



City and County of Broomfield

Westlake Neighborhood Plan

May 2009

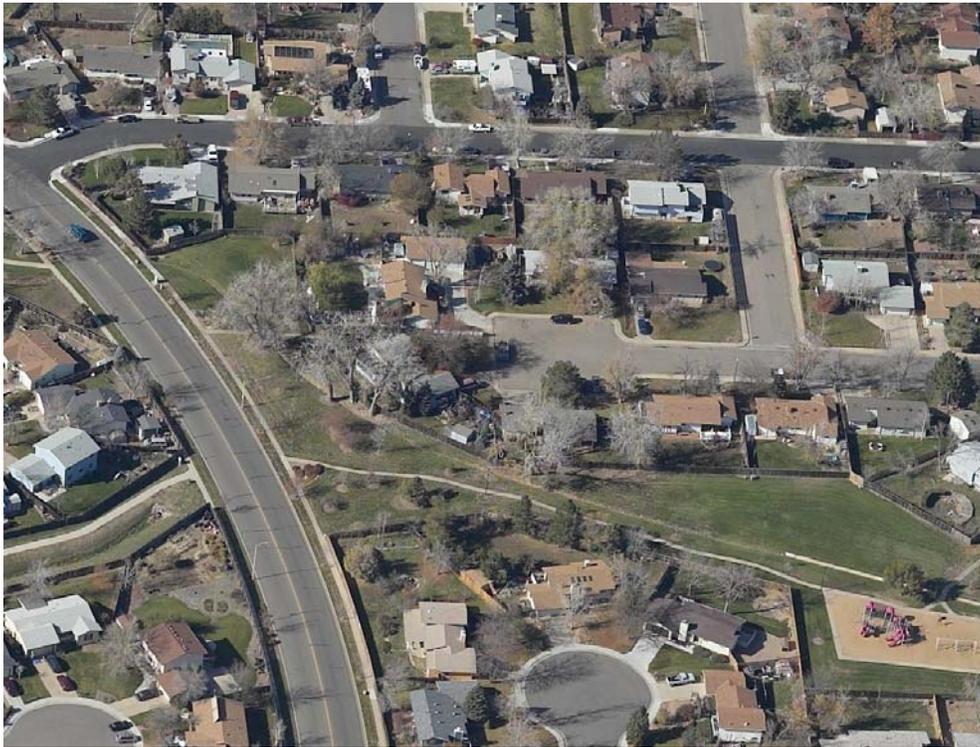


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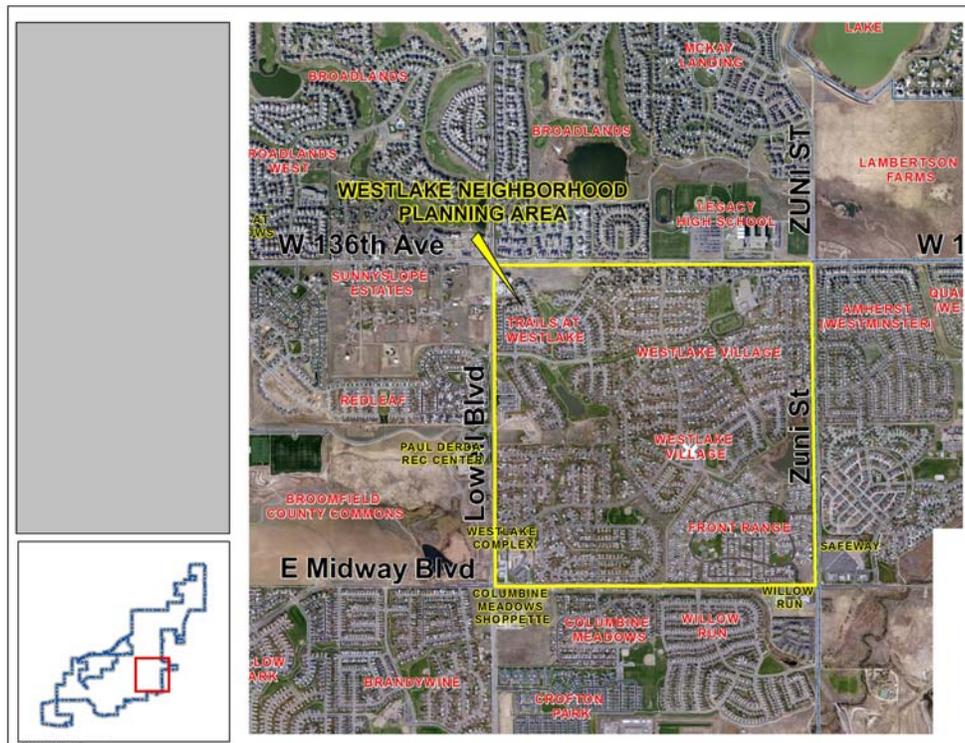
I. Project Summary

The Westlake Neighborhood Plan is the result of a collaborative effort by the Westlake community and the City and County of Broomfield ("Broomfield"). The goals are to preserve and enhance property values and neighborhood quality of life in one of Broomfield's older residential areas. The planning process included an extensive public outreach effort to engage the community to identify local concerns and needs, propose specific solutions, and establish priority recommendations for further consideration and implementation. The Plan addresses the community's desire to:

- Protect and enhance property values,
- Improve neighborhood perimeter street edge conditions,
- Improve interior neighborhood conditions, and
- Address traffic/transportation concerns.

The intent is to enhance the neighborhood through a partnership involving public investment by Broomfield and private actions by residents.

The geographic focus of the planning effort includes the area bounded by Zuni Street, West 136th Avenue, Lowell Boulevard and Midway Boulevard as shown in the following aerial map.



The planning area covers the following subdivisions within the neighborhood: Westlake Village, Front Range Mobile Community, Westlake Townhomes, Trails at Westlake, Pinnacle North and Westlake Farms.

II. Planning Process

The Broomfield City Council authorized a planning study for the Westlake community to take an in-depth look at how to preserve and enhance property values and neighborhood quality of life. The Planning Division led the approximately one-year study to develop this Plan in collaboration with residents. The following is a brief summary of the planning process.

A. Kick-Off Meeting

In April 2008, the Broomfield Planning Division hosted a neighborhood meeting for the Westlake community to launch the planning study, also known as a sub-area plan. Over 100 residents attended the April kick-off meeting to learn more and to express their concerns and ideas for improving the neighborhood. Some of the key concerns raised related to speeding traffic, graffiti, unsightly and inoperable/junk vehicles, poor maintenance of fencing, and the need for sprucing up the neighborhood entries and edges through landscaping, signs and other efforts. Attachment 1 is a summary of the initial comments organized by broad themes.

B. Work Plan

Based on community input during the kick-off meeting, Broomfield developed a Work Plan that established the Plan goals and study area, encouraged broad participation by the community, and set forth a general agenda, process and schedule for identifying and addressing specific local concerns and needs. Over the course of the planning study, Broomfield communicated by mail, e-mail, newspaper advertisements, and the Planning web site in an effort to reach a broad range of people. Attendees at the May meeting endorsed the proposed Work Plan that subsequently guided the planning study. Attachment 2 is the Proposed Work Plan.

C. Monthly Meetings

Consistent with the Work Plan, Broomfield hosted monthly meetings to focus on four key topics. Each topic was addressed in detail over the course of at least two meetings. Typically, the topic-specific issues and concerns were addressed at an initial meeting. At the following meeting, Broomfield then presented a draft list of recommendations for further consideration. The list of recommendations was subsequently refined with clarifications or new ideas offered by the community. Attachment 3 is a diagram depicting the public outreach process.

D. Planning Summary

Status Report - In October 2008, following six neighborhood meetings, Broomfield staff presented a Summary Status Report addressing over 15 suggestions raised by the community between April and September. The report listed the recommendations according to the four key topics, or themes (identified above) and provided a brief status of those underway, ongoing, or completed. In several cases, participant ideas could be addressed immediately or were already underway using existing or additionally budgeted resources. An updated status is provided in Section III, Plan Recommendation, below.

Priorities - At the October meeting, Broomfield also presented a list of over 30 recommendations for further consideration and ranking. After reviewing the list, attendees voted for their top priorities for further consideration and potential implementation.

The top recommendations for further consideration included:

1. Installing a perimeter sound wall around the community,
2. Enhancing neighborhood entries,
3. Pursuing stronger and broader code enforcement capability for the City and County (particularly with regard to junk vehicles and repeat violators),
4. Enhancing perimeter edges along Zuni Street and W. 136th Avenue (landscaping and burying power lines), and
5. Pursuing a code amendment to increase fence maintenance requirements.

Attachment 4 presents a full tally of the rankings.

III. Existing Conditions

The Westlake Neighborhood is a mature residential neighborhood consisting primarily of single-family homes that are generally considered some of Broomfield's more affordable housing. The early subdivisions within the neighborhood were built during the 1970s and new construction has continued at a slower pace through the present. The community includes an elementary school, middle school, daycares, churches, small-scale convenience retail, an extensive network of trails, two sizable ponds, and a variety of parks. The following photos give a sense of the community and its assets.

Alexx & Michael's Pond



Neighborhood Entry



Trail Network



Parks



Primarily Single Family Homes



Overall, much of the neighborhood is well maintained. However, there are some problem areas or properties that are run down or exhibit characteristics that are perceived as a nuisance due to poor maintenance, junk vehicles, prohibited outdoor storage and similar problems. There is a perception that these "problem properties" contribute to concerns about image and property values for the larger neighborhood. The following images reflect some of the concerns raised by residents during the public outreach process.

Unfinished Perimeter Street Edges



Need to Landscape & Bury Utility Lines



Fencing in Disrepair



Need to Spruce Up Entries



IV. Plan Recommendations

The following section addresses the neighborhood recommendations by general topic including: (A) traffic/transportation, (B) perimeter improvements, (C) interior improvements, and (D) property maintenance/values. Each of the four general topic categories addresses the recommendations within those categories. In each category, there are some recommendations that are already complete, planned or ongoing. A summary status is provided for these in the following pages. The Plan also addresses the balance of the recommendations and how Broomfield proposes to proceed with them.

A. Improving Traffic and Transportation

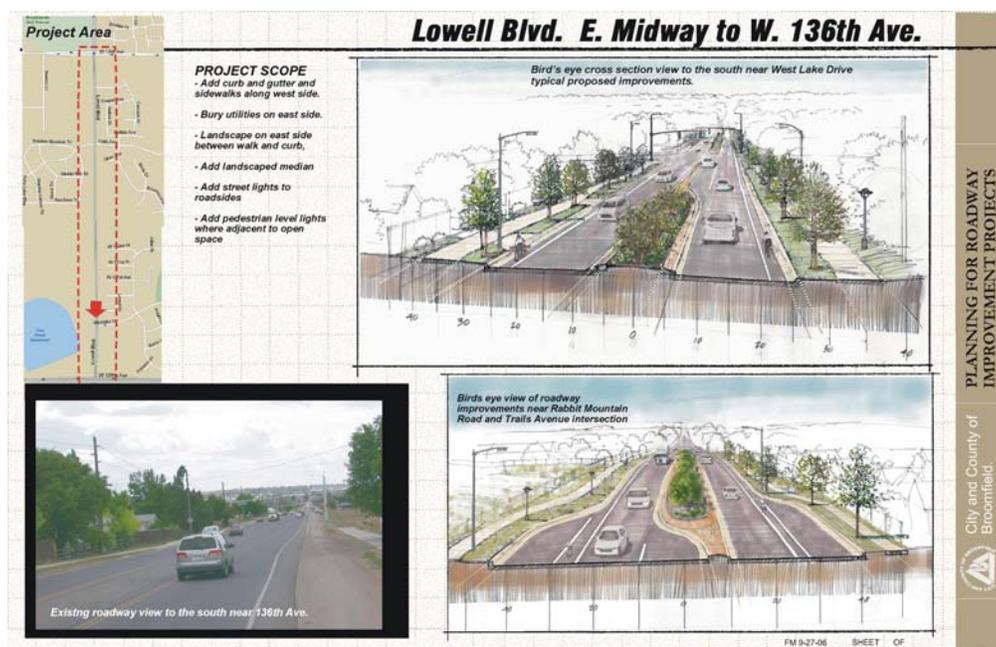
The traffic and transportation recommendations raised during the September and October 2008 neighborhood planning meetings were carefully considered and all were determined to be technically feasible. In addition, Broomfield has been able to use existing resources to work on some or portions of these recommendations while the Westlake planning process is still underway. For example, the Police Department has been "working" the area -- perimeter streets, Westlake Drive and W. 132nd Avenue -- to increase enforcement efforts related to speeding vehicles. The Police Department encourages ongoing reporting of concerns so they hear first hand about the problem areas and can continue to address them accordingly.

In addition, Broomfield has authorized the following transportation-related Capital Improvement Projects in the area:

- Installation of a new traffic signal at W. 136th Avenue and Westlake Drive in 2009 (\$150,000 approved in 2009 budget but deferred pending ongoing budget considerations by City Council), and
- Improvements to Lowell Boulevard, between Midway Boulevard and W. 136th Avenue, in 2010 (\$4.9 million endorsed but subject to final approval in a future budget proposal). A rendering of the proposed improvements is provided on the following page.

The balance of the traffic/transit recommendations will require additional evaluation, time and/or funding approval to implement. These recommendations are addressed in the following pages.

Rendering of Lowell Boulevard Improvements



The following table presents a summary status of the seven recommendations pertaining to traffic/transportation concerns. It should be noted that enforcement of speeding traffic and maintenance of landscape obstructions for motorists at intersections will continue to be addressed by Broomfield through ongoing efforts. Residents should continue to report concerns so Broomfield staff is aware of them and can respond more quickly than they might otherwise through routine patrol or maintenance schedules.

Status Improving Traffic and Transit			
Recommendations/Response	Underway or Planned	Ongoing	Complete
Lowell Blvd. - Provide street improvements and landscape enhancements including burying utility lines. Response: Broomfield has endorsed \$4.9 million for construction in 2010. Final approval of the budget is pending.	√		
W. 136th Ave. - Install a traffic signal at intersection with Westlake Drive. Response: Broomfield approved \$150,000 for construction in 2009. Due to budget constraints, the project design continues but installation has been deferred pending ongoing budget evaluation by City Council.	√		
Continue Traffic Enforcement of speeding, particularly along perimeter streets. Response: Residents should continue to report concerns when observed so the Police Department is aware of the problem areas and can respond.		√	
Continue to advocate for better bus service by the Regional Transportation District for the Westlake area. Response: Broomfield continues to advocate for improved service.		√	
Continue to monitor and correct landscape obstructions to motorists' visibility at intersections. Response: Broomfield has corrected obstructions that were reported. Residents are encouraged to report concerns when noted to expedite correction.		√	
Verify operations of the speed indicator along Westlake Drive. Response: Broomfield has confirmed the sign is working.			√
Consider adding striped bike lanes along Westlake Drive. Response: Broomfield's Street Maintenance Division is scheduled to stripe the bike lanes in 2009.	√		

The following table lists potential future **traffic/transit improvements** requested and Broomfield's responses.

Potential Future Improvements Traffic and Transit	
Neighborhood Recommendation	Broomfield's Response
Consider other options to improve traffic flow in vicinity of Legacy High School during peak hours.	Broomfield has hired a traffic consultant to study and make recommendations for addressing traffic congestion in the vicinity of Legacy High School. This consultant's list of recommendations has been reviewed and forwarded to Broomfield's CIP Division for inclusion on the 5-year Capital Improvement Program (CIP) List. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period. If approved for funding, improvements are anticipated to occur in segments (westbound then eastbound) over different years.
Consider providing a radar speed indicator along W. 132nd Avenue, west of Zuni Street.	A preliminary speed assessment indicated a speed sign is justified along this street. Area residents would need to submit a petition to request a radar speed limit sign in this area.
Consider providing a bus shelter on W. 132nd Ave, west of Zuni St. The shelter should include a display case for a bus schedule and trash can.	Recommended for inclusion on Broomfield's 5-year CIP list. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period.

B. Improving Property Maintenance and Values

There were numerous concerns raised about the need to preserve and enhance private property values for the benefit of the overall community. Residents acknowledged that many properties are well maintained but that there is a much smaller number of properties that are not well maintained, may generate repeat code violations, and/or are occupied by residents who find a way to bypass code violations altogether. Early on, most residents who attended the meetings voiced a strong opposition to forming or activating any homeowners associations (HOAs) for the neighborhood. (A portion of The Trails and the Westlake Townhomes subdivisions have active HOAs.) Overall, these residents preferred to pursue improvements through other means, most notably, amendments to the Broomfield Municipal Code as it relates to code compliance and enforcement capabilities.

Code Amendments

Residents proposed several recommendations for improving the neighborhood through code amendments. During the planning discussions, Broomfield explained the limitations of relying on code compliance/enforcement as a means for enhancing property values. Codes are typically less restrictive than homeowner association rules and regulations. Moreover, they require City Council approval and, if approved, will have widespread application throughout the City and County. Nevertheless, Westlake residents indicated a preference to pursue stricter codes and stronger enforcement capability through new codes and/or amendments that address their concerns.

During the course of the planning study, Broomfield was pursuing adoption of a property nuisance ordinance to address many of the concerns raised by Westlake residents regarding problem properties (i.e., those with multiple maintenance shortcomings such as damaged, broken or missing siding or roof shingles, missing doors or windows, fencing in disrepair, peeling paint, etc.). This ordinance was adopted by City Council in September 2008. A citizen petition to rescind the ordinance was subsequently submitted. As a result, the ordinance has been suspended pending an anticipated future citywide vote in November 2009 on the proposed ordinance.

Graffiti

Residents also expressed concern with unsightly graffiti. The Broomfield Police Department takes reports of graffiti and works to have it cleaned-up. Broomfield strives to clean-up graffiti promptly when it occurs on public (Broomfield) property. Broomfield also works with public utility companies to clean-up their utility boxes, although their response time is typically longer than Broomfield's. Residents should report graffiti to the Police Department when observed to facilitate awareness and expedite clean-up. Residents are asked to clean-up graffiti when it occurs on their private property. While some residents respond promptly, others do not respond or have become discouraged because of repeat graffiti "tagging" of their property, typically fences. Residents requested Broomfield consider options for assisting with graffiti clean-up on private property. In response, the Public Works Department is considering a couple of methods for addressing graffiti clean-up ranging from providing free paint to residents to possibly handling the clean-up on private fences where visible from public parks, trails and streets. A proposal will be submitted for City Council consideration in 2010.

The following table presents a summary status of recommendations intended to improve property maintenance and values for the neighborhood. These recommendations are identified as ongoing or complete. The table on the following page addresses other recommendations that require further evaluation/consideration for potential implementation.

Status Improving Property Maintenance and Values			
Recommendations/Responses	Underway or Planned	Ongoing	Complete
<p>Adopt a property nuisance ordinance to address run-down properties. Response: Broomfield adopted a property nuisance ordinance in September 2008.</p> <p>Note: After adoption, a citizen petition was submitted resulting in the ordinance being suspended. Broomfield anticipates a citywide vote on the matter in 2009.</p>		√	√
<p>Add a camera in alley between Legacy H.S. & Westlake M.S. to address graffiti and vandalism. Response: Broomfield's preferred method to address this area is with School Resource Officers who regularly patrol the area. Cameras may be used periodically to address specific concerns; however, they create a privacy concern for adjacent residential properties and therefore will not be installed permanently. Problems should be reported to the Police Department.</p>		√	
<p>Report rental property violations to property owners as well as residents/renters. Response: Broomfield's Code Compliance Division already follows this practice of dual notification.</p>		√	
<p>Concerns regarding junk vehicles and other Code violations. Response: Residents should continue to call Broomfield's Code Compliance line at (303) 464-5551 regarding junk vehicles, etc.</p>		√	
<p>Concerns regarding animal control. Response: Residents should continue to contact the Police Department's Animal Control line at (303) 464-5557 regarding animal concerns.</p>		√	
<p>Concerns regarding various safety and quality of life concerns. Response: Residents should continue to contact the Police Department's non-emergency line at (303) 438-6400 for concerns about noise, fireworks, vandalism, graffiti, smoking related to schools, and traffic enforcement.</p>		√	
<p>Ask area realtor to include an article about Westlake Planning effort in his newsletter. Response: Broomfield submitted article in October 2008.</p>			√
<p>Consider improving data sharing between Police Department and Code Compliance for greater enforcement efficiencies. Response: Broomfield will continue to coordinate observations and/or reports of graffiti and other code violations to ensure they reach the appropriate Division or Department for follow-up. However, it should be noted that the Police Department's top priority will continue to focus on public safety.</p>		√	

The following table lists the remaining **property maintenance and values recommendations** and Broomfield's responses.

