extending from Denver to Red Rocks Amphitheater. It was built in the early 1930s under Franklin Roosevelt's Works Progress Administration. At the time of its construction, Alameda Avenue was considered to have the largest highway right-of-way in the state, with the right-of-way reaching 200 feet in some locations. A tribute to the project still stands today at the northwest corner of Sheridan Boulevard and Alameda Avenue where a monument was erected to acknowledge the achievements of the project and its impact on human lives. It is one of the most significant streets in Lakewood and serves as a gateway to the heart of the City of Lakewood.

VILLA ITALIA MALL

May Bonfils-Stanton, daughter of the co-founder of the *Denver Post*, inherited a substantial sum of money upon her father's death. Bonfils-Stanton used that money to build her estate, Belmar

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Mansion, at the site where the Irongate office buildings at Wadsworth Boulevard and Ohio Avenue now stand. Bonfils-Stanton had much to do with the development of the area and was the driving force behind the development of the Villa Italia Shopping Center. A few years before her death in March 1962, Bonfils-Stanton formed the Belmar Development Company and bought the land at the southeast corner of Wadsworth Boulevard and Alameda Avenue after hearing rumors of a potential airport being built at that location. She drew up concept plans for the Villa Italia Shopping Center that eventually was built in 1966, and which quickly became a gathering place for the entire Lakewood community. The mall was updated and expanded in the mid 1980s when a second story was added. Over the years, the Villa Italia Mall served as a viable tax base for the City of Lakewood and as a focal point for the Lakewood community. Affectionately referred to as "the Villa," it served the shopping and socializing needs of Lakewood residents. It also became a "walkers" mall and saw many early risers utilizing the indoor mall for a brisk morning walk.



The Villa Italia Mall soon after its opening.

The mall, like many large, indoor malls across the nation, could not sustain its prominence, and in the 1990s it began a slow decline until finally closing its doors on July 16, 2001. Over the next several years, the 100-acre site will be transformed into Lakewood's downtown, and will contain a mixed-use development with office, retail, housing, and pedestrian space. The new design will bring a fresh face to the corner of Wadsworth Boulevard and Alameda Avenue and with it a new vibrancy to the South Alameda area. The development will create a much needed town center for the residents of Lakewood, an amenity lacking since the City's incorporation in 1969. Although many residents will miss "the Villa," they are realistic about the need to move forward and support a new era of retail use. The new development will be called the Belmar District to honor the history of the area.



VILLA ITALIA LIBRARY

The old Villa Library was the brainstorm of the West Alameda Federated Women's Club. The Women's Club promoted the idea for a neighborhood library through radio and news articles and solicited donations of books, equipment, lumber and paint to help the fledgling library. Opened in 1955, the library was housed in the West Alameda Community Baptist Church. Until the Villa Library joined the County library system in 1957, it was staffed by volunteers and supported by very limited funds, limiting its hours of operation. After the death of May Bonfils-

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Stanton in 1962, her husband donated one and one-half acres of land in the 400 block of South Pierce for a new library building. The library became known as the Bonfils-Stanton Library before being renamed the Villa Library. The library's unique design earned the Denver architect who designed the building a 1969 American Institute of Architects award for outstanding architecture in the state. Having outgrown its space, the library moved to the new Lakewood City Commons in 2000 and was renamed the Belmar Library. The old Villa Library building now houses The Learning Source for Adults and Families.

BANCROFT SCHOOL

The original Bancroft School was a small, wooden building built on a one-acre parcel of land donated by George Bancroft, son of Frederick Bancroft. The school quickly became a gathering place for local residents and served as a social center and a place to hold dances and community suppers. In 1919, the original school building was moved to a business complex at West Alameda Avenue and Knox Court, and was replaced by a two-story brick building with the second floor housing a "teacherage." In 1956, the second story of the building was declared unsafe and was removed. Over the years, the building has housed various businesses, most recently a catering business. Unfortunately, the building has been altered over the years, and has lost much of its historical integrity. Today, an effort is underway to determine the viability of applying for a landmark designation for the old school building located at 6001 West Mississippi Avenue.



The Bancroft Schoolhouse (left) and the West Metro Fire Department (right) have lost much of their original character, but serve as a reminder of the history of the area.

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III. NEIGHBORHOOD FACILITIES

PARKS

Ray Ross Park, located just south of Deane Elementary School at 680 South Harlan, was one of the first parks within Jefferson County. When the park was developed in the late 1950s, it was a small, five-acre park with limited amenities. Originally named Alameda Park, the park was renamed in 1990 for Ray Ross, one of the founding members of the South Jeffco Recreation & Park District (now Foothills Park & Recreation District). On January 1, 2000, the City of Lakewood acquired Ray Ross Park from the Foothills Park & Recreation District. The 12-acre park serves as a focal point for the South Alameda neighborhood and offers many amenities including a lighted ballfield, a concession stand, tennis courts, a large picnic shelter, a playground, and a 25-meter outdoor pool. It is anticipated the City of Lakewood will begin working on a master plan for Ray Ross Park within the next several years to address some of the concerns with the park such as poor drainage, a deteriorating parking lot, and inadequate park design and function.

Bonfils-Stanton Park is located on the southwest corner of Kentucky Avenue and Pierce Street, and continues along the south side of Kentucky Avenue west to Wadsworth Boulevard. The 3.2 acres of park running along Kentucky Avenue provide a bike and pedestrian path connection to Belmar Park west of Wadsworth Boulevard. The large tract of unimproved land at the corner of Kentucky Avenue and Pierce Street was originally designated as a school site when the Wadsworth Villa Planned Development was filed with the City in 1978. The City of Lakewood acquired the 9-1/2 acre tract from the Jefferson County School District soon after. At the time of this writing, the City of Lakewood has no current plans to develop the vacant parcel into an active park site.



The pedestrian and bike path along Kentucky Avenue from Pierce Street to Wadsworth Boulevard.

SCHOOLS

Deane Elementary School was opened in 1955, and completely remodeled in 1995. Originally named South Alameda Elementary, it was renamed in 1983 to honor two sisters, Ilene and Mary Deane, who worked for the Jefferson County School District for 25 years. Deane Elementary has a current enrollment of 475 students. Its student body consists of 1.89 percent American Indian students, 4.84 percent Asian, 4.21 percent African American, 40.21 percent Hispanic, and 48.85 percent white students.

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The Silver State Baptist School, affiliated with the South Sheridan Baptist Church, is located at the corner of Sheridan Boulevard and Kentucky Avenue. Two hundred sixty kindergartners through twelfth-grade students attend this school that has been operating for 35 years.

THE LEARNING SOURCE FOR ADULTS AND FAMILIES

Situated at the old Villa Library site at 455 South Pierce Street, The Learning Source for Adults and Families houses the administrative offices for the non-profit organization as well as offers several adult and family literacy programs. The center offers GED preparatory classes, English as a Second Language classes, and family literacy classes. The organization has been in operation for 37 years, and opened its South Pierce Street location in late 2000.

WEST METRO FIRE STATION #7

The West Metro Fire Station located at 6315 West Mississippi Avenue was built in the 1940s and is the oldest station in the West Metro Fire District. The firehouse was built as part of the Bancroft Fire Department that was formed in 1937. In 1995 the Bancroft Fire Protection District and the Lakewood Fire District merged to form West Metro Fire District, and the name of the station was changed. Fire Station #7 has several reminders of days gone by. The original fire poles are still in use, and it is suspected that the ghost of an old fire captain once assigned to the station still frequents his old haunt.

IV. SOUTH ALAMEDA NEIGHBORHOODS

The South Alameda area is one of diverse character. It easily can be recognized by the five unique neighborhoods that comprise the South Alameda planning area. The challenges of the South Alameda area are balanced by the strengths of these neighborhoods and the individuals who live in them. While each neighborhood may have challenges unique to it, it is clear the entire South Alameda area struggles with many of the same concerns facing an aging yet growing community.

Maps depicting the neighborhood boundaries, zoning, and land uses of the South Alameda area are attached under Appendix B.

MARTINDALE NEIGHBORHOOD

For planning purposes, the Martindale Neighborhood encompasses the area between Alameda Avenue and Center Avenue, and Sheridan Boulevard and Pierce Street. This neighborhood, named after the Martindale Subdivision (platted in 1956), is predominately zoned 2-R (one-family, small lot residential), with pockets of 1-R (large lot residential), 3-R (duplex and small lot residential) and 5-R (higher density residential) in the eastern portion of the neighborhood. Commercial properties border the neighborhood along Alameda Avenue, primarily from Harlan Street to Sheridan Boulevard. Much of the neighborhood



Housing in the Martindale neighborhood.

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is typical of the early suburban subdivisions with the majority of housing stock comprised of single-family homes with attached garages. The Martindale Neighborhood is a fairly strong, stable, and well-maintained neighborhood, and residents believe this characteristic is one of its strongest assets. The quiet area, with well-built brick homes and a high home ownership rate, lends a strong community element to the area. The residents believe the convenience of the area and its proximity to amenities such as bus routes, the elementary school, major streets, the mountains, and downtown Denver strengthen the neighborhood.

The most immediate concern for the residents is the upkeep of the commercial properties along Alameda Avenue. Residents see deteriorating and vacant commercial properties as an eyesore and threat to their neighborhood. In an effort to promote better-maintained properties, residents would like to see stronger code enforcement in the area. Residents encourage replacing the several pawnshops and the adult store now located on Alameda Avenue with more “family-oriented” businesses.

KELTON HEIGHTS NEIGHBORHOOD

Located between Sheridan Boulevard, Harlan Street, Kentucky Avenue and Mississippi Avenue, Kelton Heights has maintained much of its original character. Zoned 1-R (large lot residential), this tree-lined neighborhood is comprised of smaller, older homes. Many of the homeowners, some of who have been in the area for 40 years, have water rights from the lateral ditch running along Mississippi Avenue. The majority of residents in the area are homeowners, which typifies the stability of the neighborhood. Residents love the character offered by the larger lots and horse properties within the area that are part of the original 1926 development. Challenges facing the Kelton Heights neighborhood include the desire to maintain a larger-lot residential community in a growing area, and concern with deterioration of commercial properties along Mississippi Avenue



Examples of housing diversity in the Kelton Heights neighborhood.

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and Sheridan Boulevard. Residents would like to see the commercial properties along these two corridors improve their condition and appearance. Kelton Heights residents also support smaller scale businesses along Mississippi Avenue. Residents are proud of the history of the area, particularly the history of Mississippi Avenue, and believe it essential to promote this history and maintain a connection with the past.

JEFFERSON GARDENS NEIGHBORHOOD

The majority of the Jefferson Gardens Neighborhood is comprised of the Jefferson Gardens Subdivision and the Guy Martin Subdivision. Several smaller subdivisions are located between Mississippi Avenue and Kentucky Avenue and Pierce and Harlan Streets. One of the oldest neighborhoods in the City of Lakewood, the Jefferson Gardens Subdivision was platted in 1888 by Charles M. Kittredge, who arrived in Denver in 1884, and made a fortune in real estate. He may best be known for the Kittredge Building in downtown Denver that he built in 1889. The Jefferson Gardens Neighborhood consists mainly of R1A (residential one acre), RR (rural residential) and 1-R (large lot residential) properties. All three of these zone classifications allow for agricultural uses and for the keeping of horses and livestock. The Guy Martin Subdivision was subdivided in 1947 and roughly includes the land from Harlan Street to Pierce Street and Center Avenue to Exposition Avenue. The majority of land within the Guy Martin Subdivision is zoned 1-R and 2-R.



Portions of Ohio Avenue typify the “rural” quality residents of the Jefferson Gardens neighborhood appreciate.

There are two higher density developments within the neighborhood, the Levy Subdivision and the Oak Run Subdivision. The Levy Subdivision, located on Ohio Avenue between Fenton and Harlan streets, is being built at the time of this writing and will contain 10 duplexes and one single-family home when completed. The Oak Run Subdivision was platted in 1984. Zoned 4-R (medium density attached residential), it is located between Ohio and Center Avenues on Depew Street. Although original construction for the Oak Run development began in the 1980s, it only now is being completed. Several commercial properties and a mobile home park border the Jefferson Gardens Neighborhood on Mississippi Avenue.

In 1995, the Jefferson Gardens Neighborhood Plan was written to address the concerns and the goals for this neighborhood. While residents of the Jefferson Gardens Neighborhood are proud of the neighborhood’s history and are steadfast in their desire to maintain the large-lot residential horse properties, many challenges face this neighborhood in a time of rapid growth and change. A primary challenge for the Jefferson Gardens Neighborhood will be in balancing its desire to maintain large-lot residential properties while located in the heart of the City of Lakewood.

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BANCROFT HILLS/GREEN GABLES MANOR NEIGHBORHOOD

The Bancroft Hills/Green Gables Manor neighborhood is located between Pierce Street and Wadsworth Boulevard and Kentucky Avenue and Mississippi Avenue. It consists of several subdivisions including the Bancroft Hills Subdivision and the Green Gables Manor Subdivision.



Single-family housing within the Bancroft Hills/Green Gables Manor neighborhood.

In 1956 the land from Wadsworth Boulevard to the east side of Teller Street was subdivided into the Green Gables Manor Subdivision. It is zoned 2-R and is comprised of single family housing with a commercial district located at the corner of Mississippi Avenue and Wadsworth Boulevard.

The Bancroft Hills Subdivision was platted in 1962. It includes the area between Reed Street and the west side of Saulsbury Street. The Bancroft Hills Subdivision is zoned 2-R. Directly to the east of the Bancroft Hills Subdivision is a parcel of land zoned 3-R and containing duplex units. The Woodridge Subdivision, platted in 1961, is located on the corner of Mississippi Avenue and Pierce Street. Zoned 6-R, it is home to the Ridgewood Mobile Home Park. The most recent addition to this neighborhood is the homes on the north side of Kentucky Avenue. These eight homes were built in approximately 1983, and include the totality of the Belmar at the Park Subdivision.

The Bancroft Hills/Green Gables Manor neighborhood faces many of the same challenges confronting the Kelton Heights neighborhood. Primary concerns for neighborhood residents include the condition of properties along Mississippi Avenue as well as the condition of residential properties in the neighborhood. Residents of this neighborhood would like to see well-maintained properties and residents who take pride in ownership.

As with the Martindale Neighborhood, residents in this neighborhood believe the strength of their neighborhood lies with its proximity to many amenities including Belmar Park, major streets, proximity to downtown Denver, the mountains, and retail and restaurants. The residents are proud of the social and economic diversity within the neighborhood and the community character. Residents support efforts to maintain their neighborhood through neighborhood clean-ups and strict code enforcement.

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RIATA NEIGHBORHOOD

The Official Development Plan for the Wadsworth Villa Subdivision was filed in 1978. It covers the portion of land between Wadsworth Boulevard and Pierce Street and Virginia Avenue and Kentucky Avenue. The original Wadsworth Villa Subdivision contains a gross area of 95.72 acres, with 3.2 acres designated for public parkland and 9.55 acres of land donated to the Jefferson County School District. The 9.55 acres of land originally designated for use by the Jefferson County School District was purchased by the City of Lakewood in 1979 for parkland. The planned development is a high-density residential development consisting of both condominium units and apartments. The Official Development Plan allows for densities ranging from 14 to 29.9 units per acre. The area has been developed in stages, and was only recently completed in April 2001. Originally referred to as "Waterside," the area was renamed Riata in 1999.

Although of significantly different character than the other neighborhoods in the South Alameda area, it is a well-maintained area with several registered neighborhood organizations within its boundaries. Residents believe the location of the neighborhood and its proximity to Belmar Park, the Belmar District and the Bonfils-Stanton Park give it its appeal.



Examples of the higher density housing within the Riata neighborhood.

V. NEIGHBORHOOD ORGANIZATIONS

Strong neighborhood organizations are vital to the success of a neighborhood plan. Neighborhood organizations serve as a conduit for neighborhood unity and communication. The South Alameda area has several organizations within its boundaries that are registered with the City of Lakewood. A map outlining the neighborhood organizations is attached under Appendix B.

- § The Jefferson Gardens Neighborhood Organization is one of the older neighborhood organizations within the South Alameda planning area. It includes approximately 400 households and roughly covers the area bounded by Sheridan Boulevard and Pierce Street, and Mississippi Avenue and Ohio Avenue.