Potential Future Improvements Property Maintenance and Values	
Neighborhood Recommendation	Broomfield's Response
Consider code amendment to strengthen regulations regarding vehicles that appear inoperable or abandoned on public streets.	Broomfield Code Compliance Division will work with the City and County Attorney to draft a code amendment (ordinance) to address vehicles that appear inoperable. The ordinance would require owners to demonstrate operability of the vehicle. The ordinance is subject to City Council approval. If approved, the regulations will apply City and County-wide.
Consider code amendment to allow Broomfield to clean graffiti with owner consent.	The Public Works Department will consider a couple of methods for addressing graffiti clean-up ranging from providing paint to residents to possibly handling the clean-up of graffiti on private property (fences) where visible from public parks, trails and streets.
Consider providing paint to property owners to cover graffiti.	
Consider establishing a volunteer network to assist neighbors with property maintenance.	Broomfield recommends these two proposals be undertaken as a community initiative to maximize the potential for success. Area realtor, Mike Wingfield, of TCA Realty, is offering an on-line "Community Forum" through his website as a place to discuss Westlake issues such as establishing a volunteer network and neighborhood watch group.
Consider establishing a Neighborhood Watch Program.	
Consider increasing penalties for repeat code violations.	Beginning in 2009, Broomfield's Code Compliance Division will work with the penalty provisions of the Municipal Code to recommend increased penalties for repeat offenders through the municipal prosecutor and municipal judge.
Consider providing a designated area for graffiti expression.	This recommendation did not receive much discussion or support and is not recommended for implementation at this time.
Consider restricting parking on public streets (i.e. to 24 consecutive hours) to discourage abandoned / inoperable vehicles.	Residents did not agree on this suggestion. Those opposed were concerned it could negatively impact too many residents including those with teenage or high school drivers. No action is planned.

C. Improving Neighborhood Perimeter Conditions

Westlake residents identified several high priority perimeter improvements that would be desirable to enhance the neighborhood image and quality of life for residents. Several of these improvements will require considerable public investment. They will need to be approved for funding by City Council through a separate budget approval process and therefore the timeline for implementation will be longer than projects that can be undertaken with existing resources.

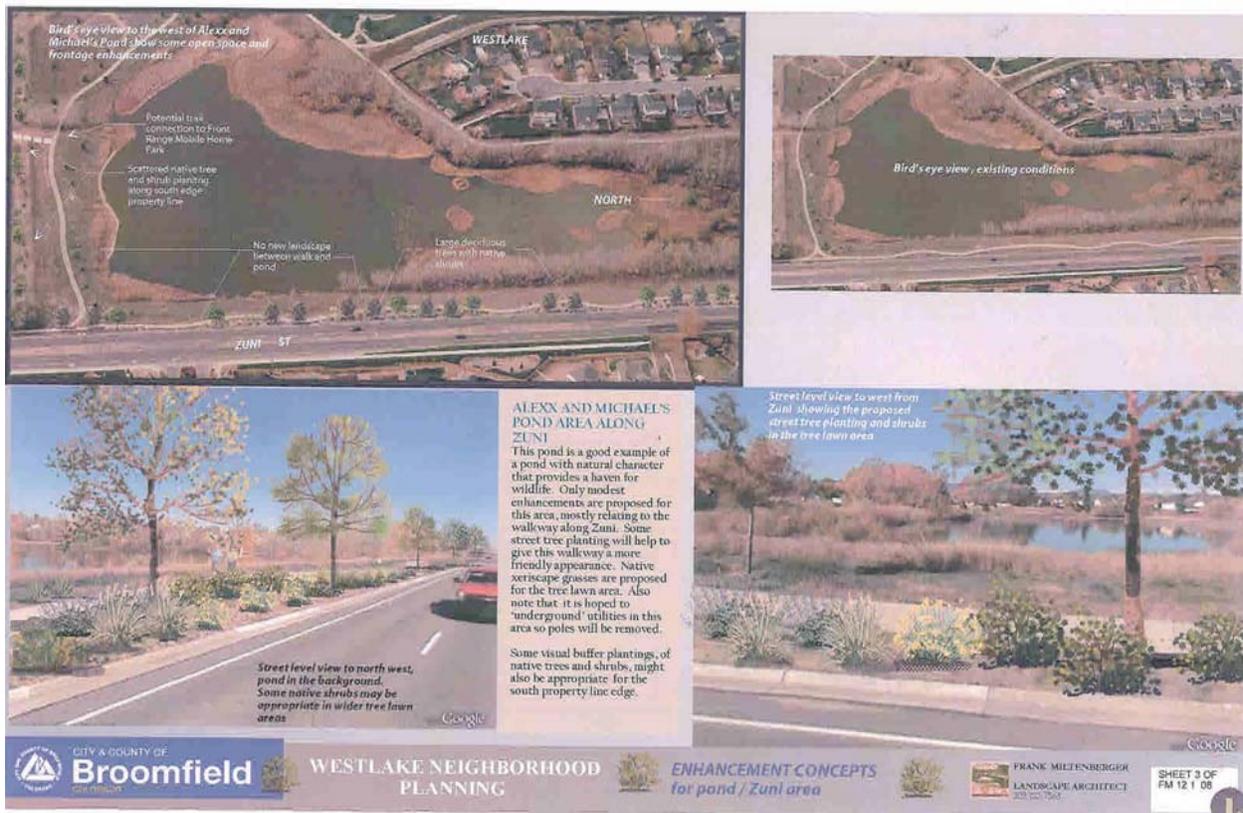
Perimeter Sound Wall

In October 2008, residents identified installation of a new sound wall along the perimeter of the neighborhood as a top priority for future action. While highly desirable to many, the sound walls are expensive and will require a public-private partnership to be implemented. Specifically, residents will need to follow Broomfield's new sound wall policy that was adopted by the City Council in November 2008. The policy requires that residents work together to request a wall and agree to reimburse Broomfield for half the cost.

Neighborhood Entries

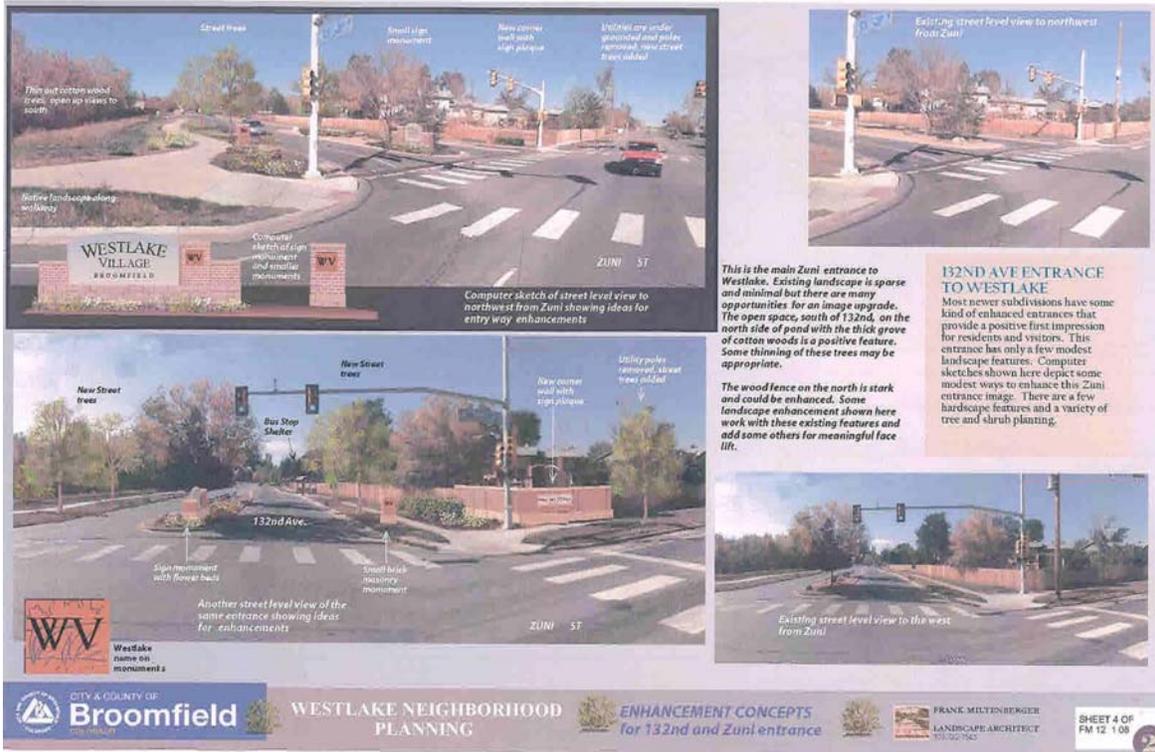
Enhancing neighborhood entries also ranked among the residents' top five priorities for implementation. Broomfield proposes to undertake the entry enhancements over several years and has added them to Broomfield's 5-year Capital Improvement Program list. The tentative dates are listed in an accountability matrix in Section V below. Broomfield has hired a landscape architect to develop conceptual sketches depicting options that could be considered to enhance the various entries. Examples of potential improvements are shown below in the following exhibits and in Attachment 5.

Rendering of Landscape Improvements Adjacent to Alexx and Michael's Pond

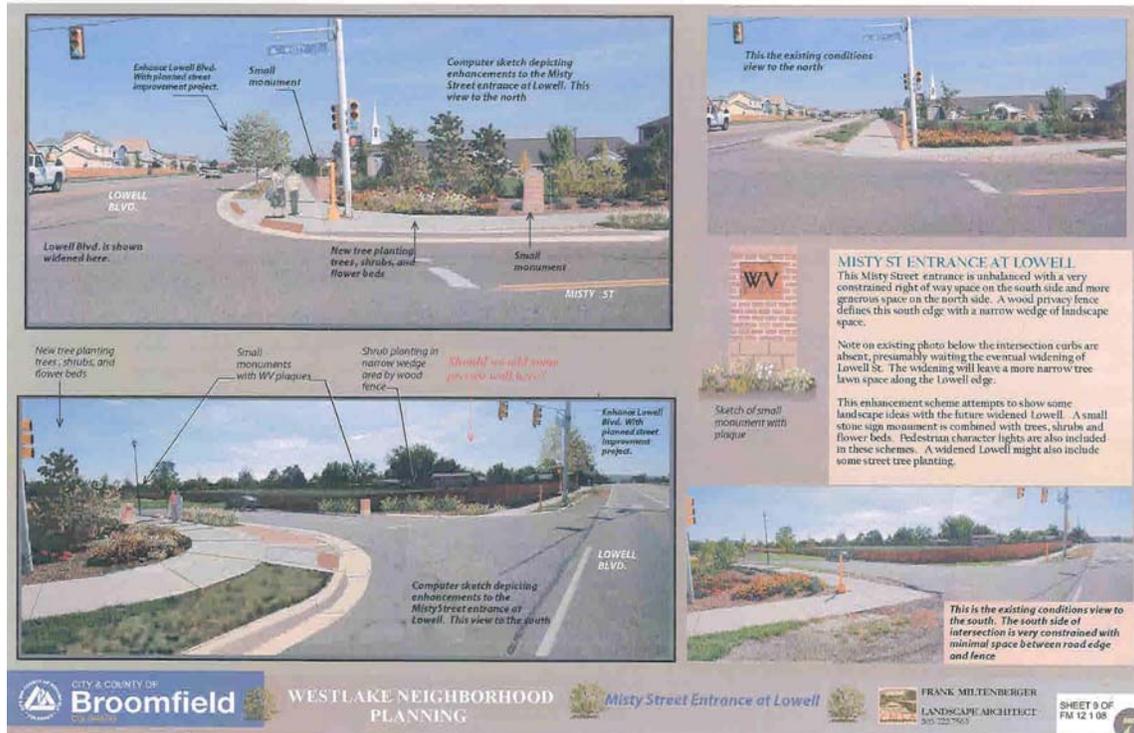


* Attachment 5 includes the full array of conceptual sketches in a larger size for improved legibility.

Example 1 for Primary Entry (with landscaped median)
 Rendering of Potential Entry Improvements at Zuni Street and W. 132nd Avenue



Example 2 for Secondary Entry (without landscaped median)
 Rendering of Potential Entry Improvements at Lowell Blvd and Misty Street



*Attachment 5 includes the full array of conceptual sketches in a larger size for improved legibility.

The following table addresses the status of the neighborhood perimeter improvements that are underway.

Status Improving Neighborhood Perimeter			
Recommendations/Responses	Underway or Planned	Ongoing	Complete
Improve landscape maintenance on Zuni Street and Lowell Boulevard including clean-up of clippings. Response: This effort is ongoing.		√	
Consider resurfacing the western portion of W. 136th Avenue, west of Westlake Drive. Response: This street is tentatively scheduled for a seal coat and new surface in 2010.	√		
Lowell Boulevard improvements. Response: Refer to Traffic/Transit, Section A, above.	√		

The following table lists the remaining *neighborhood perimeter recommendations* and Broomfield's responses.

Potential Future Improvements Neighborhood Perimeter	
Neighborhood Recommendation	Broomfield's Response
Consider installing perimeter sound wall along Zuni Street, West 136th Avenue, Lowell Boulevard and Midway Boulevard.	On November 18, 2008, City Council adopted a sound wall policy that provides for equal cost sharing between residents and Broomfield (residents would reimburse Broomfield for half the cost). Residents will need to work together to submit an application for the perimeter walls. The policy calls for a \$500,000 annual appropriation citywide for walls. Broomfield estimates the Westlake sound wall would cost an estimated \$1.3 million. Broomfield anticipates that the Westlake sound wall may be built in segments over time as area residents are able to organize and fund their shared cost for a given segment of wall in their part of the neighborhood.
Consider options for public investment in private fence improvements.	The above-referenced sound wall policy focuses on the most visible fencing adjacent to arterial streets. It does not include cost sharing provisions for other private fencing needs. With the exception of possible future assistance with graffiti abatement in certain cases, these fences will still need to be addressed through private investment by individual property owners.
Consider a code amendment to strengthen fence maintenance requirements.	Broomfield previously addressed this concern in the Property Maintenance ordinance that was approved by City Council in September 2008 but then suspended due to a citizen petition. The ordinance is anticipated to be scheduled for a citywide vote in November 2009.

Continued...

Neighborhood Recommendation	Broomfield's Response
Consider neighborhood entry enhancements: signs and landscaping (including landscaping the edges of W. 132nd Ave., west of Zuni Street in the vicinity of Alexx & Michael's Pond).	<p>Broomfield has engaged a consultant to develop conceptual sketches of possible entry enhancements. Community input on the preferred options is desirable. Refer to Attachment 5 for a full array of Enhancement Concepts.</p> <p>The entry enhancements will likely be undertaken over several years. Where adjacent Capital Improvement Program projects are planned, effort will be made to coordinate these projects so implementation takes place on a similar schedule to minimize disruption for residents.</p>
Consider enhancements along Zuni Street from Midway to W. 136th Ave. (Bury the power lines and install landscaping).	Recommended for inclusion on Broomfield's 5-year CIP list. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period. The preliminary cost estimate is \$950,000. The work is tentatively planned to take place in 2013 if funding is authorized. Refer to Attachment 5 below for Enhancement Concepts.
Consider enhancements along W. 136th Ave. (Bury the power lines and install landscaping).	Recommended for inclusion on Broomfield's 5-year CIP list. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period. The preliminary cost estimate is \$580,000. This work is tentatively planned to take place in 2011.

D. Improving Neighborhood Interior Conditions

In general, the neighborhood interior recommendations emerged as lower priorities -- as part of the October ranking effort -- relative to the other three improvement categories. Nevertheless, several of the recommendations represent a relatively modest investment and would be reasonable to undertake. Others would require substantial investment that would not likely be funded due to the low ranking and/or practical considerations such as the availability of existing public facilities nearby.

The following table presents the status of efforts already underway or complete.

Status Improving Neighborhood Interior Conditions			
Recommendations/Responses	Underway or Planned	Ongoing	Complete
Add a garbage can across street from La Petite along Westlake Dr. Response: A garbage can was installed in 2008.			√
Advertise recycling and large spring cleaning events. Response: This is an ongoing effort.		√	
Allow scouts to place bat houses around pond to assist with mosquito control. Response: Scouts may contact Steve Montoya, 303-464-5662, in the Public Works Department regarding bat house projects.	√	√	
Address maintenance for Alexx & Michael's Pond -- trash, mosquitoes, landscaping. Response: This is an ongoing effort.		√	
Remove chain link fence along the north edge of the pond. Response: The fence was removed in January 2009.			√
Consider posting signs or announcing street sweeping in advance to alert residents. Response: The Public Works Department is using temporary signs to notify residents in advance of planned street sweeping. Additional methods are also being considered.	√		
Consider offering landscape education regarding maintaining and improving individual residential lots. Response: Broomfield offered residents citywide a lecture and/or workshop on landscaping as part of its Earth Day Events in March 2009.			√

The following table lists the remaining *neighborhood interior recommendations* and Broomfield's responses.

Potential Future Improvements Neighborhood Interior	
Neighborhood Recommendation	Broomfield's Proposed Response
Consider replacing Cottonwood trees on public lands with seedless variety.	Broomfield no longer permits Cottonwood trees to be planted in public parks. They may still be planted in native, open space areas. Where this occurs, the trees will be the seedless variety. Broomfield does not plan to remove or replace any existing Cottonwoods trees unless they present a danger and/or are dead.
Consider options to address dead trees on private property.	Broomfield previously addressed this concern in the Property Maintenance ordinance that was approved in September 2008 but later suspended due to a citizen petition. The ordinance is anticipated to be scheduled for a citywide vote in November 2009. Broomfield's Public Works Department is also considering a new program to provide assistance with removal of dead trees for residents demonstrating financial need. A proposal will be made to City Council in 2010.
Consider widening trails so two people can walk side by side (approximately 8') through Spruce Park and along portions of Trails South Park.	Recommended for inclusion on Broomfield's 5-year CIP list. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period.
Consider enhancements (landscaping and trails where missing) to unimproved neighborhood corridors such as Princess Ditch and Southeast Community Loop Trail (Bryant Park segment).	Refer to Attachment 5 for conceptual sketches of corridor enhancements. Enhancements are recommended for inclusion on Broomfield's 5-year CIP list. Implementation is contingent on budget approval. The budget is authorized annually by City Council for a one-year period.
Bronco Park - consider adding: <ul style="list-style-type: none"> • Tennis courts • Basketball courts • Bleachers w/ shade • Shelter w/ tables • Park sign 	These recommendations were referred to Broomfield's Parks and Recreation Advisory Committee (PRAC) for further consideration. The PRAC recommendations are as follows: <u>Add tennis courts:</u> Not recommended. Existing Bronco Park facilities are heavily used for baseball and softball. Tennis courts are available in the neighborhood at Westlake Middle School. <u>Add basketball courts:</u> A half court could be installed if an appropriate location can be identified with concurrence from the closest neighbor(s). This request will be recommended for inclusion on Broomfield's 5-year CIP list. Implementation is proposed for 2012, contingent on budget approval. The budget is authorized annually by City Council for a one-year period. <u>Add shaded bleachers:</u> These could be considered when the current <u>shelters and restrooms</u> are replaced (as normal maintenance warrants). When this occurs, Broomfield could also consider moving the existing shelter and restrooms further north so they can be more easily used while watching games. Replacement/relocation is estimated at 4 to 10 years. <u>Replace park sign:</u> The existing sign is proposed for replacement in 2010. See Attachment 7 for example.

Continued....	
Neighborhood Recommendation	Broomfield's Response
Consider adding a sign along Alexx and Michael's pond perimeter indicating pond is a natural area.	Broomfield's Open Space and Trails Division will place a sign on the south side of the pond in 2009. See Attachment 7 for an example.
Consider thinning dead trees along north pond area.	The pond area is designated as native open space and Broomfield typically leaves habitat in these areas as undisturbed as possible. Broomfield does not recommend thinning the dead trees in this area unless there is a safety issue. The purpose of keeping the trees is to preserve wildlife habitat for birds and small animals.
Consider street improvements to S. Princess Circle	This street is scheduled to be repaved (with soft spots repaired) through the street overlay program for 2009. The work is still subject to Council approval.
Consider resurfacing tennis court at Middle School.	Broomfield anticipates resurfacing the courts as a CIP project in 2010 if approved for funding.
Consider providing a community club house & pool	The Westlake Neighborhood is located directly east of the Paul Derda Recreation Center (PDRC) on Lowell Boulevard. PDRC was built for use by the entire Broomfield community. Westlake residents are encouraged to take advantage of this conveniently located recreational amenity.
Concern for smell of ditch near Bronco Park.	The ditch has been dredged to address the smell issue. In addition, Broomfield currently removes trash and debris on a regular basis to remove water flow obstructions.