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- § The Martindale Neighborhood Association is the largest neighborhood organization within the South Alameda planning area. It includes approximately 800 households and roughly covers the area bounded by Sheridan Boulevard and Pierce Street, and Alameda Avenue and Center Avenue.
- § Waterside II, The Cape encompasses the area west of Pierce Street, north of Kentucky and east of Reed Court. It includes 72 households.
- § Waterside I Condominium Association is situated in the area bounded by Ohio Street and South Vance Street. One hundred forty-four households are members of the Waterside I Condominium Association.
- § The Alameda Gateway Community Association encompasses the area bounded by Sheridan Boulevard, Kipling Parkway, 6th Avenue and Mississippi Avenue. There are currently 80 members of the Association, including both businesses and individual residents, and a mailing list of 940. The Association was started in 1996 to provide a link for businesses and citizens along the Alameda corridor to become involved in the neighborhood, to promote responsible growth along the corridor, and to support revitalization and beautification projects along Alameda Avenue.

VI. RELATED PLANS

The South Alameda Neighborhood is served by several other plans. These plans include:

LAKEWOOD COMPREHENSIVE PLAN

The Lakewood Comprehensive Plan was adopted in 1987. Currently, the Comprehensive Plan is being reviewed and an updated Comprehensive Plan is anticipated to be complete in 2002. Specific goals and policies set forth in the 1987 Comprehensive Plan related to neighborhood planning include:

- § Protecting and enhancing viable neighborhoods while promoting a sense of identity;
- § Protecting existing large-lot, semi-rural areas;
- § Restricting infill development to land uses that demonstrate compatibility with and sensitivity to existing neighborhood characteristics;
- § Encouraging citizen participation throughout the planning and implementation process;
- § Increasing enforcement of zoning, housing, and building codes in order to halt deterioration of neighborhoods;
- § Prohibiting piecemeal and/or spot zoning in existing neighborhoods;
- § Expanding City efforts to rehabilitate older neighborhoods, when need is indicated; and
- § Achieving consistency, quality and balance in parkland and open space acquisition and development.

The Planning Area

JEFFERSON GARDENS NEIGHBORHOOD PLAN

The Jefferson Gardens Neighborhood Plan was adopted as an amendment to the Comprehensive Plan in 1995. Goals set forth in the Jefferson Gardens Neighborhood Plan that are consistent with the goals of the South Alameda Area Plan include:

- § Limiting commercial developments to properties fronting Mississippi Avenue and Sheridan Boulevard and requiring commercial development be designed in a manner that is low in scale and unobtrusive;
- § Including design elements for new single-family and multi-family residential developments that require consistency and compatibility with the existing character of the neighborhood;
- § Developing a neighborhood park on the property owned by the City of Lakewood at the southwest corner of Kentucky Avenue and Pierce Street (Bonfils-Stanton Park);
- § Incorporating walking and riding trails into Ray Ross Park and Bonfils-Stanton Park;
- § Taking active steps to maintain a high level of safety and security in the Jefferson Gardens neighborhood;
- § Improving 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; and
- § Creating a visible identity and positive image for the Jefferson Gardens neighborhood in the community.

WEST ALAMEDA AVENUE CORRIDOR PLAN

Adopted in June 1995, the West Alameda Avenue Corridor Plan outlines the vision and policies for the West Alameda corridor between Sheridan Boulevard and Carr Street. Its intent is to preserve and enhance the character of the corridor and to ensure future developments are consistent with the Plan's vision. Goals contained in the Plan which support the South Alameda Area Plan include:

- § Coordinating with Community Development Block Grant Neighborhood clean-up activities to encourage neighborhood clean-ups;
- § Working with the Lakewood Police Department to encourage and establish Neighborhood Watch programs;
- § Establishing neighborhood plans consistent and compatible with the West Alameda Avenue Corridor Plan; and
- § Increasing and strengthening zoning and code enforcement.

ALAMEDA AVENUE CORNERSTONE PLAN

The Alameda Avenue Cornerstone Plan includes the Alameda corridor between Sheridan and Union Boulevards. The planning process, underway at this writing, is being conducted in partnership with the Alameda Gateway Community Association, the Denver Federal Center-General Services Administration, the Regional Transportation District, and the City of Lakewood. The plan is being written to expand on elements contained in related plans including the Comprehensive Plan, the West Alameda Avenue Corridor Plan, the Sheridan Boulevard Strategic Plan, the Wadsworth Boulevard Strategic Plan, and the South Alameda Area Plan. It is anticipated the Alameda Avenue Cornerstone Plan will be completed in late July 2002, and will include the following goals:

The Planning Area

- § Identifying strategies to create and enhance the city center;
- § Analyzing existing land uses along Alameda Avenue;
- § Identifying strategies to encourage and guide infill development;
- § Identifying transit and transportation improvements to Alameda Avenue to increase multi-modal transportation use and efficiency, and identifying strategies to make transit connections from the study area to the proposed 13th Avenue light rail line and to the Cold Spring Park-and-Ride; and
- § Identifying an overall framework for design, streetscape, signage, and key public realm elements of the corridor.

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 Plan that pertain to the South Alameda area 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.

SHERIDAN BOULEVARD STRATEGIC PLAN

Adopted as an amendment to the Comprehensive Plan in August 2000, the Sheridan Boulevard Strategic Plan provides the following recommendations that are consistent with the goals contained in the South Alameda Area Plan:

- § Providing buffers from the corridor into the adjacent neighborhoods;
- § Ensuring well-maintained, attractive and well-landscaped properties exist along the corridor;
- § Redeveloping vacant and run-down buildings and properties;
- § Enhancing the quality of business signs along Sheridan Boulevard;
- § Improving pedestrian connections to adjacent neighborhoods;
- § Enhancing the economic viability of the corridor; and
- § Decreasing crime and the perception of crime along the corridor.

MISSISSIPPI AVENUE STRATEGIC PLAN

The Mississippi Avenue Strategic Plan was adopted as an amendment to the Comprehensive Plan in August 2001. The Mississippi Avenue Strategic Plan addresses many of the concerns raised by residents of the South Alameda area. The goals contained in the Mississippi Avenue Strategic Plan which support the South Alameda area include:

- § Buffering and integrating office, retail and residential land uses along the corridor with adjacent residential neighborhoods;
- § Encouraging redevelopment of split zoned parcels fronting Mississippi Avenue;
- § Limiting and concentrating commercial uses to areas near Sheridan Boulevard, Pierce Street, and Lamar Street;

The Planning Area

- § Improving pedestrian safety and mobility along Mississippi Avenue;
- § Improving public transit stops along Mississippi Avenue;
- § Enhancing the appearance of businesses and residences along Mississippi Avenue; and
- § Enhancing landscaping along Mississippi Avenue.

2001 NEIGHBORHOOD ASSESSMENT

Neighborhood assessments are conducted as part of the planning process. Neighborhood assessments look at the variables of a neighborhood's character including population, age, income, type and condition of housing, and crime statistics. The purpose of an assessment is threefold:

- § To create a baseline of information from which to gauge future progress by documenting existing conditions in an area;
- § To assist in focusing the use of Community Development Block Grant funds to have the greatest impact; and
- § To provide supporting documentation for federal revitalization designation.

The City of Lakewood completed a neighborhood assessment for the South Alameda area in July 2001.

Archived
April 27, 2015

Vision Statement

The following Vision Statement was developed with input from South Alameda residents. The Vision statement is intended to provide guidance for the future direction of the South Alameda neighborhood.

The South Alameda neighborhood is a diverse Lakewood neighborhood with many unique characteristics and ties to Lakewood's history. Located in the heart of the City of Lakewood, the South Alameda neighborhood has many strengths, but faces many challenges. With the growth of Lakewood as a whole, particularly areas adjacent to the South Alameda area, the neighborhood will be faced with many changes in coming years. In an effort to preserve, enhance and strengthen the neighborhood amidst these changes, residents support:

- ◆ Maintaining a solid, diverse community with a "small town" feel;
- ◆ Balancing the mix of commercial and residential uses while maintaining a sense of neighborhood scale with future development;
- ◆ Retaining a solid quality of life that includes a safe environment, a good park system, low-density housing, and unique housing characteristics;
- ◆ Encouraging neighborhood revitalization and upkeep by promoting attractive and well-maintained homes and yards and supporting reinvestment in rundown and vacant neighborhood commercial properties; and
- ◆ Promoting a strong sense of neighborhood integrity.

Goals and Action Steps

The South Alameda neighborhood is one of many Lakewood neighborhoods. Currently there are more than 100 neighborhood organizations registered with the City indicating the large number of resident-identified neighborhood areas. One challenge faced through the neighborhood planning process is the limited resources available to address residents' concerns and issues throughout all of the City of Lakewood's neighborhoods. Because accomplishing a plan's goals and action steps is subject to budgetary constraints and dependent 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 have been categorized into four issue areas: Traffic and Public Works, Community Resources, Community Safety, and Land Use and Property Maintenance. All goals and action steps found in this Plan must be implemented in accordance with City Council policies and citywide priorities.