E. Miscellaneous

The following category addresses a request for improvements outside the physical boundary of the Westlake neighborhood study area but that, if implemented, would benefit the neighborhood.

Potential Future Improvements Miscellaneous	
Neighborhood Recommendation	Broomfield's Response
Consider providing recycling drop-off services on the east side of town.	<p>Broomfield is proposing to expand recycling services south of the Wastewater Treatment Plant located southeast of Lowell and W. 124th Avenue. This expansion is contingent on funding approval. The services would include:</p> <ul style="list-style-type: none">• An expanded RV dumping facility estimated for construction in 2010 at a cost of \$300,000 and• A relocated and expanded yard waste recycling facility estimated to cost approximately \$476,900 with construction tentatively phased during 2010 and 2011.

V. Implementation

The Plan proposes a best estimate of the phased implementation of actions over several years. In selecting the dates for completion, Broomfield has worked to coordinate the construction schedule for projects to coincide with other planned projects in the area in an effort to promote efficiencies and minimize disruptions to the neighborhood and larger community where feasible. It should be noted that many of the planned Westlake projects listed in the accountability matrix below are subject to further evaluation, future funding availability and approval by the Broomfield City Council.

An accountability matrix, provided below, provides a list of specific improvements recommended to implement the Westlake Neighborhood Plan. The matrix is intended to track Broomfield's progress in accomplishing the various implementation actions over time. There are also separate tables in Section III, Plan Recommendations, above that address ongoing and completed efforts.

Broomfield will provide an updated accountability matrix annually on the Broomfield Planning web page so residents can review the status of projects at the end of each calendar year. The updates will be provided beginning in 2010 for five years.

The matrix covers:

- The general method for the addressing the comments/requests by the community (i.e., code amendment, capital improvement project, etc.);
- A brief description of the improvement or project;
- The proposed location;
- The target date for completion; and
- The completion date (to be completed).

No.	Improvement	Location	Target Date for Completion*	Completed
*Target Completion is Subject to Further Evaluation and Funding Availability/Approval.				
Partnership (Residents and Broomfield)				
1.	Install a perimeter sound wall - During the course of the planning study, the City Council adopted a sound wall program. Residents may consider submitting a petition for a sound wall under this program. The program requires a minimum 50% cost sharing.	Westlake Perimeter: Zuni St., Lowell Blvd., Midway Blvd., & W. 136th Ave.	Contingent on residents' petition & approval by Broomfield.	
Property Maintenance (Code Amendments, Citywide Vote or New Programs)				
1.	Broomfield's Code Compliance Division will work with the City and County Attorney to prepare a code amendment to strengthen regulations regarding vehicles that appear inoperable on public streets.	Citywide	2009	
2.	Broomfield's Code Compliance Division will work with the penalty provision of the Municipal Code to recommend increased penalties for repeat offenders through the municipal prosecutor and municipal judge.	Citywide	2009	

3.	City Council is expected to refer the Property Maintenance ordinance for a Citywide vote.	Citywide	2009	
4.	Public Works Department will propose a graffiti abatement program for City Council consideration. The program will address graffiti on private fences where visible from public parks, trails and streets such as: 1. Providing paint to residents for clean-up, or 2. Broomfield providing clean-up / painting.	Private fences visible from public parks, trails and streets.	2010	
5.	Public Works Department will propose a program for City Council consideration. The program will address providing assistance with removal of dead trees on private property subject to financial need.	Private residential lots.	2010	
Neighborhood Entry Enhancements (Capital Improvement Projects)				
1.	Enhance Neighborhood Entries - Improvements at various locations to be coordinated with related CIP projects where planned and feasible.	Lowell Blvd. & Westlake Dr.	2010 (Expected to be concurrent with Lowell Blvd. improvements.)	
2.		Lowell Blvd. & Misty St.		
3.		Lowell Blvd. & Trails Ave.		
4.		Lowell Blvd. & W. 135th Ave.		
5.		Zuni St. & W. 132nd Ave., including area adjacent to north pond edge (between sidewalk and curb).	2011	
6.		Zuni St. & W. 130th Ave.	2013	
7.		W. 136th Ave. & Westlake Dr.	2011	
8.		Midway Blvd. & Alcott Dr.	2012	
9.		Midway Blvd. & Elm St.		
10.		Midway Blvd. & Hazel Way	2013	
11.		Midway Blvd. & King St.		
Street Edge Enhancements (Capital Improvement Projects)				
1.	Enhance street edge by burying power lines and installing landscaping.	W. 136th Avenue, west of Westlake Drive	2011	
2.	Enhance street edge by burying power lines and installing landscaping.	Zuni Street: Midway to W. 136th Ave	2013	

Parks and Trail Corridors: (Capital Improvement Projects)				
1.	Widen public greenbelt trails to 8' where feasible.	Spruce Park	2013	
		Trails South Park	2013	
2.	Install landscape enhancements.	Southeast Community Loop Trail (Bryant Park Segment)	2013	
3.	Install trail landscaping.	Princess Ditch	2013	
4.	Consider Bronco Park Improvements:			
4a.	Replace park sign.	Bronco Park	2010	
4b.	Relocate shelter and restrooms to a more central location in park. Add shade structure over spectator seating.		As necessary based on existing facility conditions or as funding becomes available.	
4c.	Add half basketball court.		2012	
Alexx and Michael's Pond Area (Capital Improvement Projects)				
1a.	Perform feasibility study on dredging pond.	Alex & Michael's pond	2009	
1b.	If supported by study, dredge pond to address stagnant water and smell.	Alex & Michael's pond	To be determined.	
2	Open Space and Trails Division to install sign indicating natural area.	South side of pond	2009	
Traffic/Transit (Capital Improvement Projects)				
1.	Install a traffic signal.	W. 136th Ave. and Westlake Drive	2009 (Council Approval Pending)	
2.	Improve Lowell Boulevard with curb, gutter, median, landscaping, side walks.	Midway Blvd. to W. 136th Ave.	2010	
3.	Install a bus shelter, including display case for a schedule and a trash can.	W. 132nd Ave, west of Zuni St.	2010	
2.	Install traffic mitigation in vicinity of Legacy High School to be constructed in phases. Refer to Attachment 6 for a list of improvements and the accompanying map.			
2a.	Westbound (WB): Extend WB right turn lane on W. 136th Ave. at Access 2.	W. 136th Ave. in the vicinity of Legacy High School.	2011	
2b.	Extend WB right turn on W. 136th Ave. at Access 1.		2011	
2c.	Eastbound (EB): Extend EB left turn lane on W. 136th Ave. at Access 2.		2012	
2d.	EB: Reconstruct median on W. 136th Ave. at Access 1.		2012	
Street Maintenance (Public Works Initiatives)				
1.	Add painted bike lanes.	Westlake Drive	2009	
2.	Perform street overlay (asphalt) and repair soft spot prior to overlay.	S. Princess Circle	2009	
3.	Perform seal coat (seal coat and new surface).	W. 136th Ave., west of Westlake Drive.	2010 (tentative)	

Neighborhood Initiatives

During the course of the planning study, residents expressed an interest in considering neighborhood initiatives where residents would take the lead in helping one another. For example, able-bodied residents could assist older residents with yard work or snow shoveling. Numbers 1 and 2 below are specific suggestions raised by residents for possible future consideration.

1.	Consider establishing a volunteer network to assist neighbors with property maintenance.	Neighborhood	To be determined.	
2.	Consider establishing a Neighborhood Watch Program.	Neighborhood	To be determined.	
3.	In response to concerns about speeding traffic on W. 132nd Avenue, Broomfield determined the street would qualify for a speed indicator sign. The process requires area residents to submit a petition to Broomfield to formally request a speed indicator sign.	W. 132nd Ave., between Westlake Drive and Zuni Street	To be determined.	

Miscellaneous (Public Works Initiative)

The following projects are listed in response to a request that Broomfield consider providing recycling services on the east part of town.

1.	Expand and relocate RV Dump Station (first phase of potential expansion of recycling services).	Wastewater Reclamation Facility at W. 124th Ave., east of Lowell Blvd.	2010	
2.	Relocate and expand the yard waste recycling facility.		Tentatively phased: 2010 & 2011	

VI. Attachments

The following attachments are provided in the ensuing pages.

1. Summary Westlake Comments and Broomfield's Preliminary Responses (May 21, 2008)
2. Proposed Work Plan (May 21, 2008)
3. Public Process
4. Summary Ranking of Recommendations
5. Enhancement Concepts (Entries and Trail Corridors)
6. Potential Traffic Improvements - Legacy High School
7. Sample Sign Concepts



Attachment 1

Summary Westlake Comments and Broomfield's Preliminary Responses

Comment Category	Summary Comments by Topic Received April 3, 2008	Broomfield's Summary Observation, Preliminary Response & Potential Next Steps
Property maintenance & values -- Code Compliance & Enforcement	<p>General</p> <ul style="list-style-type: none"> • Not in favor of HOA (several comments) • In favor of HOA (one comment) • Go easy on new regulations • Complaints can start neighborhood wars • Need to maintain property values • Weeds and fences are a concern • Concern about unsightly and uncovered private trash bins and trash escaping/ spreading • Need to enforce existing covenants (i.e., Westlake Filing No. 4) • Upgrade maintenance of homes <p>Code Compliance, Education and Enforcement</p> <ul style="list-style-type: none"> • More code compliance needed • Where are codes available? • Home occupations – complaint about a business • RV/trash week ordinance -- creation and enforcement • Need enforceable ordinance that forbids piling dirt against a neighbor's fence • Need ordinance making it illegal to park within 20' of a neighbor's driveway, unless there is no other legal parking available • Weeds on private property are a problem • Gates on fences from back yards to streets - allowed? • Consider ordinance to require maintenance of rental properties • Need more maintenance codes (city wide) • Complaint about a neighbor who cleans engine and leaves "goo" in the gutter • Shoveling snow from sidewalks is not always done in a timely way • Is there an ordinance prohibiting blowing leaves/grass into gutter? • Snow shoveling – only a third had shoveled • Weeds from neighbors • Are there regulations on the types of fences in Westlake? • Need to clean-up the storage junk area and Front Range area 	<p>Summary Observation: There are numerous comments related to Code Compliance, property maintenance and property values including graffiti. There are also several questions about how Code Compliance works and the scope of its responsibilities.</p> <p>Preliminary Response: Many of the comments raised in this category are typically addressed by Broomfield's Code Compliance Division or the Police Department. In general, the responsibilities are as follows:</p> <ul style="list-style-type: none"> • Code Compliance Division - enforces municipal ordinances pertaining to: <ul style="list-style-type: none"> ▪ Junk Vehicles & Detached Trailers ▪ Off-Street Parking ▪ Encroachments ▪ Illegal Dumping ▪ Weeds & Rubbish ▪ Snow Removal ▪ Home Occupations <p>Code Complaint Line 303-464-5551</p> <ul style="list-style-type: none"> • Police Department - enforces municipal ordinances pertaining to: <ul style="list-style-type: none"> ▪ Animal Control ▪ Noise ▪ Fireworks ▪ Graffiti/Vandalism ▪ Smoking (related to schools) ▪ Traffic Enforcement <p>Animal Complaint Line 303-464-5557 Non-Emergency Line 303-438-6400</p>

	<p><i>Vehicles/Parking:</i></p> <ul style="list-style-type: none">• Storage of boats, trailers, work vehicles, trucks, etc. - need convenient location• Complaint of trailer on 132nd• Complaint of 13 to 14 vehicles at one house on 130th Place• Complaint of cars not moved in five/nine years• Complaint of cars backed into driveways – with expired plates• Complaint of semi truck parked on street• Cars in back yards• Parking distance from corner/fire hydrant, Alcott Street/Circle <p>Graffiti/Vandalism/Smoking</p> <ul style="list-style-type: none">• Graffiti & vandalism – a little flows into pond and greenbelt from middle school to pond• Graffiti on fence back of W. 132nd - continuous• Can we look at getting cameras, even dummies, for graffiti control?• Graffiti – do [not] want to be cited if trying to control• Consider special fencing material to discourage graffiti - easy to clean• Smoking/graffiti in “alley” south of W. 136th – work with school• Smokers Alley near middle school - it's a problem - close it or widen it for more visibility	<p>At the May 21st Westlake meeting, Broomfield staff will provide an overview of Code Compliance's responsibilities and limitations. In addition, Broomfield representatives from Code Compliance and the Police Department will provide updates on their recent activities in Westlake.</p> <p>Potential Next Steps:</p> <p>The possible next steps might include:</p> <ul style="list-style-type: none">• Proposal to amend select municipal ordinances• Neighborhood-focused options• Increased reporting to hot lines• No action• Other suggestions? <p>If there is interest, a follow-up workshop could be scheduled to study options, solutions, and recommendations to promote property maintenance and property values.</p>
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Comment Category	Summary Comments by Topic	Broomfield's Summary Observation, Preliminary Response & Potential Next Steps
<p>Interior and Neighborhood Edges: Enhancements, Maintenance & Improvements</p>	<p>General</p> <ul style="list-style-type: none"> • Improve the perimeter: fencing, landscaping and maintenance, crosswalks <p>Fencing, Walls</p> <ul style="list-style-type: none"> • Need consistent fencing and maintenance • Need new fencing around entirety of Westlake • Would like sound walls on perimeter...Midway, Zuni, W. 136th & Lowell • Lowell Blvd/fences north of midway split rail/bushes/privacy fencing • Consider financial participation from City for private fencing? • Fences – help to replace along greenbelts with City contribution? • Property stakes are on inside of fence – does city own fence? • Antlers - noise concern <p>Landscaping & Maintenance: Edges, Entries, Interior</p> <ul style="list-style-type: none"> • Landscaping on edges (perimeter) needs enhancement and better maintenance • Need landscaping in median adjacent to Harmony Farms • Westminster needs to clean out medians and landscape the medians along Zuni from Midway to 132nd • Would like manicured edging along Zuni • Weeds a problem along Zuni – 136th to Midway • Would like some manicured landscaping along Zuni near pond/street edge • Landscaping along Zuni from 132nd to Huron • Bury utilities along Zuni • Enhance entries to neighborhood • Street entrance medians -- mainly along 132nd & Zuni & Westlake Drive & W 136th Ave -- needs sprucing up • 136th and Zuni - weeds spontaneously combust • Declare Poplar trees a public nuisance • Problems with Cottonwood trees - can those on City property be replaced with seedless variety and financial assistance provided to residents to replace them on private property? 	<p>Summary Observations: There are numerous comments about the need for enhancements to the aesthetics, operations and maintenance of public areas within the neighborhood. The comments focused on both the high visibility perimeter of the neighborhood (i.e., Zuni Street, Lowell Boulevard, etc.) as well as the neighborhood interior (i.e., along public greenbelts, parks, the pond, etc.)</p> <p>Preliminary Response: Many of the issues raised are typically addressed by various Broomfield departments or divisions as follows:</p> <ul style="list-style-type: none"> • Department of Public Works - maintains public streets, parks, trails, ponds and other landscaped areas. <p>Public Works Contact Information:</p> <p>Park Maintenance 303-438-6334 Street Maintenance Snow/Ice Control</p> <p>Pothole Hotline 303-469-3301 Ext. 6604</p> <p>Mosquito Control Hotline 303-558-8730</p> <ul style="list-style-type: none"> • Capital Improvement Program (CIP) Division - manages the design and construction of public infrastructure and facilities (i.e., roads, parks, trails, drainageways, etc). The CIP Division is also in the process of developing a city-wide fencing policy for Council consideration.

	<p>Ponds</p> <ul style="list-style-type: none">• Weeds at Alexx and Michael's Pond• Pond perimeter should remain natural (ie not in favor of manicured landscaping)• Alexx & Michael's - do not mow entire area• Edge of Alexx & Michael's Pond at Zuni – put buffer/landscape along pond relocate trails close to pond• Dredge Alex & Michael's Pond - mosquito/drainage/supply concerns• Concern for chemicals in Alex & Michael's Pond from car washing etc.• Address condition of the Trails South Park pond -- green, dead fish, smell <p>Streets, Walks</p> <ul style="list-style-type: none">• Sidewalks - handicap ramp/red slabs not holding up• Street resurfacing – broken concrete on curb• How is broken concrete maintained?• Sidewalk replacement - who does this?• Street paving/replacement• Is there notification of street sweeping or regular schedule? <p>Trails, Parks</p> <ul style="list-style-type: none">• Trail connection - Trails to Westlake• Bronco Park, east side sidewalk going to east - clean and maintain area.• Bronco Park - Consider tennis courts and basketball courts• Bronco Park – what are plans?• Likes Bronco Park as it is• Widen Spruce Park trail• Need decent bleachers and covers at ball fields at Bronco Park• Need park signs and covered tables (shelters)• Need connection of Trails Park to Cottonwood park to south• Need a club house and pool	<p>Potential Next Steps:</p> <p>Consider conducting at least two workshops to address these issues. One workshop could be focused on the perimeter or edge concerns and a second workshop on the interior concerns. Discussion of the ponds could be included in one of these meetings or addressed at a separate meeting.</p>
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Comment Category	Summary Comments by Topic	Broomfield's Summary Observation, Preliminary Response & Potential Next Steps
Traffic and Transit	<p>Traffic Operations and Enforcement</p> <ul style="list-style-type: none"> • 136th and Westlake Drive - need a traffic signal -- can't use the intersection at certain times of day due to traffic • Traffic impact from high school is concern • West side of Lowell – parking blocks, Westlake School • Turn from Lowell to Misty - street fence • Speed on Lowell Blvd • Drag racing on Zuni Street in summer • Slow down traffic but do not negatively effect emergency responders – be reasonable • Be careful that landscape does not block sight lines. • Consider speed indicators on 132nd • Westlake Drive – cut through from 136th to Lowell • Discourage traffic • Cycling of traffic lights - people get frustrated and drive through light • The wait is too long [at lights] - Westlake Drive and Lowell • King Soopers traffic is concern • W 133rd and Westlake Drive • School zone notification [need signage] • Enforcement on Zuni - Westminster/Broomfield • Speed on Zuni St. • Intersection of Princess & Midway - landscape blocks view turning onto Midway • Lowell - Misty to 136th - road improvements/visibility as turn right from Lowell and Trails • Parked cars block view • Drive a car, not a truck, to check line of vision • Left turn light northbound Lowell to westbound 136th • Westlake Drive - consider providing painted bike lanes • Like the increased speed along Lowell and Zuni • A radar control is needed on 132nd Ave. Children play in front yards on this street. There are no homes facing Westlake Dr, Has 2 controls. 132nd had a curve on it, drivers cannot see far ahead but still speed • Antlers Street - traffic 	<p>Summary Observations: Most of these comments pertain to traffic operations and enforcement with a few related to transit (bus) service.</p> <p>Preliminary Response: These areas/issues are typically addressed as follows:</p> <ul style="list-style-type: none"> • Police Dept. - Traffic Enforcement (i.e., speeds) • Engineering Division - Traffic Operations (signal timing, traffic signs, etc), and • Transportation Management - Transit (bus service) <p>Potential Next Steps:</p> <p>Consider conducting at least one workshop on traffic and transit concerns. Prior to hosting any workshops, Broomfield would conduct prior technical evaluations related to a number of the comments received such as concerns for traffic speeds, adequate visibility at intersections (related to landscaping), signal timing, school signage, etc.</p>

	<p>Transit</p> <ul style="list-style-type: none">• Transit service from RTD• Need weekend service on West 120th• No buses on Westlake Drive in middle of night but could run later than 7:00 p.m.• Expand call-n-ride service to serve Westlake• Need service comparable to west side of Broomfield• Need transit service to Broomfield Park-n-Ride	
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Comment Category	Summary Comments by Topic	Broomfield's Summary Observation, Preliminary Response & Potential Next Steps
Quality of Life	<p>Noise</p> <ul style="list-style-type: none"> Noise Noise on the 4th of July [before, during and after] Fourth of July fireworks in neighborhood - weeks before/after <p>Public Safety</p> <ul style="list-style-type: none"> Police coverage - is it less at night? Neighborhood security concern Dogs in back yards with broken fences – threatening Round of applause to the Police Dept for a good job <p>Miscellaneous</p> <p><i>Questions</i></p> <ul style="list-style-type: none"> Property on W. 136th east of church - planned use? [Church Response: fundraising to develop the area] Prairie dogs on church property on 136th and Lowell...[encroaching] Consider moving community board to more usable location near 7-Eleven What is status of Front Range – plans, etc? Sewer system concerns -- We have problems at our house. Is there inspection? Could system need upgrade? <p><i>Comments/Observations</i></p> <ul style="list-style-type: none"> Consider using interns for the planning project Mike Winfield [great] should get recognition in the Enterprise Addressing concern - confusion with east and west - E. Midway should just be "Midway" A number of streets with similar name Why is City doing this Plan? Funding for enhancements? Thank you for doing this plan. 	<p>Summary Observations:</p> <p>Noise comments are primarily focused around illegal fireworks before, during and after the Fourth of July holiday. The request for sound walls is included with the perimeter fencing comments (see above).</p> <p>There are a few public safety comments but overall the neighborhood meeting attendees seemed pleased with the Police Department's handling of neighborhood safety issues. A few safety issues related to traffic -- speeds, drag racing on Zuni Street and ensuring emergency response -- are logged in the Traffic/Transportation category (see above).</p> <p>The miscellaneous category is comprised primarily of very specific questions and comments or observations that do not relate to prior categories.</p> <p>Preliminary Response:</p> <p>The Broomfield Police Department enforces Broomfield's municipal ordinances regarding fireworks and associated noise. Fireworks are illegal to use, possess or sell without a permit.</p> <p>Police Department: <i>Non-Emergency Line 303-438-6400</i></p> <p>Potential Next Steps:</p> <p>Further study or evaluation of these quality of life concerns could be addressed in a follow-up workshop.</p>



Attachment 2

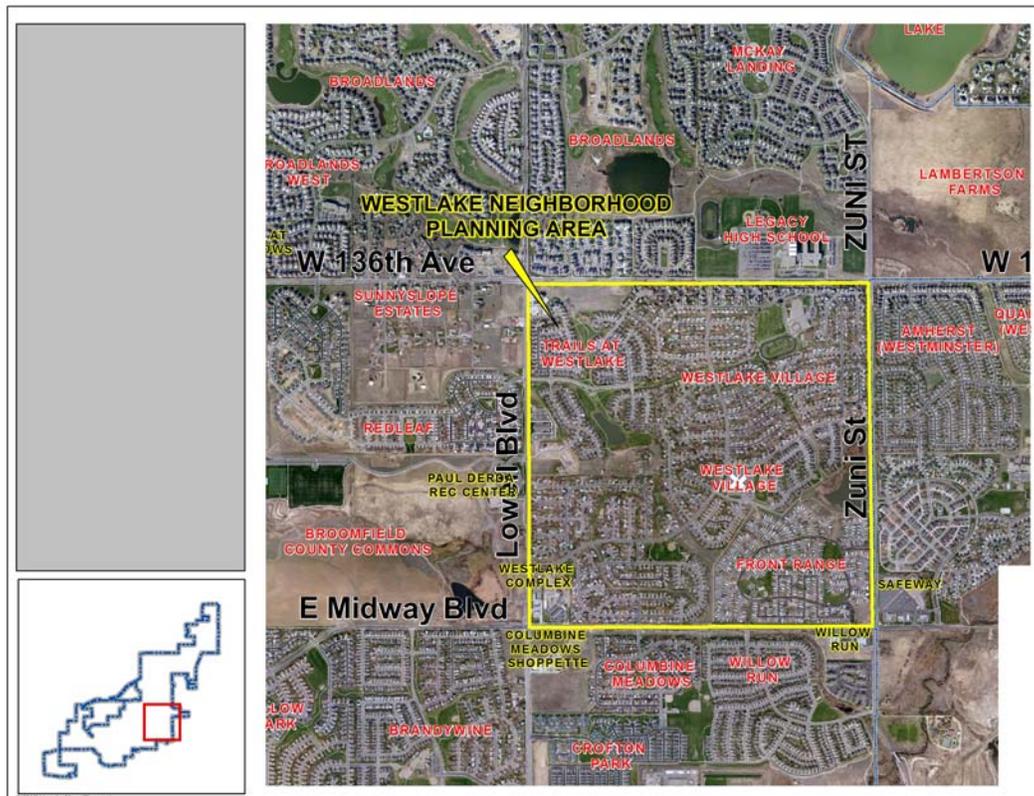
Proposed Work Plan Westlake Neighborhood Sub-Area Plan Neighborhood Meeting - May 21, 2008

Goal for the Westlake Neighborhood Sub-Area Plan

Develop a plan to enhance the image and function of the neighborhood, preserve and enhance property values, and improve the quality of life for residents.

Planning Area

The planning area for the Neighborhood Sub-Area Plan is bounded by Zuni Street on the east, W. 136th Avenue on the north, Lowell Boulevard on the east, and E. Midway Boulevard on the south. The Planning area boundaries are shown on the aerial map below.



Summary of Public Comments

Broomfield has assembled the public comments received during the April 3rd kick-off meeting and from subsequent correspondence. These comments have been organized by topic-focused categories as follows:

- Property Maintenance/Values: Code Compliance and Enforcement
 - General
 - Code Compliance, Education and Enforcement
 - Graffiti, Vandalism, Smoking (vicinity of schools)
- Interior and Neighborhood Edge: Enhancements, Maintenance and Improvements
 - General
 - Fencing, Walls
 - Entries, Edges and Interior - Landscaping and Maintenance
 - Ponds
 - Streets, Walks
 - Trails, Parks
- Traffic and Transit
 - Traffic Operations and Traffic Enforcement
 - Transit
- Quality of Life
 - Noise
 - Public Safety
 - Miscellaneous

A summary of comments and Broomfield's preliminary responses are available as an accompanying document.

Meetings

During the summer and fall, Broomfield will host approximately one meeting per month. The meetings will be open to the entire community and typically held in the evenings. In general, participants will:

- Review and evaluate concerns, ideas, and issues by topic;
- Identify options and solutions to address issues; and
- Formulate recommendations for action through consensus.

The scheduling of specific topics should allow adequate flexibility to accommodate research and evaluation efforts needed to facilitate a productive meeting. Some topics (i.e. transportation) would ideally be scheduled later in the planning process to allow for technical evaluation as a result of the comments received or other City and County efforts.

If the community is amenable, the meetings would have two general parts. The first part of the meeting would typically be a topic focused-workshop based on community direction provided at a prior meeting. The topics are based on the initial comments received in April 2008 and would include property maintenance/values, neighborhood edge improvements, interior improvements, ponds, traffic, quality of life. The intent would be to consider options and reach consensus on a recommended solution(s). During the second part of the meeting, Broomfield would provide an overview of the next topic. The community would provide feedback and direction for a future workshop on the topic to be held approximately one month later.

The meetings and tentative schedule could generally be organized as follows:

May Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Review Prior Comments & Proposed Work Plan 	<ul style="list-style-type: none"> • Broomfield Overview - Code Compliance • Community Direction - Next Steps
June Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Code Compliance <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Neighborhood Edge Improvements: landscaping, maintenance, enhancements, etc. • Community Direction - Next Steps
July Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Neighborhood Edges <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Neighborhood Interior Improvements: landscaping, maintenance, enhancements, etc. • Community Direction - Next Steps
August Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Neighborhood Interior <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Neighborhood Ponds • Community Direction - Next Steps
September Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Neighborhood Ponds <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Traffic & Transit • Community Direction - Next Steps
October Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Traffic & Transit <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Quality of Life Concerns • Community Direction - Next Steps
November Meeting	
Part I	Part II
<ul style="list-style-type: none"> • Workshop - Quality of Life Concerns <ul style="list-style-type: none"> ▪ Consider Options & Solutions ▪ Form Recommendations 	<ul style="list-style-type: none"> • Broomfield Overview - Draft Plan • Community Direction - Prioritize Recommendations for Action

The schedule is flexible. If additional time is needed for a given topic, the schedule can be adjusted accordingly so each topic is thoroughly considered. There will be ample opportunity for public input with this process. The intent is to have broad based input from the community.

Communications and Contact Information

E-mail	Broomfield will communicate with workshop participants and other interested parties primarily by e-mail. Please make sure we have your e-mail address.
Mailings	Upon request, Broomfield will provide updates by mail.
Web Site	http://www.ci.broomfield.co.us/planning/ Broomfield will post periodic project updates on the Planning web page.
Broomfield Contact	Lynn Merwin Principal Planner, Planning Division City and County of Broomfield One DesCombes Drive Broomfield, CO 80020 Direct: (303) 438-6381 E-mail: imerwin@broomfield.org

Timeline

The planning process is expected to take approximately one year with completion anticipated in the spring of 2009.

The key steps in the planning process are expected to occur as follows:

April ('08)	Kick-Off Meeting with Neighborhood <ul style="list-style-type: none">• Reviewed Study Area• Discussed Proposed Process and Timing• Identified Preliminary Neighborhood Concerns and Interests
May	Meeting No. 2 with Neighborhood <ul style="list-style-type: none">• Review Neighborhood Issues - Key Topics• Present and Confirm Work Plan for Planning Process• Begin Topic Discussion - Code Compliance
June - Nov	Conduct Topic-Focused Workshops
Dec/Jan ('09)	Prepare Draft Report
February	Neighborhood Meeting - This is an opportunity to brief the full Westlake community about the Draft Plan and to consider comments and questions.
March	Council Study Session - This is an opportunity to brief the City Council about the Draft Plan and for Council to comment, ask questions and provide additional direction on the Plan. This meeting is open to the public.
April/May	Public Hearing - This is a public hearing where City Council will consider adopting the Final Plan. This meeting is open to the public.

Final Plan Adoption

Once a draft of the Plan is complete, it will be presented to City Council for its consideration of approval and adoption.

Implementation

Once adopted, implementation of the Plan recommendations will likely be undertaken over time. The Plan will set forth the targeted timing for completion. Funding for any future improvements will need to be authorized through a separate process.

Attachment 3
Public Process

April 2008
Kick-Off Meeting

May Meeting
Review April Comments &
Proposed Work Plan

May Meeting
Begin Discussion
Improving Property Maintenance/Values

June Meeting
Follow-up Discussion
Improving Property Maintenance/Values

June Meeting
Begin Discussion
Improving Neighborhood Perimeter Conditions

July Meeting
Follow-up Discussion:
Improving Neighborhood Perimeter Conditions

July Meeting
Begin Discussion
Improving Neighborhood Interior Conditions

September Meeting
Follow-up Discussion
Improving Neighborhood Interior Conditions

September Meeting
Begin Discussion
Traffic and Transit

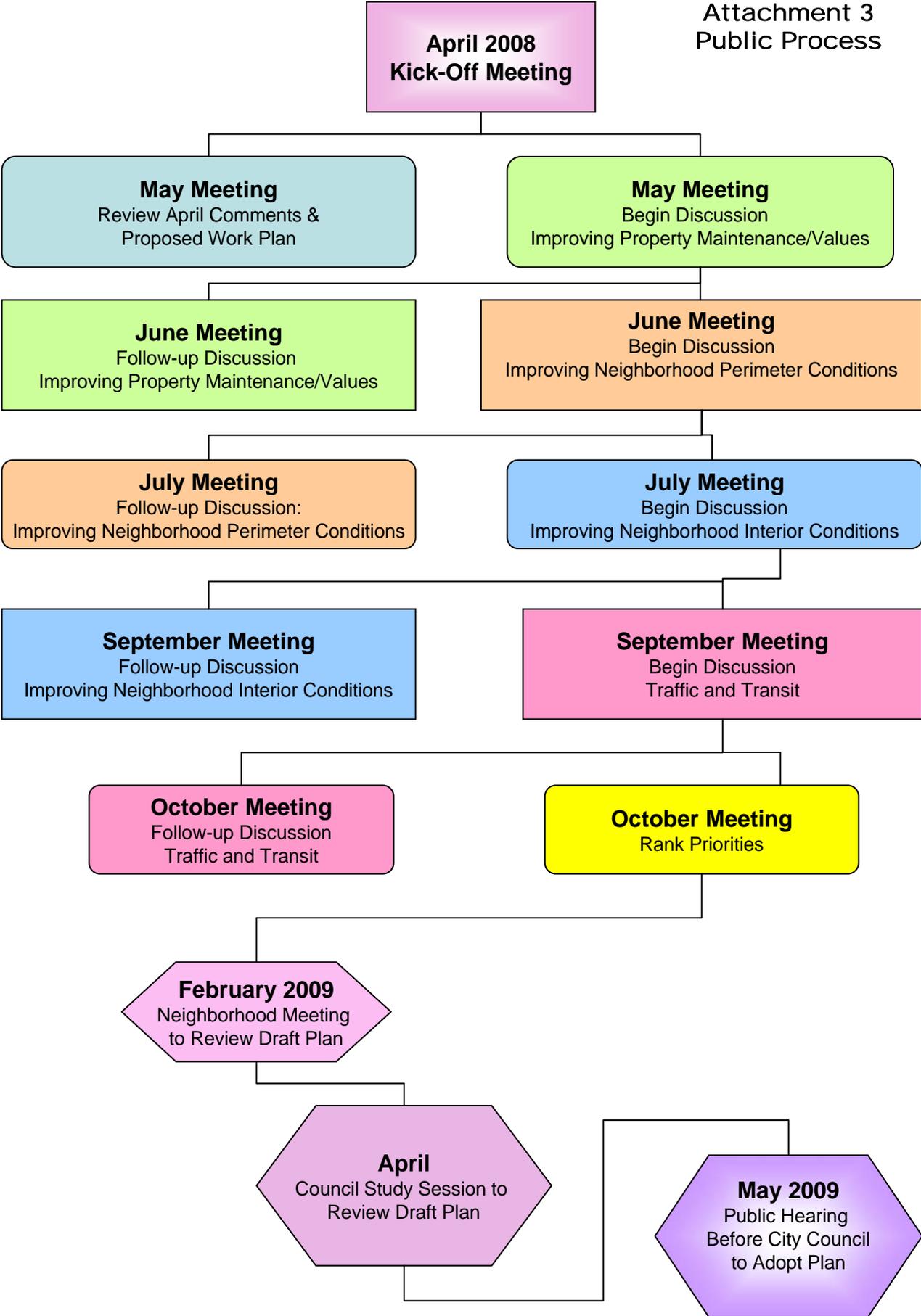
October Meeting
Follow-up Discussion
Traffic and Transit

October Meeting
Rank Priorities

February 2009
Neighborhood Meeting
to Review Draft Plan

April
Council Study Session to
Review Draft Plan

May 2009
Public Hearing
Before City Council
to Adopt Plan



Attachment 4 Summary Ranking of Recommendations

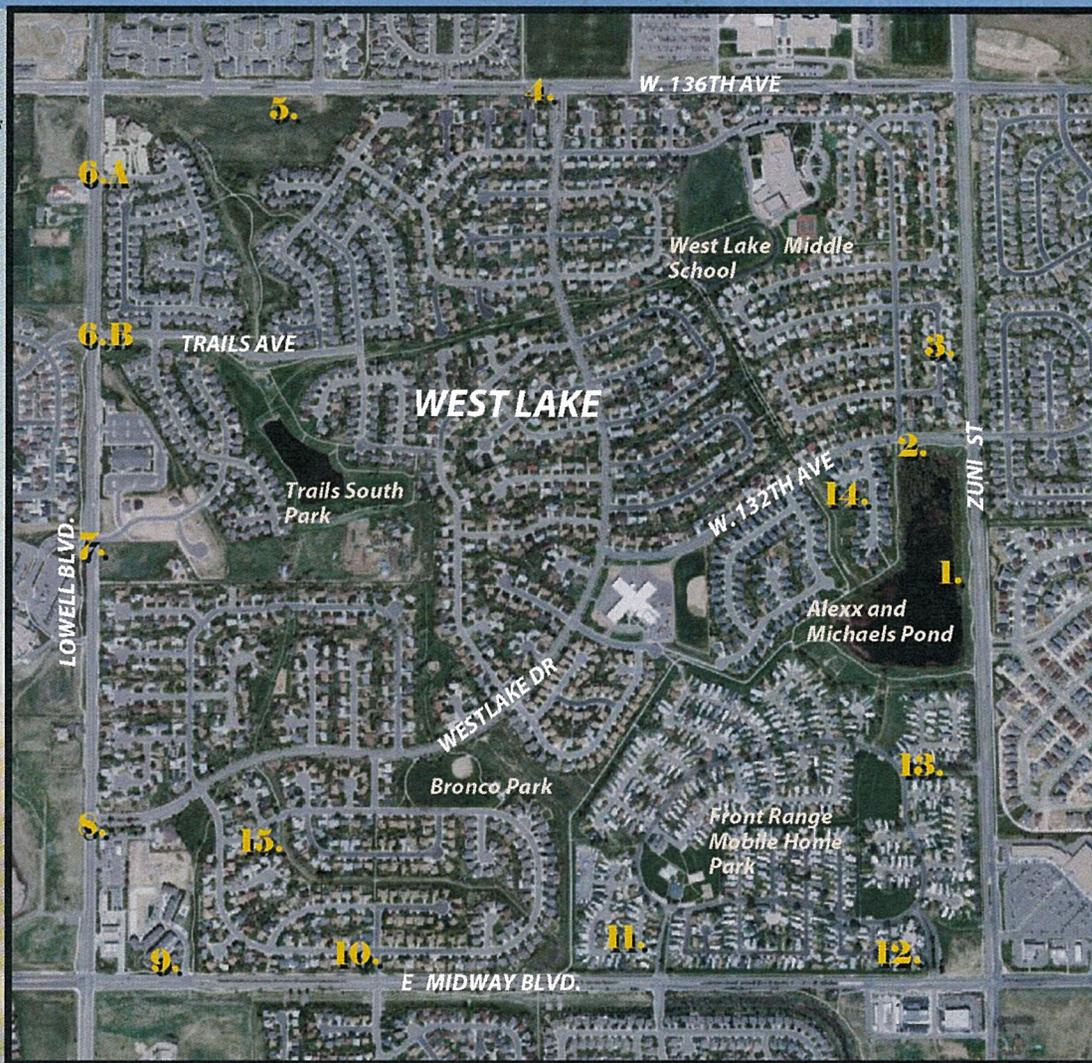
At the October 2008 neighborhood meeting, residents were invited to vote for their top priorities for future consideration. The following table presents the summary ranking of recommendations by improvement category. The recommendations are presented in descending order of priority. Those with the same ranking (i.e. "4") received the same number of votes. Each voter received an allocation of five votes to use as he or she chose. The intent was to identify the top priorities for further consideration in the Plan.

Westlake Neighborhood Plan Summary Ranking of Recommendations					
Ranking	Recommendation	Improvement Category			
		Traffic & Transit	Perimeter Improvements	Interior Improvements	Property Maintenance & Values
1	Install perimeter sound wall		√		
2	Enhance neighborhood entries with landscaping and signs		√		
3	Code Amendment: Increase penalties for repeat code violations				√
4	Improve Zuni and W. 136th Ave: bury power lines & landscape		√		
4	Code Amendment: Strengthen regulations regarding vehicles that appear inoperable or abandoned				√
5	Install Traffic Signal at W. 136th Ave and Westlake Drive	√			
5	Code Amendment: Strengthen fence maintenance requirements		√		√
6	Replace Cottonwoods on public lands with seedless variety			√	
6	Establish volunteer network to assist neighbors with property maintenance				√
7	Address traffic congestion around Legacy High School	√			
8	Address dead trees on private property			√	
9	Address stagnant water in Alexx & Michael's pond			√	
9	Provide community club house and pool.			√	
9	Widen public trails through greenbelts to approximately 8' where narrower			√	
9	Code Amendment: Allow Broomfield to clean graffiti on private property with owner consent				√
9	Improve data sharing between Police Dept and Code Compliance				√
9	Establish Neighborhood Watch Program				√
10	Address public investment in private fence improvements		√		
10	Thin out dead trees along Alexx & Michael's pond perimeter			√	
10	Address smell of ditch near Bronco Park			√	
10	Add tennis courts to Bronco park			√	
10	Place speed indicator along W. 132nd Ave	√			
10	Add bus schedule at bus stops	√			
10	Stripe bike lanes along Westlake Drive	√			
No Votes Allocated					
	Resurface western portion of W. 136th Ave		√		
	Add sign along perimeter of Alexx & Michael's pond indicating natural area			√	
	Enhance unimproved greenbelts with landscaping			√	
	Offer landscape education for private property owners			√	
	Prohibit Poplar trees			√	
	Provide bus shelter on W. 132nd Ave, west of Zuni Street	√			
	Provide paint to property owners to cover graffiti				√
	Provide designated graffiti area				√

Landscape Enhancement Study Areas

See exhibit sheets that correspond to these numbers

- 1. Alexx and Michael's pond, Zuni Frontage landscape
- 2. West 132nd Ave entrance
- 3. Zuni, north of 132nd Ave.
- 4. Westlake Drive at 136th Avenue
- 5. 136th Ave. , West of Westlake Drive
- 6.A Lowell, W.135th entry.
- 6.B Lowell /Trails Ave entrance
- 7. Lowell and Misty Dr. entrance
- 8. Lowell and Westlake Drive entrance
- 9. King Street and Midway Blvd.
- 10. Hazel Street and Midway Blvd.
- 11. Midway Blvd and Elm Street entrance to Front Range Mobile Home Park
- 12. Alcott Street and Midway Blvd.
- 13. Zuni and 130th Avenue Entrance
- 14.A Southeast Community Loop Trail, (Bryant Park Segment), two exhibits
- 14.B exhibits
- 15.A Princess Ditch , two exhibits.
- 15.B



WESTLAKE NEIGHBORHOOD

This report identifies some landscape related enhancements for the neighborhood entries in this established community. Photographs of existing conditions are enhanced with computer sketches to show concepts for potential improvements. These include frontage landscapes, primary entrances and some public spaces. For this study a number of ideas are generated, some are more applicable and appropriate than others. Some concepts might be worthy of use in many areas, and yet some might be site specific landscape ideas. These are only concept level ideas and will require further evaluation, public review, feasibility and cost investigations.