TRAFFIC AND PUBLIC WORKS:

Concern with traffic volumes within and surrounding the South Alameda area was expressed in survey responses. The most significant traffic concern noted was increased congestion, particularly at the intersection of Wadsworth Boulevard and Alameda Avenue, and along Wadsworth Boulevard. With the addition of the new Belmar District, residents fear increased traffic in their neighborhood, specifically to Pierce Street. A buffer to mitigate potential traffic impacts between the South Alameda neighborhoods and the Belmar District is strongly encouraged by residents.

Residents noted the perception of speeding automobiles, particularly on Harlan and Pierce Streets, as both a safety issue and a quality of life issue. Heavy automobile traffic at Deane Elementary School is a particular safety issue for children attending Deane Elementary. The Jefferson County School District recently built a new parking lot and drop-off/pick-up lanes for parents. It is anticipated this new addition will address the concerns of residents, but it should be monitored closely to analyze the effectiveness and impact on pedestrian safety.

Residents also expressed the need for improved public transportation within the neighborhood. Both improved bus stops and improved accessibility to public transportation were identified as important and necessary to the neighborhood. Much of the neighborhood's accessibility to public transportation was diminished when the bus transfer facility was relocated from Villa Italia Mall to Lakewood City Commons. Bus routes, particularly Route #76, were altered to accommodate the relocation, and no longer serve the neighborhood as before.

The specific Traffic and Public Works Goals identified by area residents are listed below.

Goals and Action Steps

Goal #1: Improve traffic congestion, traffic circulation, and pedestrian and automobile safety at Deane Elementary School.

Action Step:

- (1-1) Monitor and evaluate the recent parking changes and traffic circulation improvements made at Deane Elementary School. Identify traffic and safety concerns that may still persist and work with the Public Works Department, Jefferson County Public Schools, and Deane Elementary School to remedy them.

Goal #2: Improve public transportation access throughout the South Alameda Neighborhood.

Action Steps:

- (2-1) Work with the Regional Transportation District (RTD) and the City of Lakewood's Public Works and Community Planning & Development Departments to address public transportation needs and improve RTD service to the South Alameda neighborhood.

Goal #3: Investigate areas where residents believe speeding within the neighborhood is excessive, evaluate the severity of the problem, and identify appropriate avenues to address problem areas.

Action Steps:

- (3-1) Work with the Police Department's Neighborhood Speed Watch Program to inform and educate speeders of the neighborhood's concerns.
- (3-2) Work with traffic engineering to place speed trailers in appropriately identified areas as requested by the neighborhood.
- (3-3) Work with traffic engineering to identify traffic calming remedies, such as speed humps, that may be warranted within the South Alameda neighborhood.

Goal #4: Identify and prioritize areas where additional curb, gutter and sidewalk are necessary for improved pedestrian safety.

Action Steps:

- (4-1) Work with the City of Lakewood's Public Works Department to identify and prioritize completion of sidewalk, curb and gutter.
- (4-2) Identify sources of funding, such as the Neighborhood Participation Program, to help with funding sidewalk completions.

Goals and Action Steps

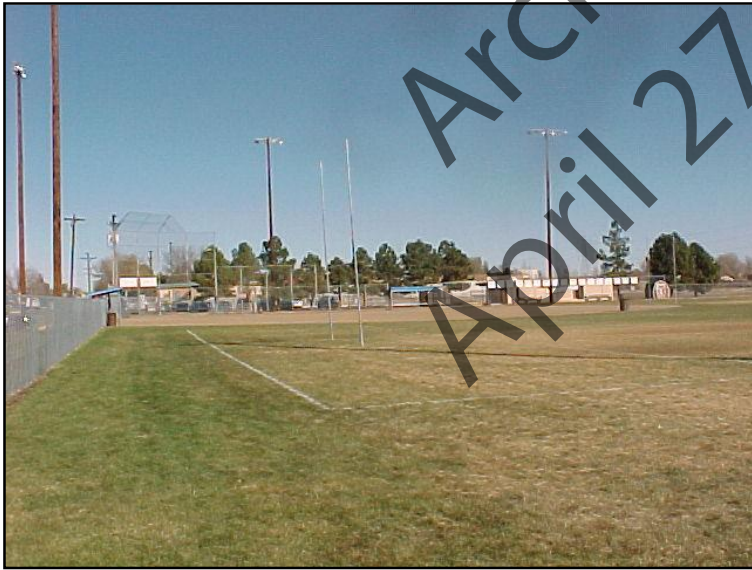
Goal #5: Increase and improve street lighting in the South Alameda neighborhood to further community safety.

Action Steps:

- (5-1) Work with the City of Lakewood's Public Works Department and Police Department to identify areas within the community where street lighting is not consistent with city standards.
- (5-2) Identify community grant programs and utilize neighborhood fund raising to obtain funding for additional security lighting desired by the neighborhood.

COMMUNITY RESOURCES:

Because of the recent growth of the area, residents voiced urgency in addressing park, open space and pedestrian and bike trail needs. The only active park space within the South Alameda area is Ray Ross Park. Although this park offers many amenities, there is minimal open land at the park for activities such as volleyball and soccer. In survey responses, as well as at planning meetings, residents voiced the need for additional park access, park amenities, and park facility maintenance. Included in the need for open space and parks, residents identified the need for pedestrian and bike trails connecting their neighborhood with other trails within the City of Lakewood, as well as the regional trail system in the metropolitan area.



The lack of youth opportunities was discussed during planning meetings. Neighborhood youth who attended the meetings stressed the need for gathering places where they can meet and participate in a variety of activities. High on the list was the need for a skatepark in the community. A youth activity center would help instill a strong sense of community for youth and adult residents of the area, and could serve as a conduit for bringing generations together.

Ballfield at Ray Ross Park.

Residents support a cohesive neighborhood and one that supports community projects, a sense of community pride, and one that celebrates the ethnic diversity of the neighborhood. Residents encourage neighborhood block parties, festivals and picnics to foster a sense of unity.

Goals and Action Steps

Goal #1: Form a strong and viable neighborhood organization(s) to assist with implementing the South Alameda Area Plan Goals and Action Steps, to encourage neighborhood participation in City events, and to serve as a conduit for neighborhood communication and support.

Action Steps:

- (1-1) Work with the City of Lakewood's Community Planning & Development Department to organize and register appropriate neighborhood organizations with the City of Lakewood.
- (1-2) Encourage active participation of neighborhood organization members. Publicize and hold regular neighborhood organization meetings to share information, address neighborhood concerns, and work on fund raising techniques.

Goal #2: Encourage and strive to increase a sense of community through organized neighborhood events such as block parties, festivals and neighborhood picnics. Celebrate the diversity of the neighborhood by supporting ethnic festivals and parties that acknowledge the heritage of area residents.

Action Steps:

- (2-1) Work through neighborhood organizations and the City's Community Planning & Development Department to organize and promote events.
- (2-2) Increase awareness and access for community opportunities and programs offered by the City and other providers through neighborhood organizations, neighborhood newsletters and neighborhood meetings.

Goal #3: Encourage and support pedestrian and bike connections with local trails, Belmar Park, Ray Ross Park, and the regional system of trails and parkways.

Action Steps:

- (3-1) Encourage and support trail construction along appropriately designated portions of Weir Gulch, and work with surrounding neighbors to determine the most suitable location for a pedestrian and bike trail along the gulch.
- (3-2) Work with the City's Community Resource Department to develop safe trails within the neighborhood. Improve the safety of Harlan Street bike path and support safe path connections with Belmar Park.

Goals and Action Steps

- (3-3) Work with the City's Community Resources Department and Community Planning & Development Department to encourage safe pedestrian and trail connections with the regional trail network throughout the Denver metropolitan area.

Goal #4: Encourage and support the need for park improvements and additional park development within the South Alameda neighborhood.

Action Step:

- (4-1) Work with the City of Lakewood's Community Resources Department during future planning and development processes for Bonfils-Stanton Park to address the needs of the neighborhood.

- (4-2) Participate in the planning process for the new Master Plan for Ray Ross Park.

Goal #5: Increase youth activities and opportunities within the South Alameda neighborhood.

Action Steps:

- (5-1) Work with City of Lakewood's Community Resources Department to investigate sites that may be appropriate for a neighborhood skatepark. Work with the City's Community Planning & Development and Community Resources Departments to identify appropriate funding sources for a neighborhood skatepark.