PLANNING GOALS

Westlake is an attractive older Broomfield community with established families, schools and parks. Based on the views from the surrounding roadways however, one gets a somewhat less than impressive image. Long rows of blank worn wood fences and understated entry ways hide the real community. When Westlake was built, much of it over 25 years ago, grand subdivision entrances, like many of those we see today, were not that common. There was no pressing need for any overstated distinguishing entry or edge landscapes. Now as Broomfield is being built out, enhanced residential entry landscapes, and frontage landscapes have become important community identity features. In a growing city those are image makers and help distinguish one neighborhood from another.

The concepts shown on the following pages are intended to generate some discussion and thought about the kind of enhancements that might be appropriate to upgrade these image landscapes. These include arrangements of trees, shrubs, signs and smaller monuments. These will all need to fit within the existing roadside right of way, and site conditions.

This will be an iterative process starting with ideas and discussions. With public input and city analysis some of these ideas may evolve and move forward to become workable cost effective projects.

* Site Constraints will dictate much of the configuration of possible landscape enhancements. These include:

- Existing walkway and road configurations.
- Limited right-of-way for improvements in several areas
- Traffic, vehicle access, including sight lines, turning radii,
- Utility lines and features, such as phone, water, power cannot be compromised.

* Some site negatives include:

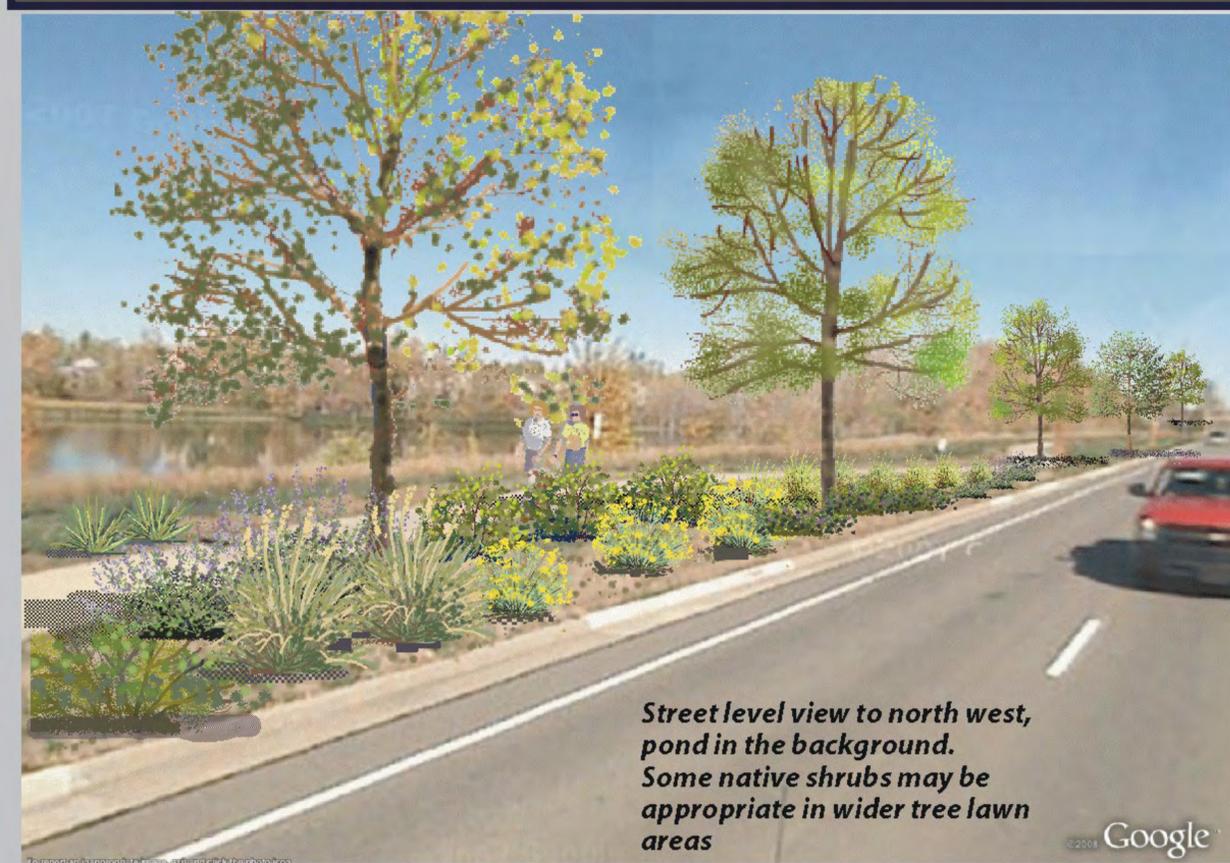
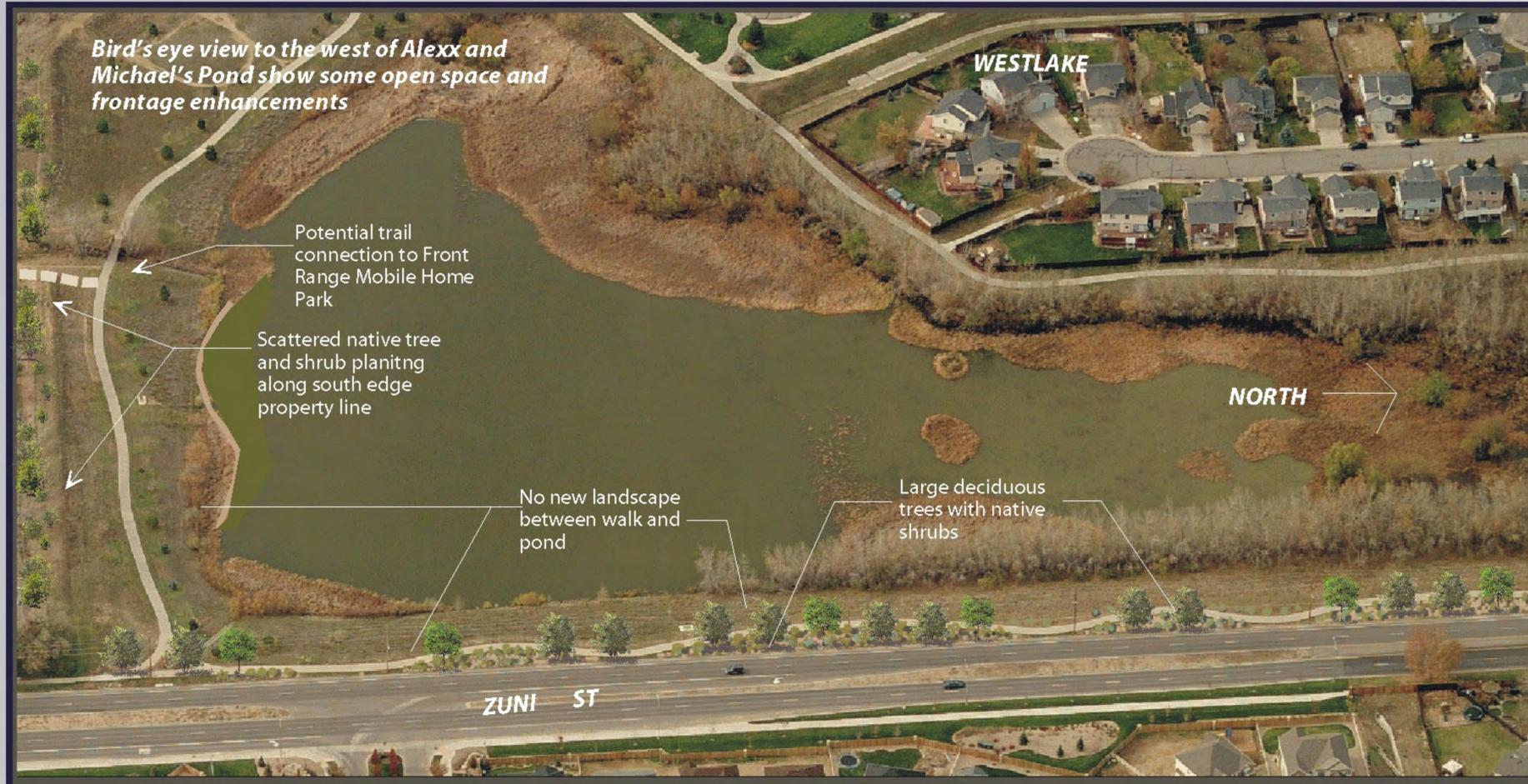
- Fencing that is stark or in poor condition in many areas
- Limited or no landscaping in places
- Median islands that interfere with large vehicle traffic turning.
- Unattractive power lines

* Some planning objectives include:

- Identify this neighborhood through common signage and landscaping elements
- Incorporate common elements in the signs
- Strive for low water-use plantings
- Preserve adequate access for emergency responders such as fire trucks
- Preserve visibility for motorists
- Strive for reasonable maintenance
- Bury power lines



Bird's eye view to the west of Alexx and Michael's Pond show some open space and frontage enhancements



ALEX AND MICHAEL'S POND AREA ALONG ZUNI

This pond is a good example of a pond with natural character that provides a haven for wildlife. Only modest enhancements are proposed for this area, mostly relating to the walkway along Zuni. Some street tree planting will help to give this walkway a more friendly appearance. Native xeriscape grasses are proposed for the tree lawn area. Also note that it is hoped to 'underground' utilities in this area so poles will be removed.

Some visual buffer plantings, of native trees and shrubs, might also be appropriate for the south property line edge.





This is the main Zuni entrance to Westlake. Existing landscape is sparse and minimal but there are many opportunities for an image upgrade. The open space, south of 132nd, on the north side of pond with the thick grove of cotton woods is a positive feature.

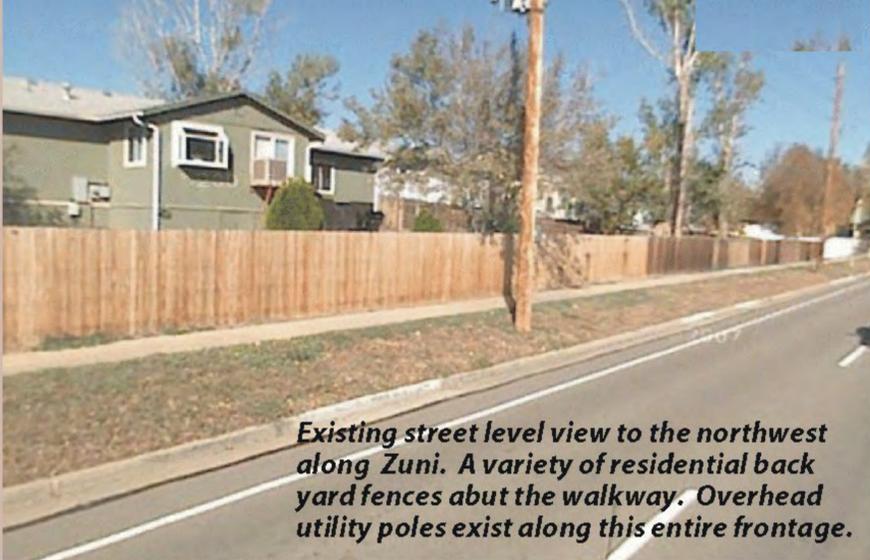
W 132ND AVE ENTRANCE TO WESTLAKE

Most newer subdivisions have some kind of enhanced entrances that provide a positive first impression for residents and visitors. This entrance has only a few modest landscape features. Computer sketches shown here depict some modest ways to enhance this Zuni entrance image. There are a few hardscape features and a variety of tree and shrub planting.

The wood fence on the north is stark and could be enhanced. Some landscape enhancement shown here work with these existing features and add some others for meaningful face lift.

These entry sketches depict a number of options and features for enhancements. Ultimately though only one or two of these features may be constructed.

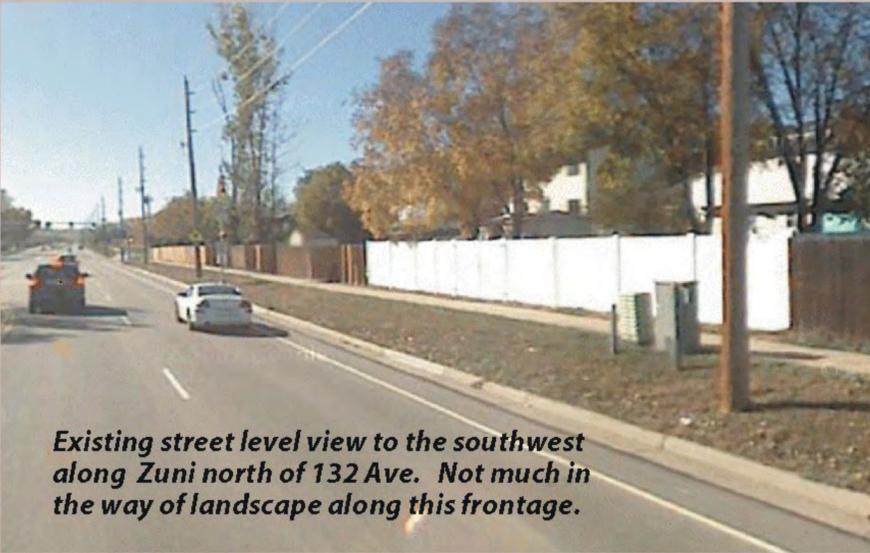




Existing street level view to the northwest along Zuni. A variety of residential back yard fences abut the walkway. Overhead utility poles exist along this entire frontage.

ZUNI STREET FRONTAGE AREA NORTH OF 132ND AVE.

Utility poles and a variety of wood privacy fences give this frontage an unrefined somewhat stark look. The tree lawn space, between the walk and the street is the primary landscape opportunity area here. Removing the poles and undergrounding the utilities would make a big improvement. Deciduous tree planting and some intermittent shrub beds with a variety of plants can add a lot to enhance the streetscape and soften the view of the fences.



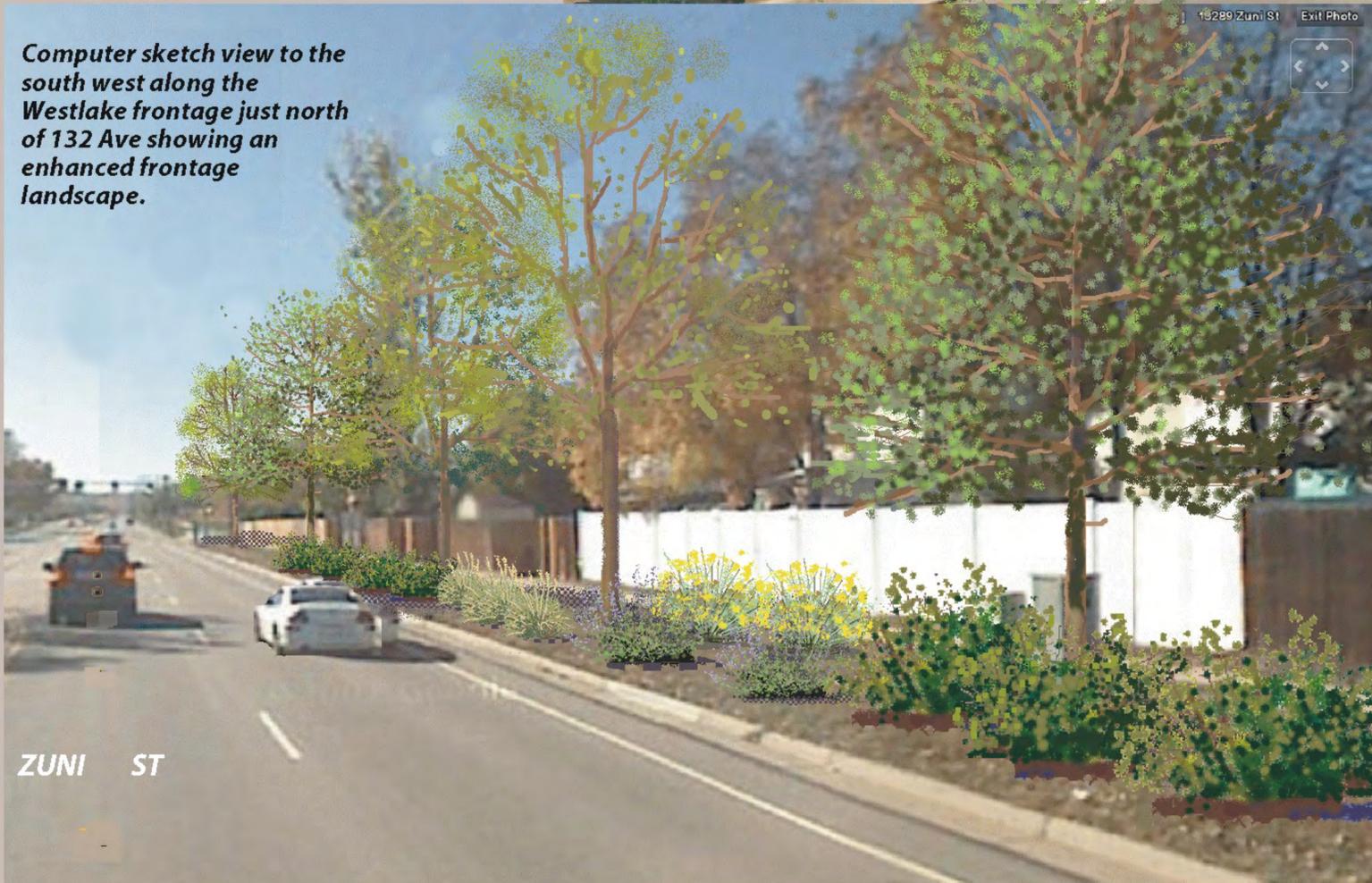
Existing street level view to the southwest along Zuni north of 132 Ave. Not much in the way of landscape along this frontage.



Another view of existing fence and tree lawn.



Computer sketch, view to the northwest of an enhanced streetscape along Zuni. Regular street tree planting, intermittent shrub beds in the tree lawn and burying power lines.



Computer sketch view to the south west along the Westlake frontage just north of 132 Ave showing an enhanced frontage landscape.

ZUNI ST

ZUNI ST

136TH AVE ENTRANCE TO WESTLAKE

This is the only 136th Avenue entrance to Westlake. The landscape here is well maintained but very modest and with few enhancements. Computer sketch shown here depicts ways to enhance this entrance image on a level with newer subdivisions.

The wood privacy fences are a monotonous and obtrusive feature. It is suggested here that some of the fence corners be removed and replaced with a new masonry character wall

Sign monuments with a Westlake plaque are also suggested here. Some extra tree planting and flower beds will complete the landscape.

These entry sketches depict a number of options and features for enhancements. Ultimately though only one or two of these features may be constructed.



Concept sketch, street level view to the south from 136th showing ideas for Westlake Drive entryway enhancements



Computer sketch of sign monument and smaller monuments



Computer sketch, Ground level view to the south at east side of Westlake drive showing new corner wall with some new accent landscape



Existing street level view to the south from 136th Ave.

Computer sketch of view to south east from 136th. This shows some landscape enhancements along the walkway to improve the look and pedestrian experience.