- (5-2) Work with various youth organizations, local schools, and residents to develop and promote activities for youth. Consider programs such as sports activities, art projects and community events that bring a sense of community to the neighborhood and involve youth participation.

- (5-3) Promote youth participation in civic activities such as involvement with public meetings, joining the Police Explorer Program, organizing youth volunteer groups to help neighbors with property maintenance such as yard mowing, snow removal, and yard clean-ups.

- (5-4) Promote the existing youth programs available to area youth at the Link Recreation Center, the Washington Heights Center, and the Lakewood Cultural Center. Utilize neighborhood organizations and newsletters to encourage use of available programs.

COMMUNITY SAFETY:

To maintain and support a vibrant neighborhood, residents must feel safe. Although South Alameda area residents generally believe their neighborhood to be safe, they realize the importance of addressing safety concerns, and stress the need to work toward maintaining a safe and secure neighborhood. Residents of the Jefferson Gardens Neighborhood, in particular, voiced concern

Goals and Action Steps

with several high profile criminal activities which recently occurred in their neighborhood. Residents encourage area landlords to be more responsible neighbors by better maintaining rental properties, by being more accountable for the actions of tenants, and by more closely monitoring activities of renters.

Residents are encouraged to become active participants in promoting a safe neighborhood by working with the City's Police Department and serving as the "eyes" for the Department. Residents are interested in forming strong Neighborhood Watch Groups as a proactive step in protecting their neighborhood.

Specific Community Safety Goals and Action Steps identified by area residents are identified below.

Goal #1: Increase neighborhood safety and decrease crime and vandalism throughout the South Alameda area. Encourage citizen participation and involvement with neighborhood safety concerns.

Action Steps:

- (1-1) Work with the City of Lakewood Police Department and Neighborhood Action Team to maintain an appropriate police presence in the neighborhood. Assist with requests for crime prevention and critical incident planning at Deane Elementary School.
- (1-2) Work with the Police Department's Neighborhood Action Team and area landlords to promote the Crime Free Housing Program and the use of a "crime free" lease agreement for rental properties.
- (1-3) Encourage the development of Neighborhood Watch block groups throughout the South Alameda area. Promote Neighborhood Watch participation through community outreach and neighborhood organizations.
- (1-4) Arrange for police presentations at neighborhood meetings to address the community's concerns of safety, home protection, and neighborhood awareness.
- (1-5) Communicate and work with the City's Police Department and the Neighborhood Action Team to assist with targeting problem crime areas in the community and developing avenues to correct the concerns.

LAND USE AND PROPERTY MAINTENANCE:

Overwhelmingly mentioned by residents in both survey responses and at planning meetings was the poor condition of commercial properties in the neighborhood. Commercial properties along Mississippi Avenue are run down, there is inadequate landscaping and poor property maintenance. Alameda Avenue is faced with several vacant commercial properties including the former Bennigan's Restaurant and the Geico Building located at the northeast corner of Alameda Avenue and

Goals and Action Steps

Wadsworth Boulevard, and the Martischang office building at Alameda Avenue and Harlan Street. Both Mississippi Avenue and Alameda Avenue serve as “entryways” into the South Alameda area and residents are very concerned with the negative impact the deteriorating and vacant properties have on their neighborhood. Residents support and encourage implementation of both the Mississippi Avenue Strategic Plan and the Sheridan Avenue Strategic Plan. The development of the Belmar District and the Alameda Avenue Cornerstone Plan should help foster redevelopment and reinvestment along Alameda Avenue. Residents are encouraged to become active members of the Alameda Gateway Community Association and to work with community and business members in a positive and productive manner.

Strict code enforcement for residential properties is supported as well. Residents are very proud of their neighborhood and support neighborhood clean-ups and proactive code enforcement to support and maintain the neighborhood character. Although the majority of residential properties are well maintained, continued property maintenance is needed to maintain healthy property values and a strong, safe neighborhood character.

Goal #1: Encourage commercial property maintenance and landscaping for businesses along Alameda and Mississippi Avenues and Sheridan Boulevard.

Action Steps:

- (1-1) Join the Alameda Gateway Community Association to foster good communications with local businesses. Work with the Association to improve the area by addressing inadequate property maintenance and high vacancy rates of commercial properties.
- (1-2) Work with the Community Planning & Development Department during development and redevelopment processes to support and encourage high architectural standards, good landscaping, and pedestrian and bike connections with the neighborhood. Encourage efforts to provide buffering between commercial developments and the residential neighborhood.



Examples of deteriorating and vacant commercial properties on adjacent corridors.



Goals and Action Steps

Goal #2: Encourage neighborhood-serving businesses and smaller-scale business development along Alameda and Mississippi Avenues.

Action Step:

- (2-1) Work with the Community Planning & Development Department to encourage, to the best extent possible, businesses that support the needs of the neighborhood and are supportive of the residential setting.

Goal #3: Support neighborhood participation in maintaining and improving the quality, appearance and condition of properties and streets in the neighborhood.

Action Steps:

- (3-1) Work with the City of Lakewood's Code Enforcement Division to become more proactive in addressing neighborhood code violation problems.
- (3-2) Work with area businesses and the Alameda Gateway Community Association to encourage property maintenance, improved property appearance and improved landscaping of commercial properties.
- (3-3) Organize and support periodic neighborhood clean-ups by working with residents, area businesses, and the Alameda Gateway Community Association.
- (3-4) Promote and encourage participation in a consolidated neighborhood trash collection service to reduce the number and frequency of trash haulers in the neighborhood. Work through neighborhood organizations to assist with implementing consolidated trash service.
- (3-5) Work with landlords to promote improved property appearance of run down and unkempt rental properties in the neighborhood.

Goal #4: Encourage development patterns and land uses that respect the single-family residential character of much of the neighborhood.

Action Step:

- (4-1) Work with the Community Planning & Development Department during the development process to support low-density residential developments and open space consistent with surrounding land uses. Encourage adequate landscaping and buffering of all commercial development from residential areas. Support the integration of bike and pedestrian connections with new commercial developments.

Goals and Action Steps

- (4-2) Develop design guidelines to support and encourage developments that are of high quality and that are compatible with the character of the South Alameda neighborhoods.

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Implementation Schedule

The following tables outline the implementation schedule for the Goals and Action Steps identified by South Alameda area residents. The time frames for project completion have been broken down into three categories: Ongoing, First Priority Projects (those Action Steps to be completed in the 2002-2007 time period), and Second Priority Project (those Action Steps to be completed in the 2008-2013 time period). Project implementation and completion must be consistent with City Council policies and citywide priorities, and are subject to available funding and City staff resources.

| Ongoing Priority Projects | | |
|---------------------------|--|-------------------|
| Issue Area* | Action Steps | Responsibilities* |
| TPW (3-1) | Work with the Police Department's Neighborhood Speed Watch Program to inform and educate speeders of the neighborhood's concerns. | NO, PD |
| TPW (3-2) | Work with traffic engineering to place speed trailers in appropriately identified areas as requested by the neighborhood. | NO, PW |
| CR (1-1) | Work with the City of Lakewood's Community Planning & Development Department to organize and register appropriate neighborhood organizations with the City of Lakewood. | CPD |
| CR (1-2) | Encourage active participation of neighborhood organization members. Publicize and hold regular neighborhood organization meetings to share information, address neighborhood concerns, and work on fund raising techniques. | NO, CPD |
| CR (2-1) | Work through neighborhood organizations and the City's Community Planning & Development Department to organize and promote neighborhood events such as picnics, block parties and ethnic festivals. | NO, CPD |
| CR (2-2) | Increase awareness and access for community opportunities and programs offered by the City and other providers through neighborhood organizations, neighborhood newsletters and neighborhood meetings. | NO, CPD |

***Issues:**

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

***Responsibilities:**

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

Implementation Schedule

| Ongoing Priority Projects | | |
|---------------------------|---|-------------------|
| Issue Area* | Action Steps | Responsibilities* |
| CR (5-2) | Work with various youth organizations, local schools and residents to develop and promote activities for youth. Consider programs such as sports activities, art projects and community events that bring a sense of community to the neighborhood and involve youth participation. | NO |
| CR (5-3) | Promote youth participation in civic activities such as involvement with public meetings, joining the Police Explorer Program, organizing youth volunteer groups to help neighbors with property maintenance such as yard mowing, snow removal, and yard clean-ups. | NO |
| CR (5-4) | Promote the existing youth programs available to area youth at the Link Recreation Center, the Washington Heights Center, and the Lakewood Cultural Center. Utilize neighborhood organizations and newsletters to encourage use of available programs. | NO |
| CS (1-1) | Work with the City of Lakewood Police Department and Neighborhood Action Team to maintain an appropriate police presence in the neighborhood. Assist with requests for crime prevention and critical incident planning at Deane Elementary School. | NO, PD |
| CS (1-2) | Work with the Police Department's Neighborhood Action Team and area landlords to promote the Crime Free Housing Program and the use of a "crime free" lease agreement for rental properties. | NO, PD |
| CS (1-3) | Encourage the development of Neighborhood Watch block groups throughout the South Alameda area. Promote Neighborhood Watch participation through community outreach and neighborhood organizations. | NO, PD |
| CS (1-4) | Arrange for police presentations at neighborhood meetings to address the community's concerns of safety, home protection and neighborhood awareness. | NO, PD |
| CS (1-5) | Communicate and work with the City's Police Department and the Neighborhood Action Team to assist with targeting problem crime areas in the community and developing avenues to correct the concerns. | NO, PD |

*Issues:

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

Implementation Schedule

| Ongoing Priority Projects | | |
|---------------------------|--|-------------------|
| Issue Area* | Action Steps | Responsibilities* |
| LUPM (1-2) | Work with the Community Planning & Development Department during development and redevelopment processes to support and encourage high architectural standard, good landscaping, and pedestrian and bike connections with the neighborhood. Encourage efforts to provide buffering between commercial developments and the residential neighborhood. | NO, CPD |
| LUPM (2-1) | Work with the Community Planning & Development Department to encourage, to the best extent possible, businesses that support the needs of the neighborhood and are supportive of the residential setting. | NO, CPD |
| LUPM (3-3) | Organize and support periodic neighborhood clean-ups by working with residents, area businesses, and the Alameda Gateway Community Association. | NO, CPD |
| LUPM (3-5) | Work with landlords to promote improved property appearance of run down and unkempt rental properties in the neighborhood. | NO |
| LUPM (4-1) | Work with the Community Planning & Development Department during the development process to support low-density residential developments and open space consistent with surrounding land uses. Encourage adequate landscaping and buffering of all commercial development from residential areas. Support the integration of bike and pedestrian connections with new commercial developments. | NO, CPD |

*Issues:

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

Implementation Schedule

| First Priority Projects 2002-2007 | | |
|--------------------------------------|---|---|
| Issue Area* | Action Steps | Responsibilities* |
| TPW (1-1) | Monitor and evaluate the recent parking changes and traffic circulation improvements made at Deane Elementary School. Identify traffic and safety concerns that may still persist and work with the Public Works Department, Jefferson County Public Schools, and Deane Elementary School to remedy them. | NO, PW, Jefferson County School District |
| TPW (2-1) | Work with the Regional Transportation District and the City of Lakewood's Public Works and Community Planning & Development Departments to address public transportation needs, and to improve RTD service to the South Alameda neighborhood. | NO, PW, CPD, Regional Transportation District |
| TPW (3-3) | Work with traffic engineering to identify traffic calming remedies, such as speed humps, that may be warranted within the South Alameda neighborhood. | NO, PW |
| TPW (4-1) | Work with the City of Lakewood's Public Works Department to identify and prioritize completion of sidewalk, curb and gutter. | NO, PW |
| TPW (4-2) | Identify sources of funding, such as the Neighborhood Participation Program, to help with funding sidewalk completion. | NO, CPD |
| TPW (5-1) | Work with the City of Lakewood's Public Works Department and Police Department to identify areas within the community where street lighting is not consistent with city standards. | NO, PW, PD |
| TPW (5-2) | Identify community grant programs and utilize neighborhood fund raising to obtain funding for additional security lighting desired by the neighborhood. | NO |
| CR (3-1) | Encourage and support trail construction along appropriately designated portions of Weir Gulch, and work with surrounding neighbors to determine the most suitable location for a pedestrian and bike trail along the gulch. | NO, CR, CPD |
| CR (3-2) | Work with the City's Community Resource Department to develop safe trails within the neighborhood. Improve the safety of the Harlan Street bike path and support safe path connections with Belmar Park. | NO, CR |
| CR (3-3) | Work with the City's Community Resources Department and Community Planning & Development Department to encourage pedestrian and trail connections with the regional trail network throughout the Denver metropolitan area. | NO, CR, CPD |

***Issues:**

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

***Responsibilities:**

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

Implementation Schedule

| First Priority Projects 2002-2007 | | |
|--------------------------------------|--|-------------------|
| Issue Area* | Action Steps | Responsibilities* |
| CR (4-2) | Participate in the planning process for the new Master Plan for Ray Ross Park. | NO, CR |
| CR (5-1) | Work with the City of Lakewood's Community Resources Department to investigate sites that may be appropriate for a neighborhood skatepark. Work with the City's Community Planning & Development Department and Community Resources Department to identify appropriate funding sources for a neighborhood skatepark. | NO, CR, CPD |
| LUPM (1-1) | Join the Alameda Gateway Community Association to foster good communications with local businesses. Work with the Association to improve the area by addressing inadequate property maintenance and high vacancy rates of commercial properties. | NO |
| LUPM (3-1) | Work with the City of Lakewood's Code Enforcement Division to become more proactive in addressing neighborhood code violation problems. | NO, CPD |
| LUPM (3-2) | Work with area businesses and the Alameda Gateway Community Association to encourage property maintenance, improved property appearance and improved landscaping of commercial properties. | NO |
| LUPM (4-2) | Develop design guidelines to support and encourage developments that are of high quality and that are compatible with the character of the South Alameda neighborhoods. | NO, CPD |

*Issues:

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

Implementation Schedule

| Second Priority Projects 2008-2013 | | |
|---------------------------------------|--|-------------------|
| Issue Area* | Action Steps | Responsibilities* |
| CR (4-1) | Work with the City of Lakewood's Community Resources Department during future planning and development processes for Bonfils-Stanton Park to address the needs of the neighborhood. | NO, CR |
| LUPM (3-4) | Promote and encourage participation in a consolidated neighborhood trash collection service to reduce the number and frequency of trash haulers in the neighborhood. Work through neighborhood organizations to assist with implementing consolidated trash service. | NO |

*Issues:

CR Community Resources
 CS Community Safety
 LUPM Land Use and Property Maintenance
 TPW Traffic and Public Works

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 NO Neighborhood Organizations
 PD Police Department
 PW Public Works Department

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Appendix A: Demographics Table

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South Alameda Area Demographics

| | SOUTH ALAMEDA | | CITY OF LAKEWOOD | | JEFFERSON COUNTY | |
|------------------------------------|---------------|----------------------|------------------|----------------------------|------------------|----------------------------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Total Population | 5,966 | 7,725 | 126,481 | 144,126 | 438,430 | 527,056 |
| Race | | | | | | |
| White | 5,376 (90%) | 6,483 (84%) | 117,819 (93%) | 125,611 (87%) | 414,542 (95%) | 477,454 (90%) |
| Black | 86 (1.4%) | 93 (1%) | 1,316 (1%) | 2,128 (1.5%) | 3,231 (.7%) | 4,677 (.8%) |
| American Indian, Eskimo, Aleut | 52 (.8%) | 94 (1%) | 872 (.7%) | 1,599 (1.1%) | 2,428 (.5%) | 3,971 (.7%) |
| Asian and Pacific Islander | 127 (2.1%) | 304 (3.9%) | 2,435 (1.9%) | 4,035 (3%) | 7,630 (1.7%) | 12,445 (2.4%) |
| Other Race/Two Races | 325 (5.4%) | 519/232 (6.7%/3%) | 4,039 (3.2%) | 7,028/3,725 (4.9%/2.6%) | 10,599 (2.4%) | 17,043/11,466 (3.2%/2%) |
| Hispanic Origin | 787 (13%) | 1,698 (22%) | 11,506 (9%) | 20,949 (14%) | 30,791 (7%) | 52,449 (9%) |
| Persons per Household | 2.15 | 2.13 | 2.38 | 2.32 | 2.59 | 2.52 |
| Median Household Income | \$29,315 | \$33,020* | \$34,054 | \$44,196* | \$39,084 | Data not available |
| Persons Below Poverty Level | 533 (9%) | Data not available | 9,348 (7%) | Data not available | 24,926 (6%) | Data not available |
| Number of Households | 2,745 | 3,585 | 51,657 | 60,531 | 166,545 | 206,067 |
| Family Households | 1,483 (54%) | 1,699 (47%) | 33,717 (65%) | 36,474 (60%) | 119,462 (72%) | 140,439 (68%) |
| Non-Family Households | 1,262 (46%) | 1,886 (53%) | 17,940 (35%) | 24,057 (40%) | 47,083 (28%) | 65,628 (32%) |
| Number of Housing Units | 3,196 | 3,720 | 55,678 | 62,422 | 178,611 | 212,488 |
| Owner Occupied | 1,259 (39%) | 1,473 (40%) | 31,250 (56%) | 36,851 (59%) | 116,830 (65%) | 149,407 (70%) |
| Renter Occupied | 1,486 (47%) | 2,112 (57%) | 20,407 (37%) | 23,680 (38%) | 49,715 (28%) | 56,660 (27%) |
| Vacant | 451 (14%) | 135 (4%) | 4,021 (18%) | 1,891 (3%) | 12,066 (7%) | 6,421 (3%) |
| Median Home Value | \$76,800 | Data not available | \$91,400 | Data not available | \$93,600 | Data not available |