WESTLAKE



136 TH AVE.

Another computer sketch of enhancement ideas. This view is to south west from 136th. The church is in the distance. Street trees and shrub beds are proposed along existing walkways. Note utility poles are removed.

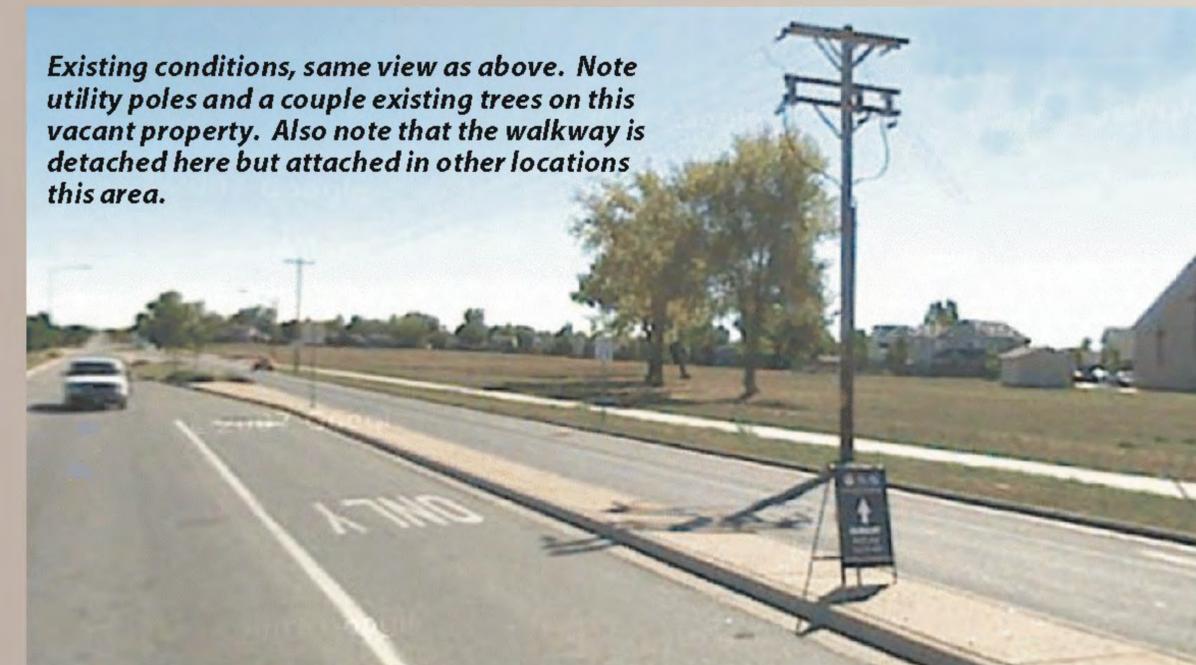


Potential future trail south to neighborhood

Remove obsolete sign and correct street striping

136 TH AVE.

Existing conditions, same view as above. Note utility poles and a couple existing trees on this vacant property. Also note that the walkway is detached here but attached in other locations this area.



W 136TH FRONTAGE LANDSCAPE WEST OF WESTLAKE DRIVE

As can be seen in the photos this is a wide open undeveloped property adjacent to the roadway. There is an existing walkway here. Shepard of Love Fellowship Church is on this corner of 136th and Lowell. The enhanced landscape shown on computer sketches above are basic streetscape elements that include trees, and some shrub beds at the right of way edge. Some pedestrian level character lights are also proposed. We are assuming that the utilities can be under grounded and the poles removed for this area. More tree and shrub planting is possible but it is unclear where the property line, right of way line is here.



Existing view same area as above. Note existing utility poles, cobra head lights, and existing walkway, attached walkway in this view.



Computer sketch, view to the east from Lowell Blvd. showing some landscape enhancements to the W.135th Avenue entrance to Westlake. Masonry monuments and an arrangement of trees, shrubs and flowers can make a more impressionable entry.



ABOVE; *View to east existing conditions on the south side of W 135th The old wood privacy fence and the juniper bed dominate this view.*



Same view as above, existing conditions at W 135th and Lowell. Not much here to indicate you are entering a neighborhood.

W. 135th AVENUE AND LOWELL ENTRANCE
 There are some established landscape features at this intersection but nothing to indicate that this is even a secondary entry into this community. The enhancement landscape depicted here shares many of the elements proposed for other Westlake entries. The masonry monuments are the key identity features. Shrubs are added to soften the views of parking lots, flower beds provide some color and a nice first impression. Trees, the backbone of any landscape are proposed along the north side of W 135th and along the east side of Lowell Blvd.

BELOW: *Same view as above with landscape enhancements. An evergreen tree and a few shrubs soften the view of the fence. Flowers and ornamental grasses highlight the walkway edge. The Westlake masonry monument is the key neighborhood identity feature. Sign wording can be customized throughout the neighborhood.*



LEFT: *Existing view to the north at W135th along Lowell. Some established spruce trees are the primary landscape features at this corner.*

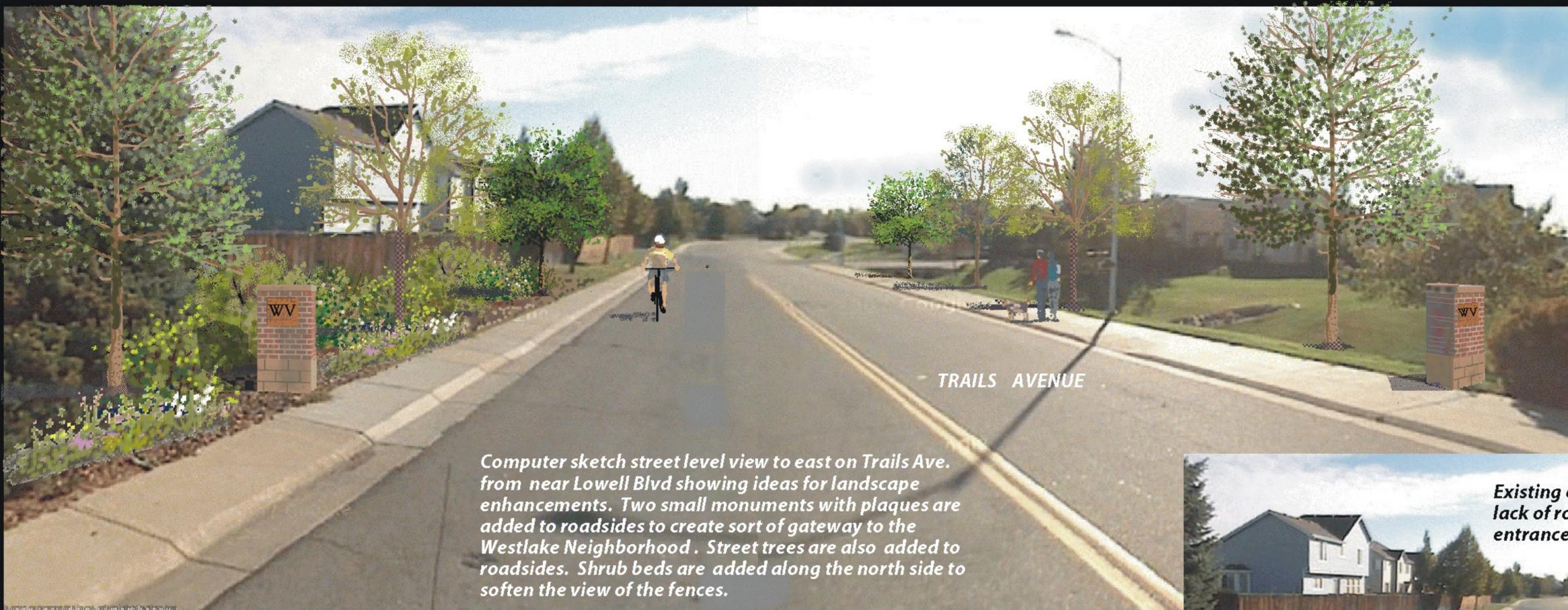


RIGHT; *Computer sketch showing an enhanced landscape for this same area.*

W. 135th Ave entrance on Lowell Blvd.

LOWELL TRAILS AVE ENTRANCE

There is an attractive existing landscape at the threshold of Lowell and Trails Avenue. East of here however there is an abrupt end to most landscape enhancements. The wood fence and the unobstructed view of homes are somewhat obtrusive, and stark, while the views of the open drainage way is a positive element. The landscape ideas shown in the computer sketch, upper left, are intended to carry some landscape along Trails Avenue to the east. Street trees are the fundamental streetscape element to add. Some larger shrubs can screen the wood fence on the north.



Computer sketch street level view to east on Trails Ave. from near Lowell Blvd showing ideas for landscape enhancements. Two small monuments with plaques are added to roadsides to create sort of gateway to the Westlake Neighborhood. Street trees are also added to roadsides. Shrub beds are added along the north side to soften the view of the fences.



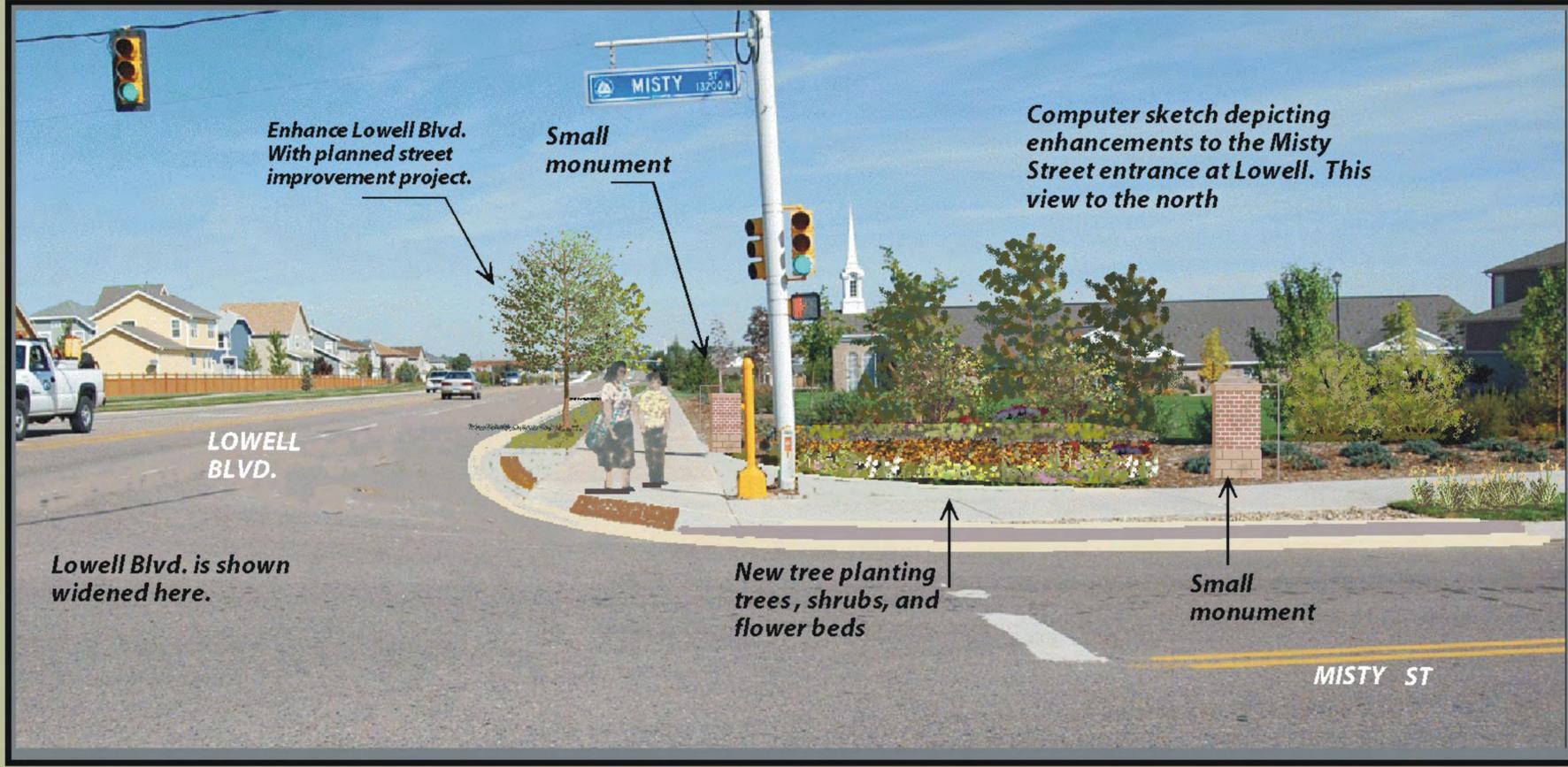
Existing conditions, same view as upper left. Note the lack of roadside landscape east of the enhanced entrance.

Below; views to east showing the attractive landscape at Trails Ave and Lowell corners. There are a few trees and shrubs beyond, east of the entrance however.



The unlandscaped edge wood fence is an obtrusive feature. The view to the open space to the south is a positive feature.





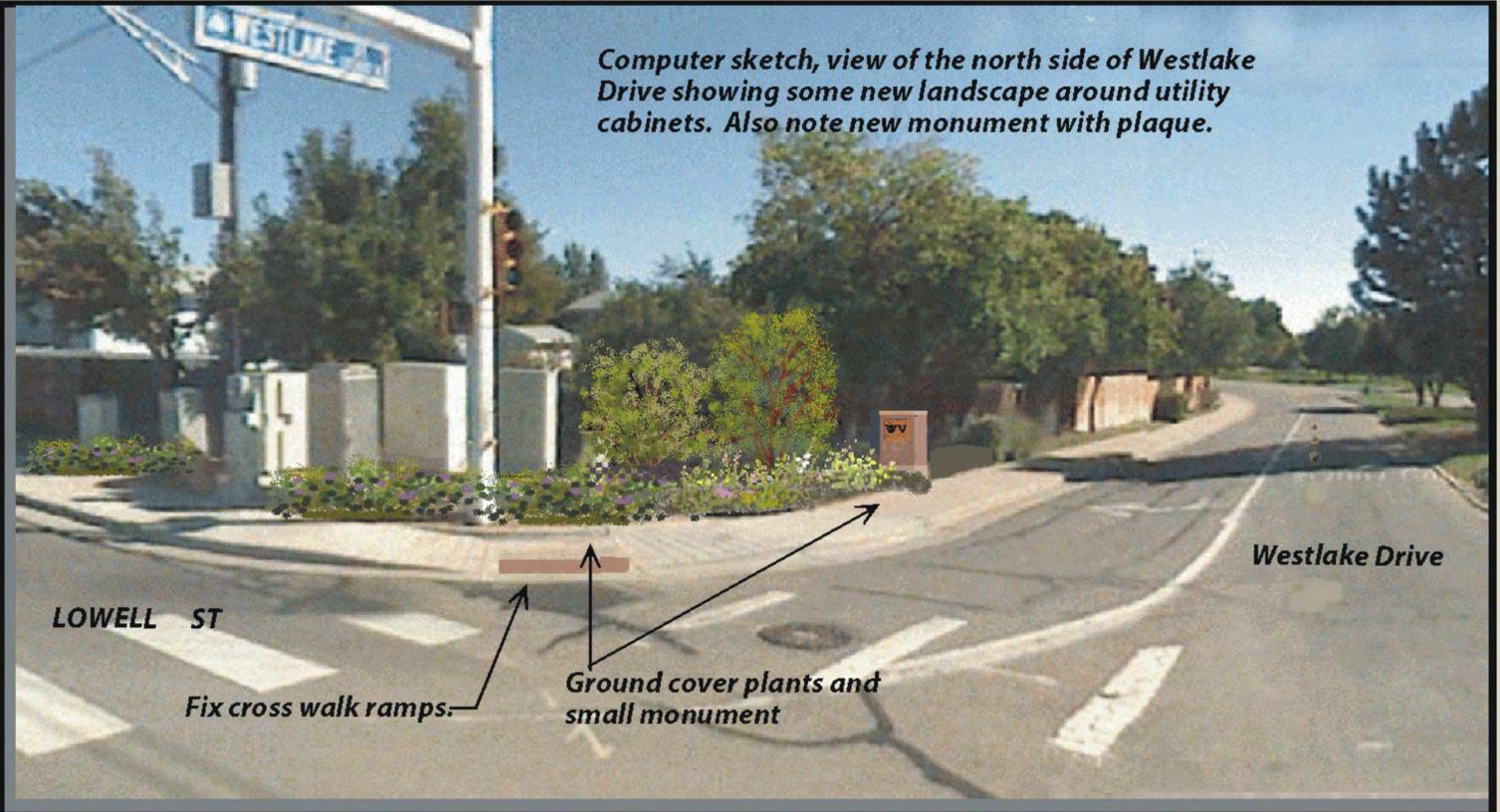
Sketch concept of small monument with plaque

MISTY ST ENTRANCE AT LOWELL
 This Misty Street entrance is unbalanced with a very constrained right of way space on the south side and more generous space on the north side. A wood privacy fence defines this south edge with a narrow wedge of landscape space.

Note on existing photo below the intersection curbs are absent, presumably waiting the eventual widening of Lowell Blvd. The widening will further narrow tree lawn space along the Lowell edge.

This enhancement scheme attempts to show some landscape ideas with the future widened Lowell. A small stone sign monument is combined with trees, shrubs and flower beds. A widened Lowell might also include some street tree planting.



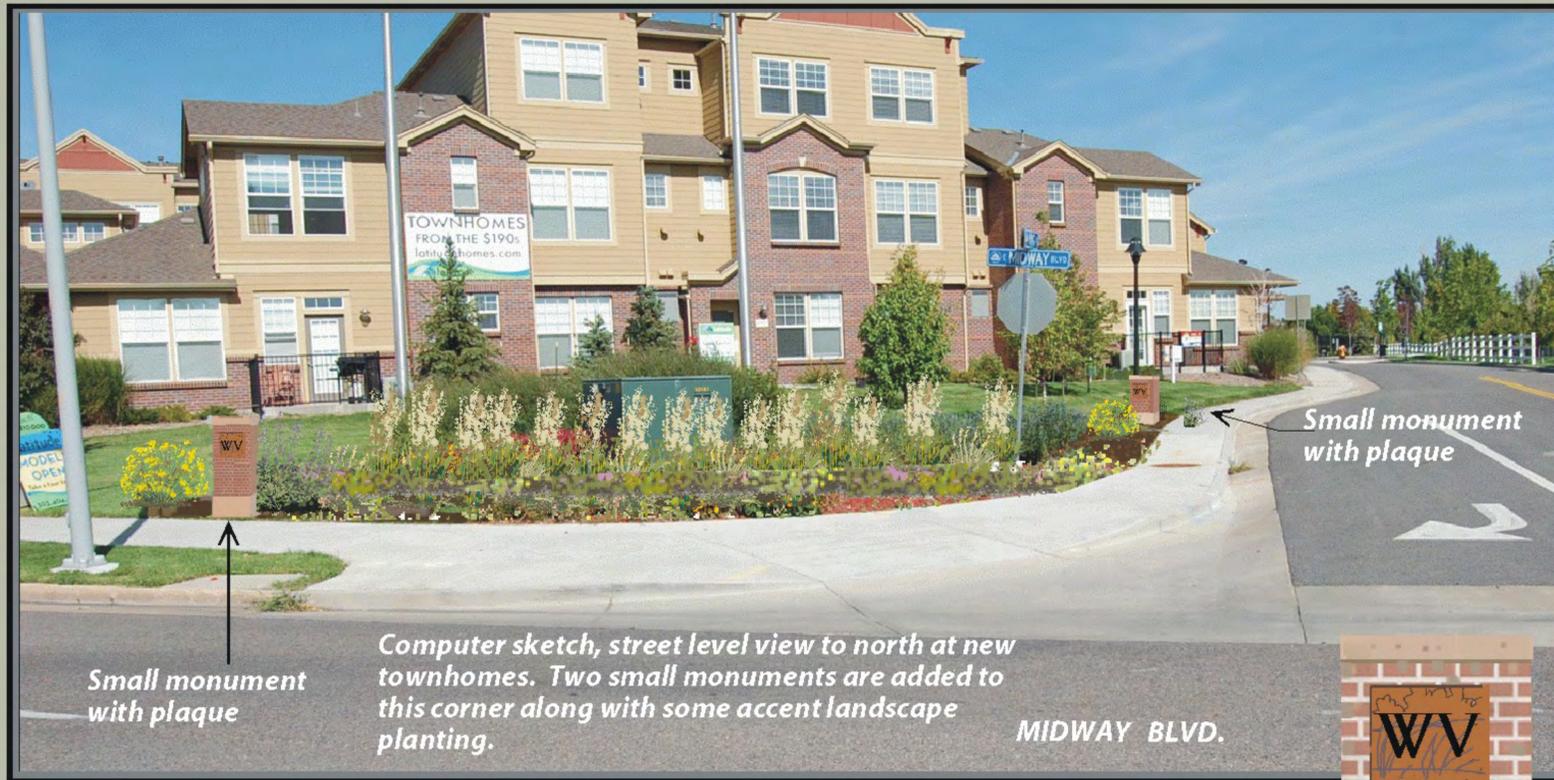


WESTLAKE DRIVE ENTRANCE ON LOWELL

This is one of the nicer entrances to Westlake. Established landscape, a handsome masonry sign monument, and a landscaped median give it a refined established look. The only negative is the nest of utility cabinets that are clustered at the north side of the intersection. Enhancements suggested here primarily consist of adding some ground cover and two small monuments with some focal landscape plantings. These add refinement and relate to other Westlake entrance landscape concepts shown in this report.

A new curb configuration is proposed for the median nose to better accommodated busses and trucks. A more oval shaped curb alignment with a small splash apron is proposed for this median.





Small monument with plaque

Computer sketch, street level view to north at new townhomes. Two small monuments are added to this corner along with some accent landscape planting.

MIDWAY BLVD.



Trail and information sign

Small monument with plaque

Computer sketch, view to the north showing enhancements to east side of Hazel Street. entrance landscape

Add some accent planting along walk and trail intersection.

MIDWAY BLVD.



Sketch concept of small monument with plaque

KING STREET ENTRANCE ON MIDWAY BLVD.

A new multi family development is the dominant feature here, along with some new landscape at the intersection. On the east side there is a community trail that crosses Midway. The landscape enhancements shown here help make this a more Westlake type entrance. Many of the same elements proposed elsewhere, small monuments, supplemental accent planting, are finishing touches and refinements are suggested for this Westlake entrance.

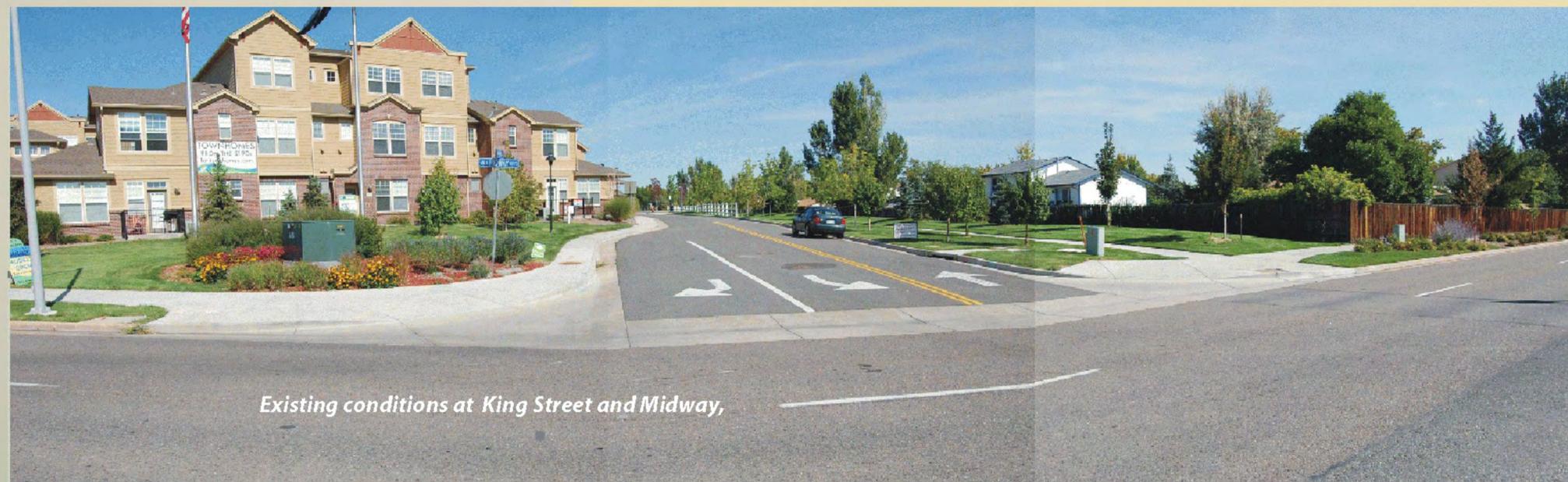
The streetscape west of this entrance could use some street tree planting as shown in computer sketch at the lower left.



MIDWAY BLVD.

Small monument with plaque with tall ornamental grasses to screen cabinet.

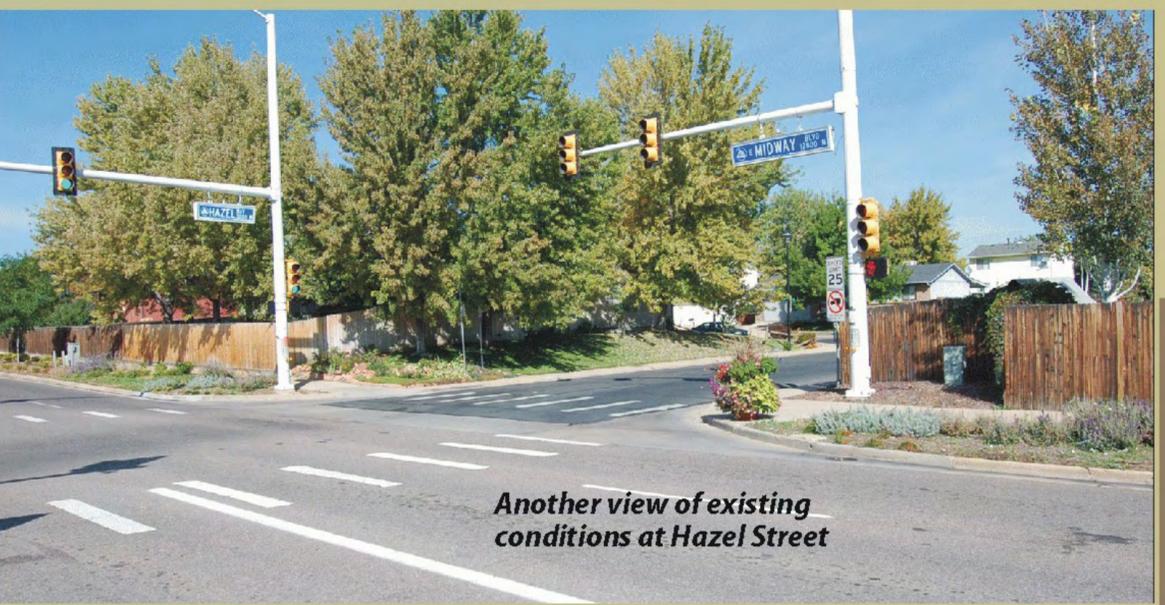
Computer sketch, view to west on Midway Blvd. Showing suggested street tree planting along the north side tree lawn



Existing conditions at King Street and Midway,



ABOVE RIGHT ; Another view of east side of street, with enhancements and existing conditions.



ABOVE; Computer sketch of some enhancement ideas for the Hazel entrance on Midway Blvd.

BELOW; View of wood fence with metal trellis and Westlake Village sign plaque

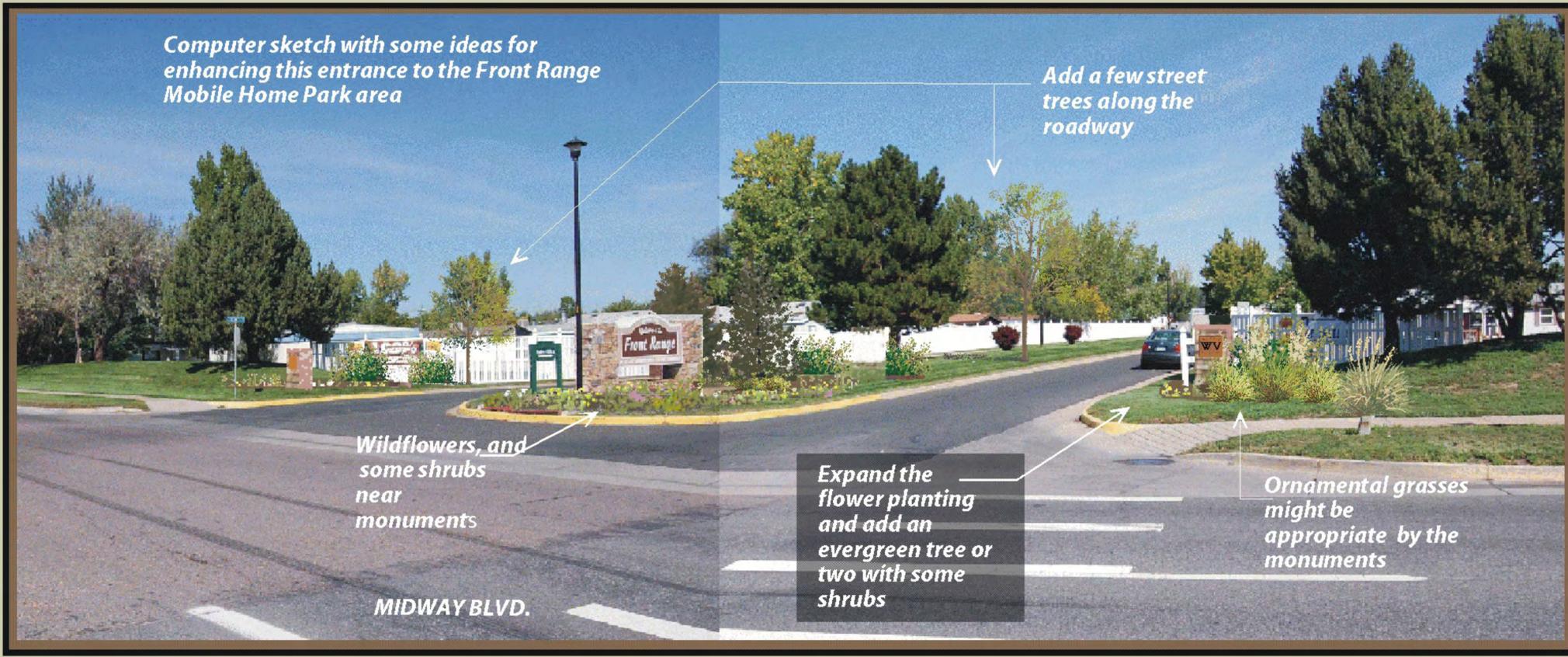


HAZEL STREET ENTRANCE ON MIDWAY BLVD.

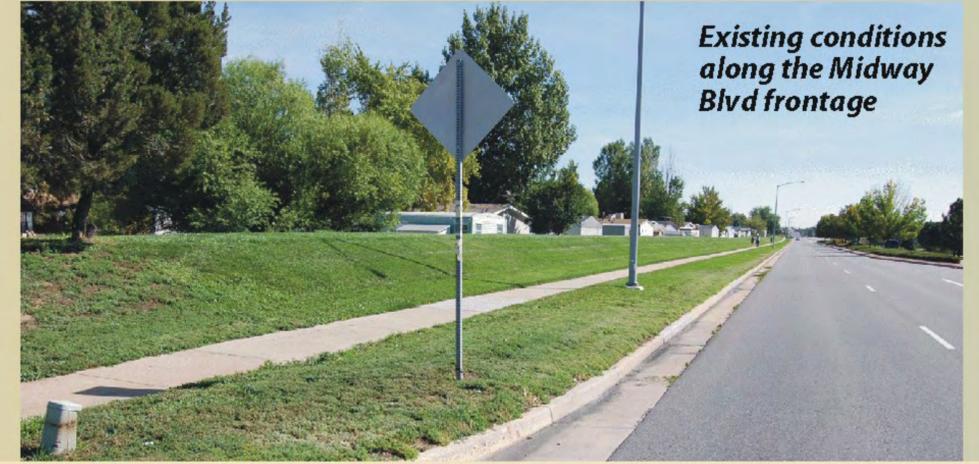
There is an attractive roadside landscape east and west of this entrance where new landscape softens some of the fence views. Hazel St entrance however has few landscape upgrades but some larger old trees give it an established look. Once again the wood fences are the dominant visual streetscape element here. The east side of the intersection has an awkward corner with fence indent. Some minor landscape enhancements such as stone monuments, tree and shrub planting, and flower beds are the upgrade enhancements proposed for this entrance.

Another sign idea depicted here, is a plaque on a metal trellis. This trellis can also support some vines that can soften the view of the old wood fence.





There is a long levee type berm along the Front Range Midway frontage. While this is an effective visual screen it could stand some landscape refinement such as native shrubs and wildflowers. These would augment the screening effect and reduce maintenance and water needs. Also shown are street trees in the currently empty tree lawn.



ELM STREET FRONT RANGE MOBILE HOME PARK ENTRANCE

This is a neat and tidy but simple landscape. The stone masonry sign monument is attractive and the lawn is well maintained. There is however a lack of colorful accent type planting that might be appropriate for this conspicuous entry. That is primarily what is being proposed here along with some masonry monuments.

Also of interest, landscape wise, are the long berms along this Midway frontage. Computer sketch above right depicts some ideas for enhancing this feature with street trees, native flowers and shrubs.

Computer sketch of enhanced landscape at the Alcott Drive entrance to Front Range Mobile Home Park on Midway Blvd.

Tree and shrub planting with wild flowers suggested for top of berm

Accent planting with shrubs and flowers suggested for entry area with two stone monuments.

Street tree planting along north side of Midway in tree lawn

New stone monument

Existing stone masonry sign monument

New stone monument

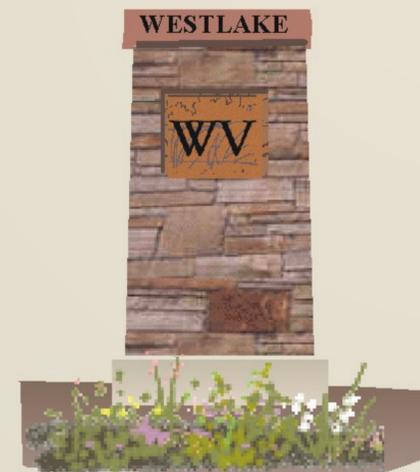
MIDWAY BLVD.

Recent photo of same entrance, existing conditions. This is a neatly maintained landscape with old established trees.

ALCOTT DRIVE ENTRANCE

This Front Range Mobile Home Park shares a lot with the Elm Street Entrance. Both are neat, well maintained but rather simple with not much variety or color. Depicted here are ideas to enhance the landscapes at these Midway Blvd entrances. The existing stone masonry signs are a nice identity feature but need some help with the living landscape elements.

Equally important for the Midway frontage landscape is the roadside landscape between entrances. Once again, while it is maintained very well, it could use some help with street trees and some wild flower and shrub planting on top of the long berm. These should reduce water use and maintenance as well as augment the effective height of the berm.



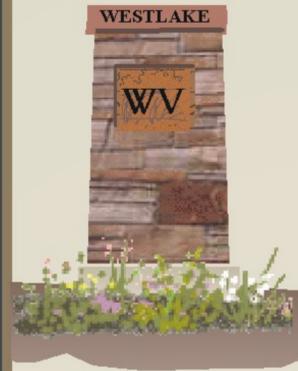
Computer sketch, view to south, showing proposed landscape enhancements to entrance and frontage landscape.

Shrub planting on the top of the berm.

New street tree planting along Zuni

ZUNI STREET

New stone monument with flower bed



Existing conditions view to the west

130TH AND ZUNI

The 130th Avenue intersection has the same well maintained look that Elm Street and Alcott entrances to the Front Range Mobile Home Park have. Old trees, manicured grass, and a shiny white fence. The landscape enhancement scheme shown here is also similar to what is proposed on those entrances. Adding some seasonal color with shrubs, and perennials along with some simple stone monuments will make a meaningful upgrade. The frontage landscapes north and south of here can also benefit from some basic streetscape enhancements.



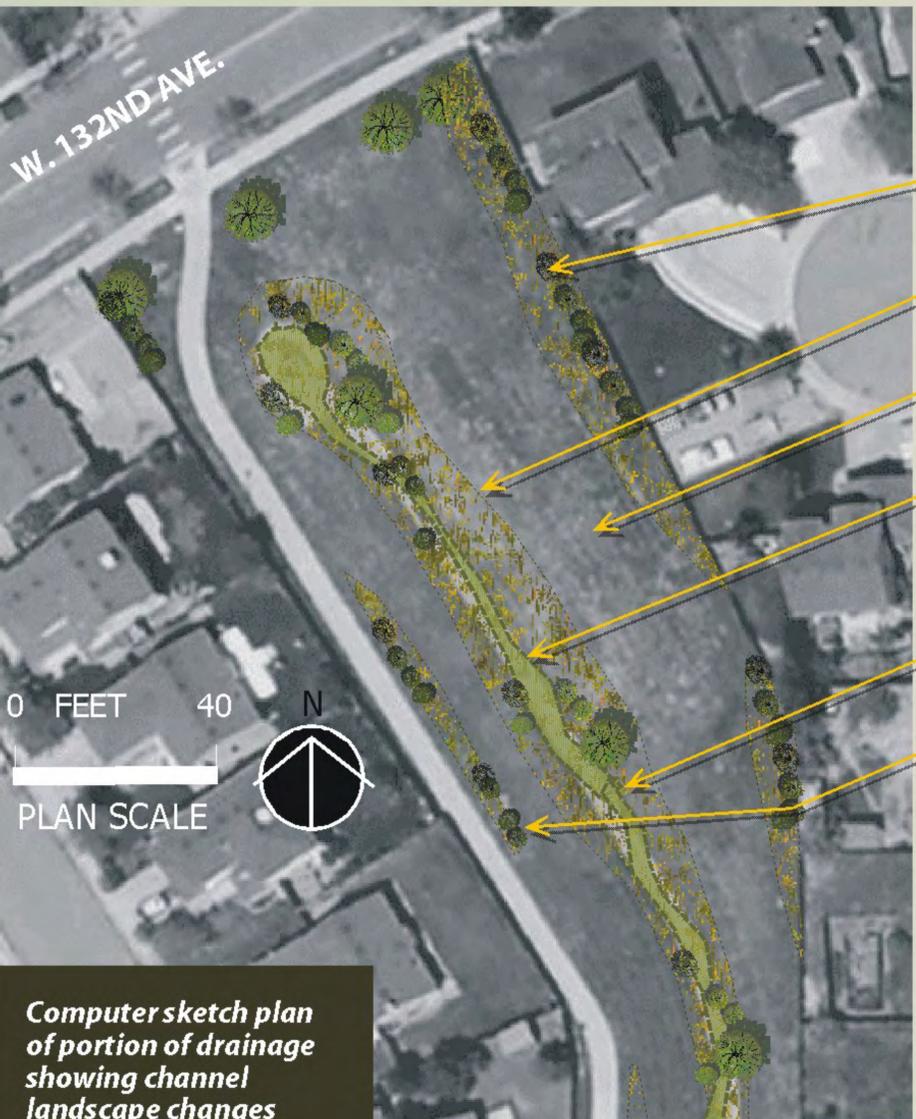
Existing conditions at 130th and Zuni. Note utility poles which will be removed and utilities undergrounded in the future.