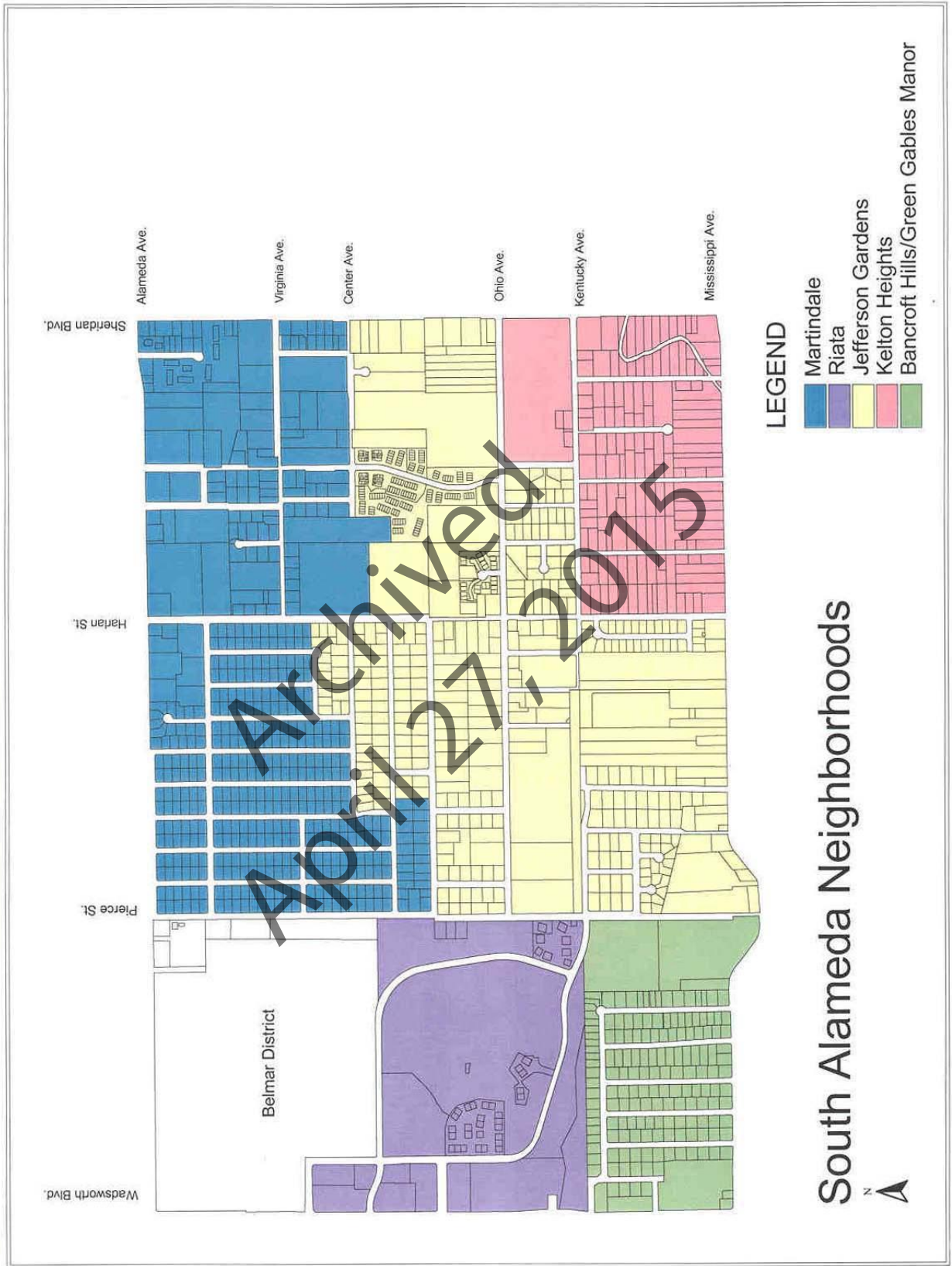
Note: Persons of Hispanic origin may be of any race.

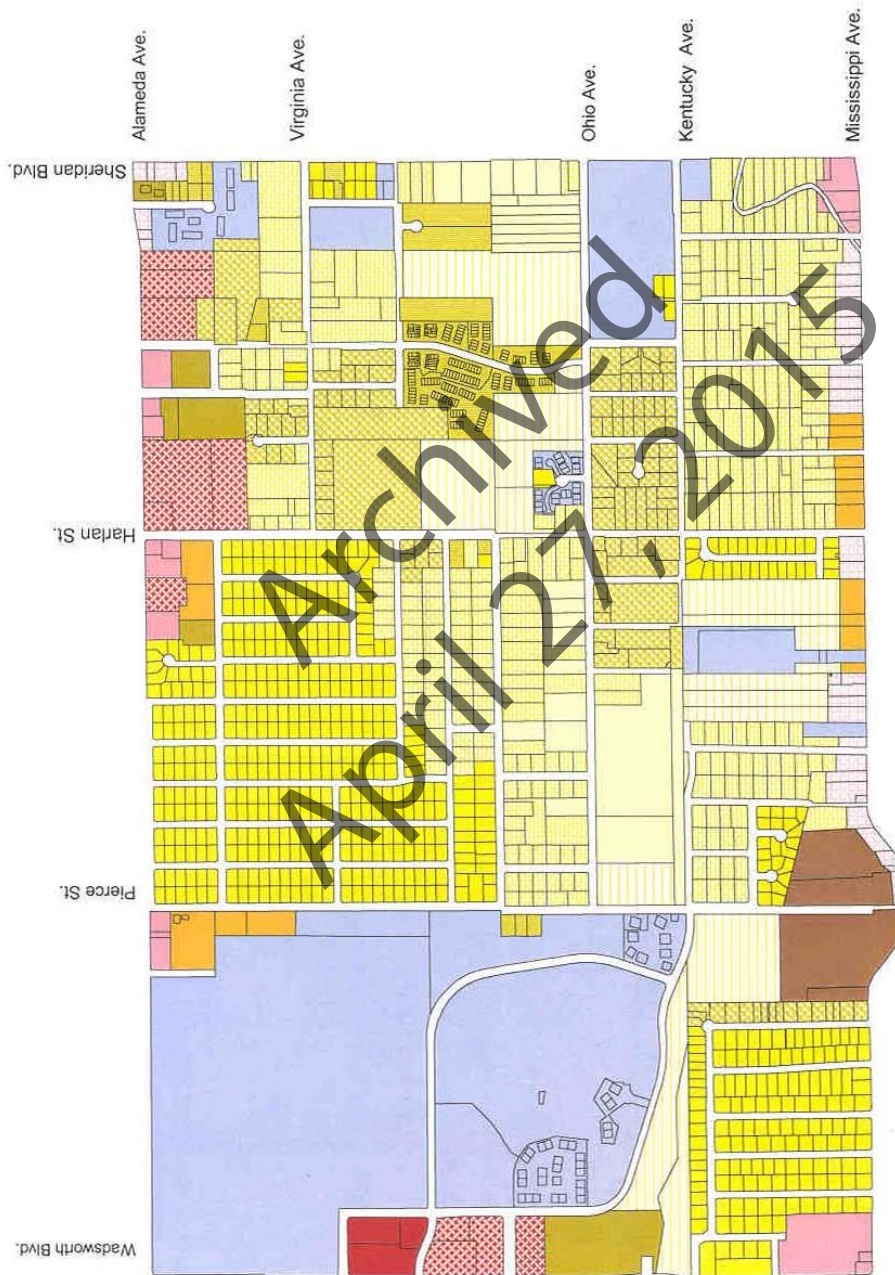
Data based on 1990 and 2000 U.S. Census Count Statistics

* Based on CACI Market Systems Data

Appendix B: Maps

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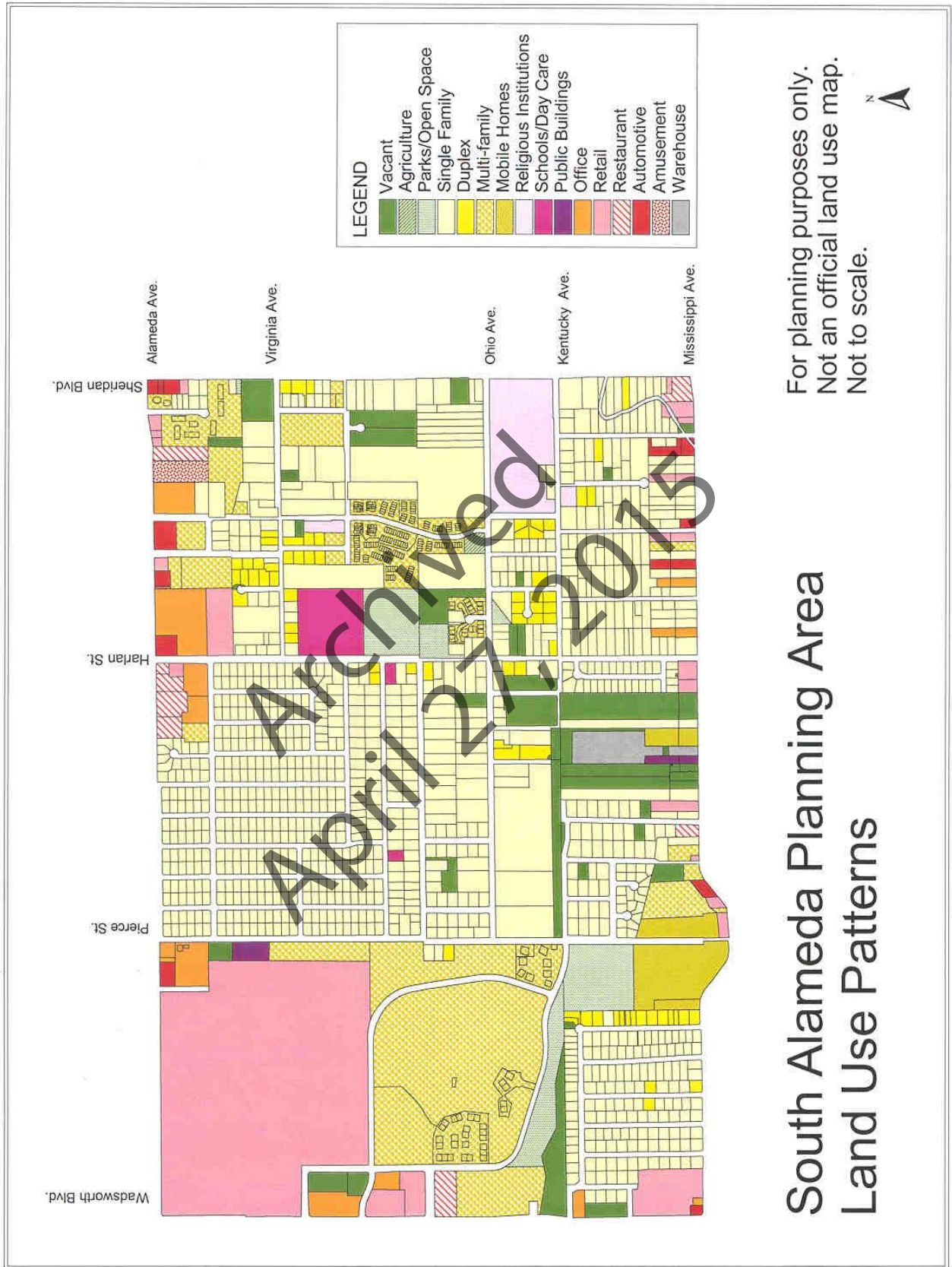


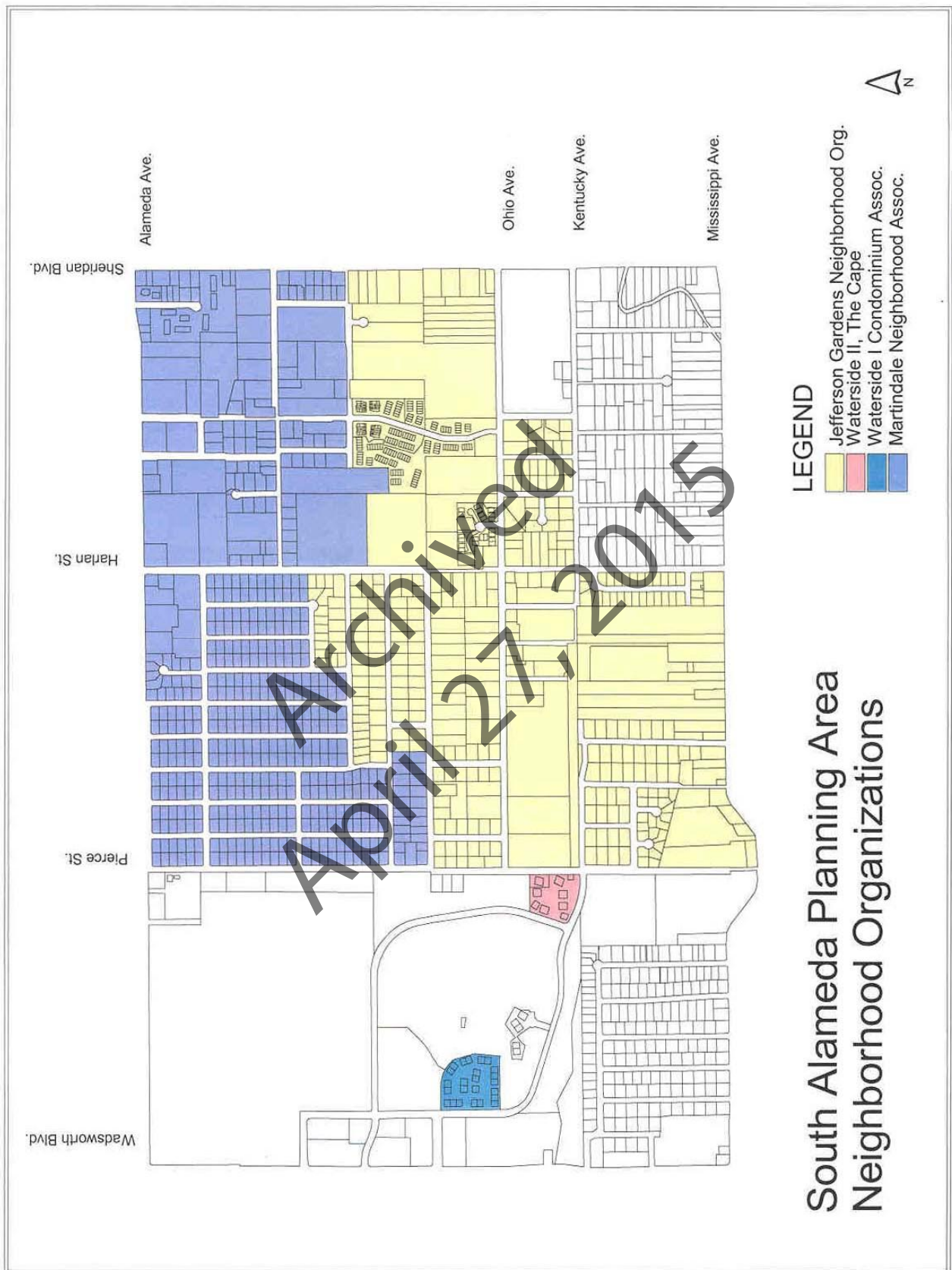


For planning purposes only.
Not an official zoning map.
Not to scale.



South Alameda Planning Area Zoning Patterns





Appendix C: References

History information was obtained from the following resources:

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

West Alameda Avenue Corridor Plan, Community Planning & Development, Lakewood, Colorado, 1995.

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