New stone monument with flower bed

Enhanced flower beds around sign monument

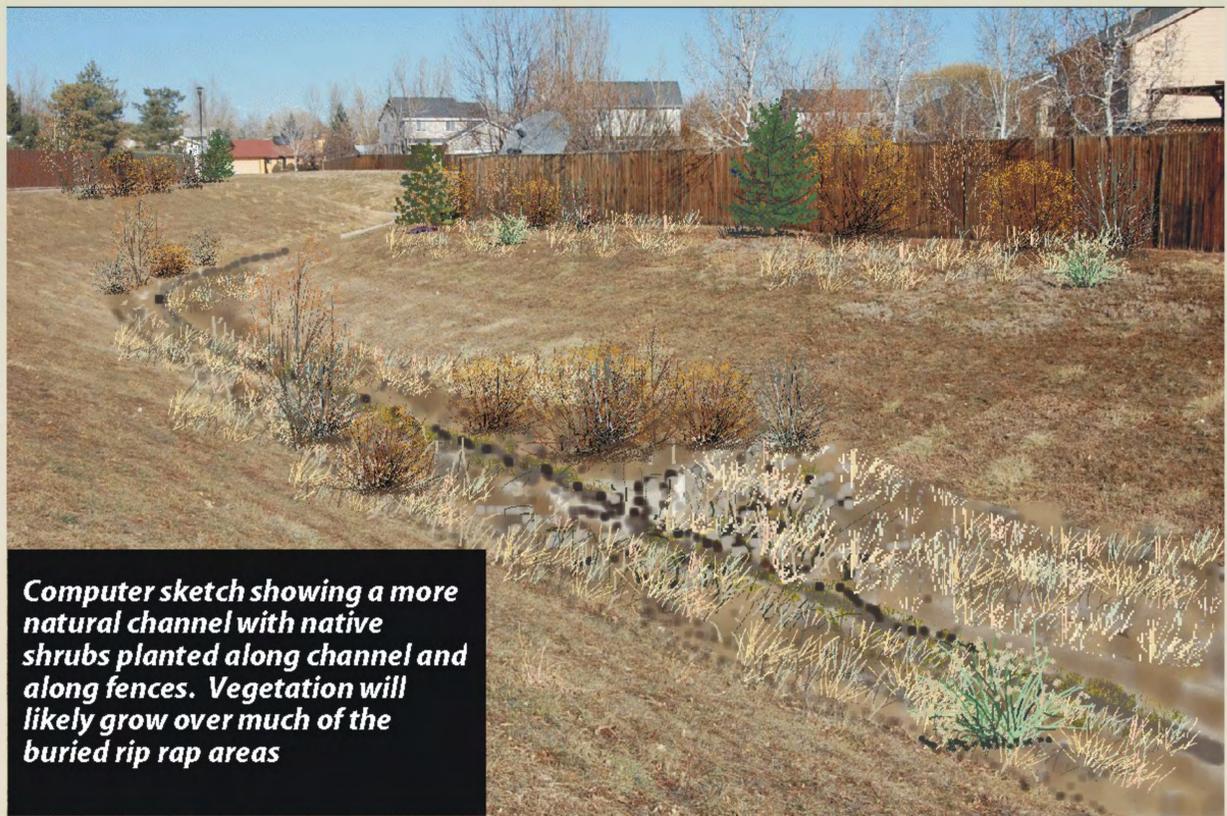
Computer sketch, view to west showing proposed landscape enhancements to entrance and frontage landscape.



Computer sketch plan of portion of drainage showing channel landscape changes intended to create a more native-like riparian landscape corridor.

Potential corridor enhancements

- Shrub planting to soften view of fences.
- Taller native grasses and wild flowers for a more native landscape look.
- Mowed native grasses, same as existing conditions.
- Remove concrete channel and replace with a buried rip rap enhanced channel, detail sketch below. Create a mild irregular meander alignment.
- Taller native grasses and some tree and shrub planting along channel.
- Additional shrub planting in places along trail. Shrubs may also be planted between fence and trail when that space is wider than 6 ft.



Computer sketch showing a more natural channel with native shrubs planted along channel and along fences. Vegetation will likely grow over much of the buried rip rap areas

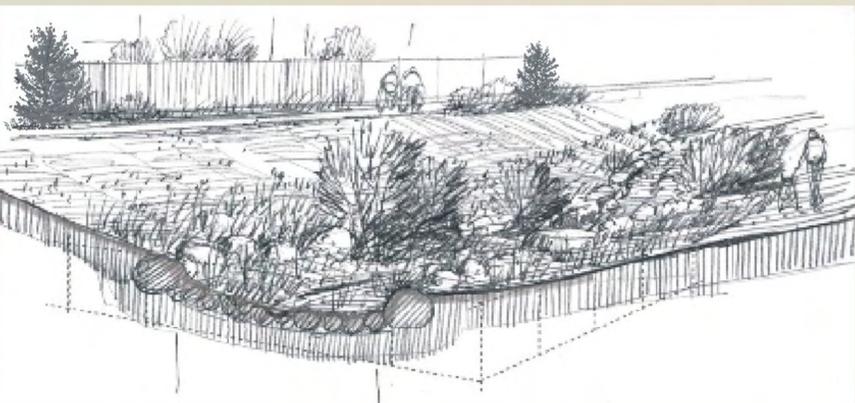
One option is to keep existing concrete channel and augment with some supplemental rock and native landscape features.



RIGHT Existing conditions, (same view as above), of channel in the winter season showing channel pavement erosion protection



At right is a more native like concept that utilizes a buried riprap channel with a variety of larger more rounded boulders to define the edge and add interest. Drainage water will enhance riparian plant habitat.



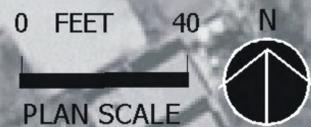
SOUTH EAST COMMUNITY LOOP

This drainage way is typical of similar channels built 20 or more years ago. A rather simple geometric channel with even slopes and a paved low flow channel. The corridor width varies from 75' to over 100' and is about 15' deep. Without compromising the serious hydraulic elements, this enhancement concept tries to create a more native-like riparian corridor and park amenity. Some mowing of grasses would still be appropriate to give this a maintained look. Drainage channel and flood plain hydraulics will need to be analyzed to determine the appropriate channel configuration for any proposed enhancements.

Princess Ditch



Computer sketch plan showing how landscape improvements can be clustered around the conspicuous street frontage on Princess Circle.

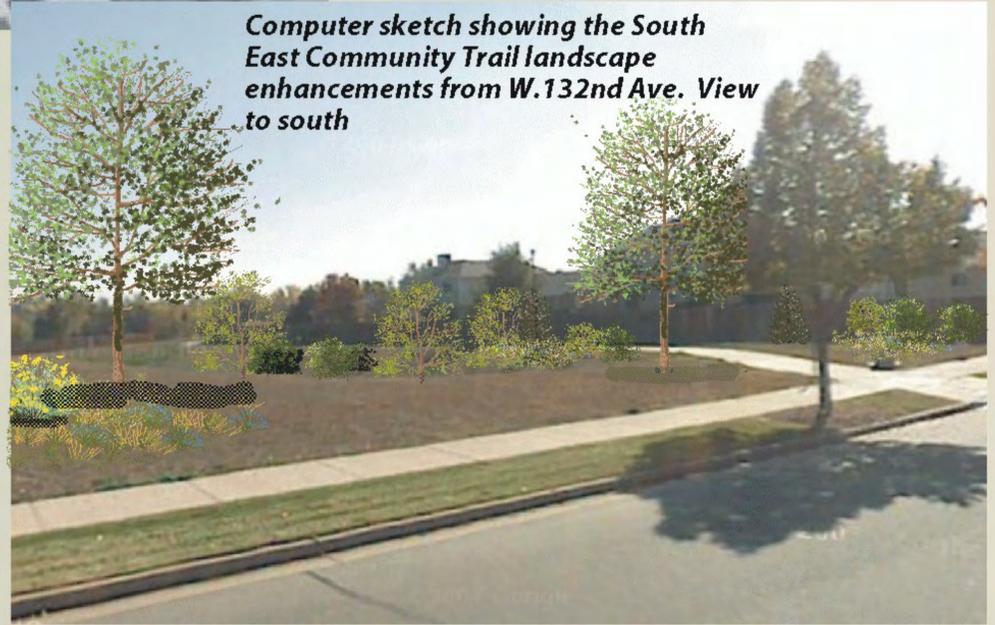


SOUTH EAST COMMUNITY LOOP and PRINCESS DITCH

Depicted here are abbreviated landscape enhancement concepts for these two open space drainage ways. These focus the improvements shown in the previous exhibits to the most visible areas near the streets.



Southeast Community Loop Trail, (Bryant Park Segment)



Computer sketch showing the South East Community Trail landscape enhancements from W.132nd Ave. View to south



Existing conditions, same view as at left

ABOVE; Computer sketch plan showing how landscape improvements can be clustered around the conspicuous W.132nd Ave street frontage. No enhancements are proposed here for area north of W.132nd Ave.



A.

Computer sketch concept shows how this can be modified into a more native landscape. This corridor is 50 ft wide and about 6 ft deep. Although this grass lined channel is a positive feature, some rock drop structures might be needed for erosion control. Some modest channel alignment changes might also be investigated. There is a trail north of Princess Circle but none south.

Potential trail corridor

Shrub planting to soften view of fences.

Taller native grasses and wild flowers for a more native landscape look.

Concrete trail 8 ft wide with small rock walls in places to address grade changes.

Mowed native grasses, along trail edge for a maintained look.

Remove concrete channel replace with a buried rip rap enhanced native-like channel. Create a mild irregular meander alignment.

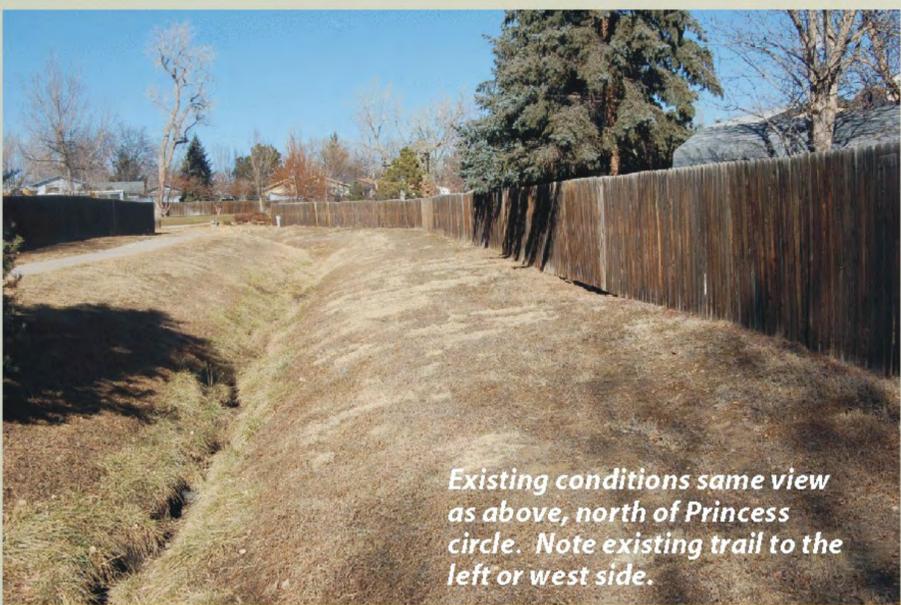
Taller native grasses and some tree and shrub planting along channel.

Additional shrub planting in places along trail. Shrubs may also be planted between fence and trail when that space is wider than 6 ft.



B.

Computer sketch showing an enhanced native landscape concept. This view to the southeast from just south of E. Princess Circle.



Existing conditions same view as above, north of Princess circle. Note existing trail to the left or west side.



LOCATION MAP

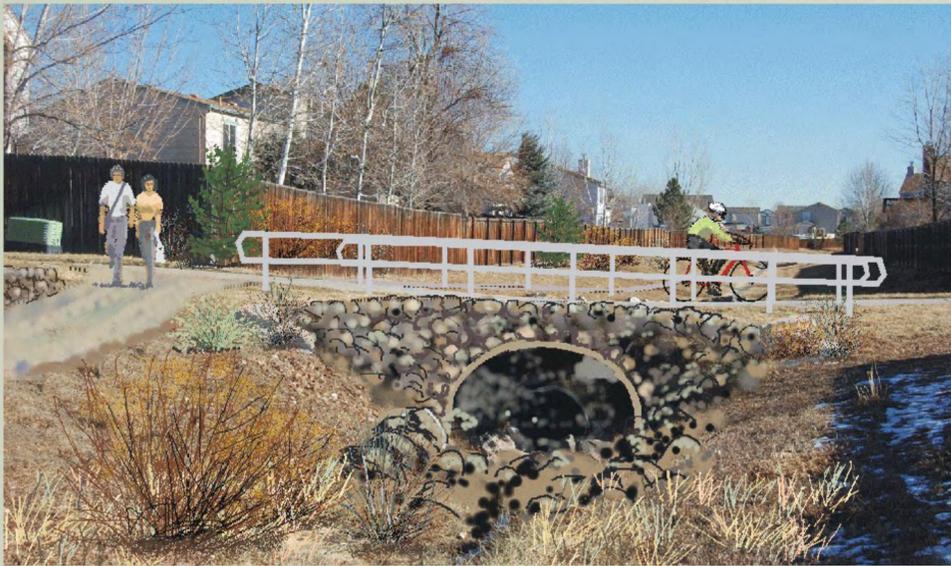


RIGHT; Existing conditions same view as above. Neatly maintained but not much in terms of landscape interest.

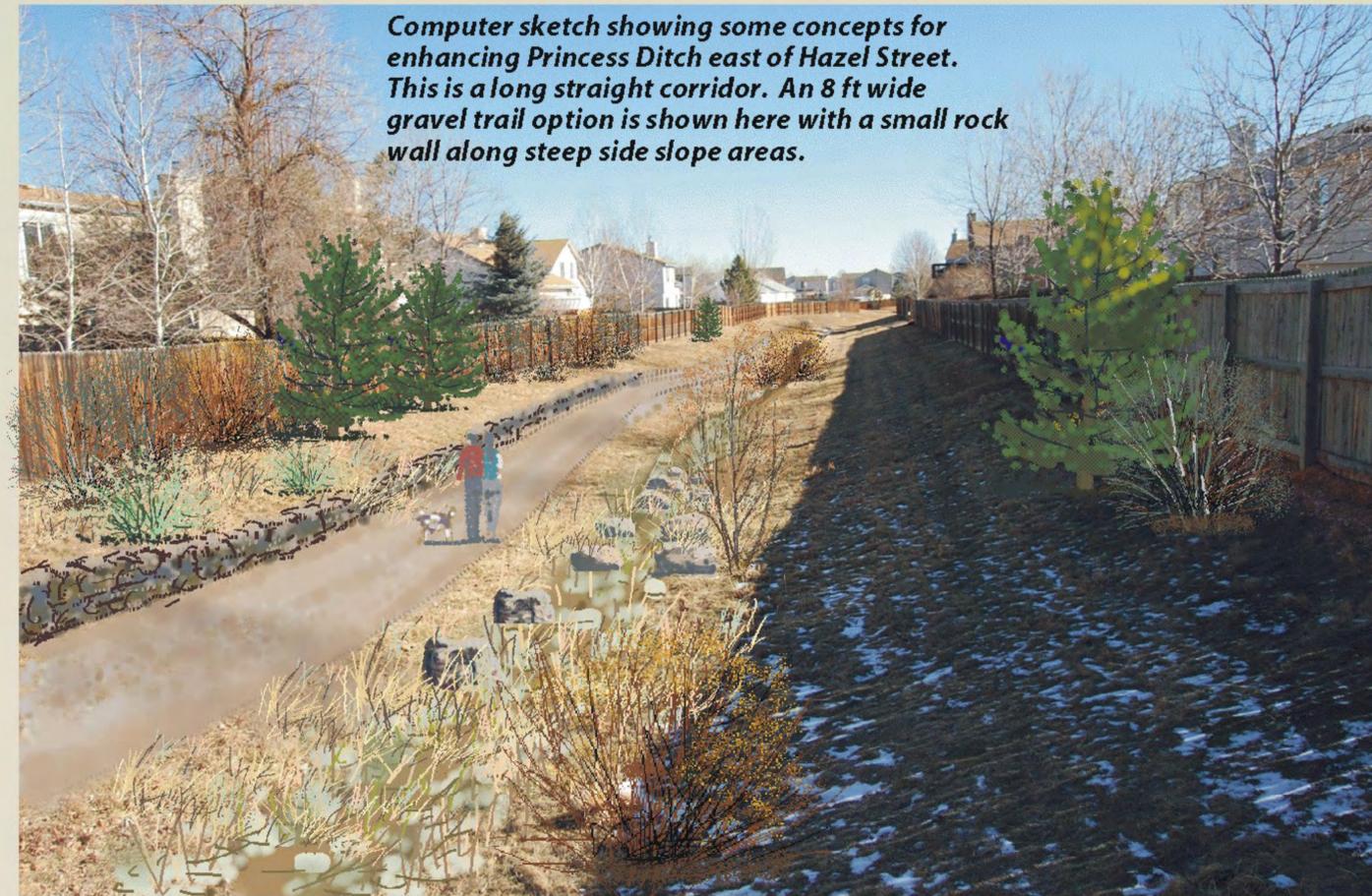
PRINCESS DITCH

This drainage way is also typical of older subdivision drainage corridors. It has erosion, not have much vegetation and is not very inviting. This concept brings some native landscape into the city and with the addition of a trail creates a more interesting public community space. Native trees and shrub species can be drip irrigated but hopefully will require little supplemental water after establishment.

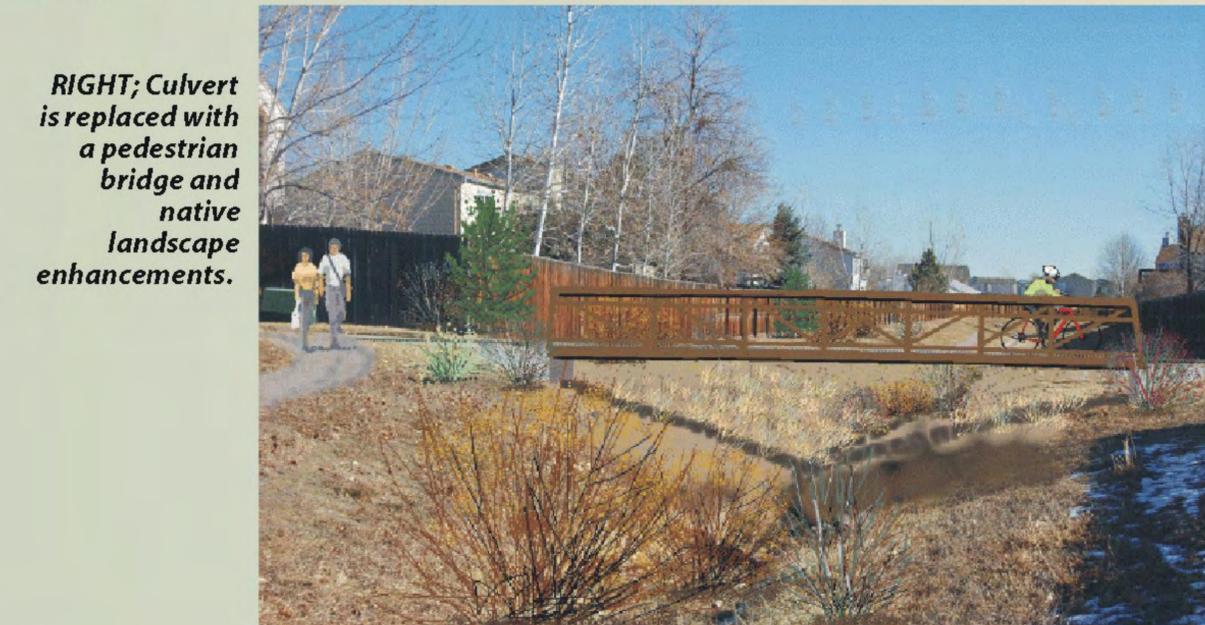
Neighborhood input will be needed to further develop design details. Additional investigation of maintenance and drainage needs is also required.



LEFT; Computer sketches showing some concepts for enhancing Princess Ditch near the Hazel Street trail . Existing awkward culvert could potentially be replaced with a more refined culvert with rock walls enhanced with a native riparian tree and shrub planting.



Computer sketch showing some concepts for enhancing Princess Ditch east of Hazel Street. This is a long straight corridor. An 8 ft wide gravel trail option is shown here with a small rock wall along steep side slope areas.



RIGHT; Culvert is replaced with a pedestrian bridge and native landscape enhancements.

PRINCESS DITCH

This is a long straight part of the drainage corridor. Typically it is 50 ft wide and about 6 feet deep. Other than the low-flow paved channel not much else exists. From all appearances this area gets little pedestrian use. Existing grasses are non- irrigated and mowed to create a tidy but utilitarian space.

Concept landscape images shown here suggest creating a more usable and inviting passive open space amenity for this area. Replacing the straight concrete low flow channel with a more irregular vegetated buried rip rap channel will do a great deal toward giving some life to this space and enhance habitat for plants. Some native tree and shrub planting to soften the fence line edge and along the channel will add more to the park like enhancements. Most grasses and wild flowers should be allowed to grow taller.

Security concerns are warranted for some places. Plant species selection should consider low profile plantings where appropriate.



Existing conditions, same view angle as above. Note that although this space is well maintained it lacks wildlife habitat and the visual interest of good passive open space.



LEFT; Existing conditions, same as view above. A double culvert supports a concrete trail. This is an important community link.

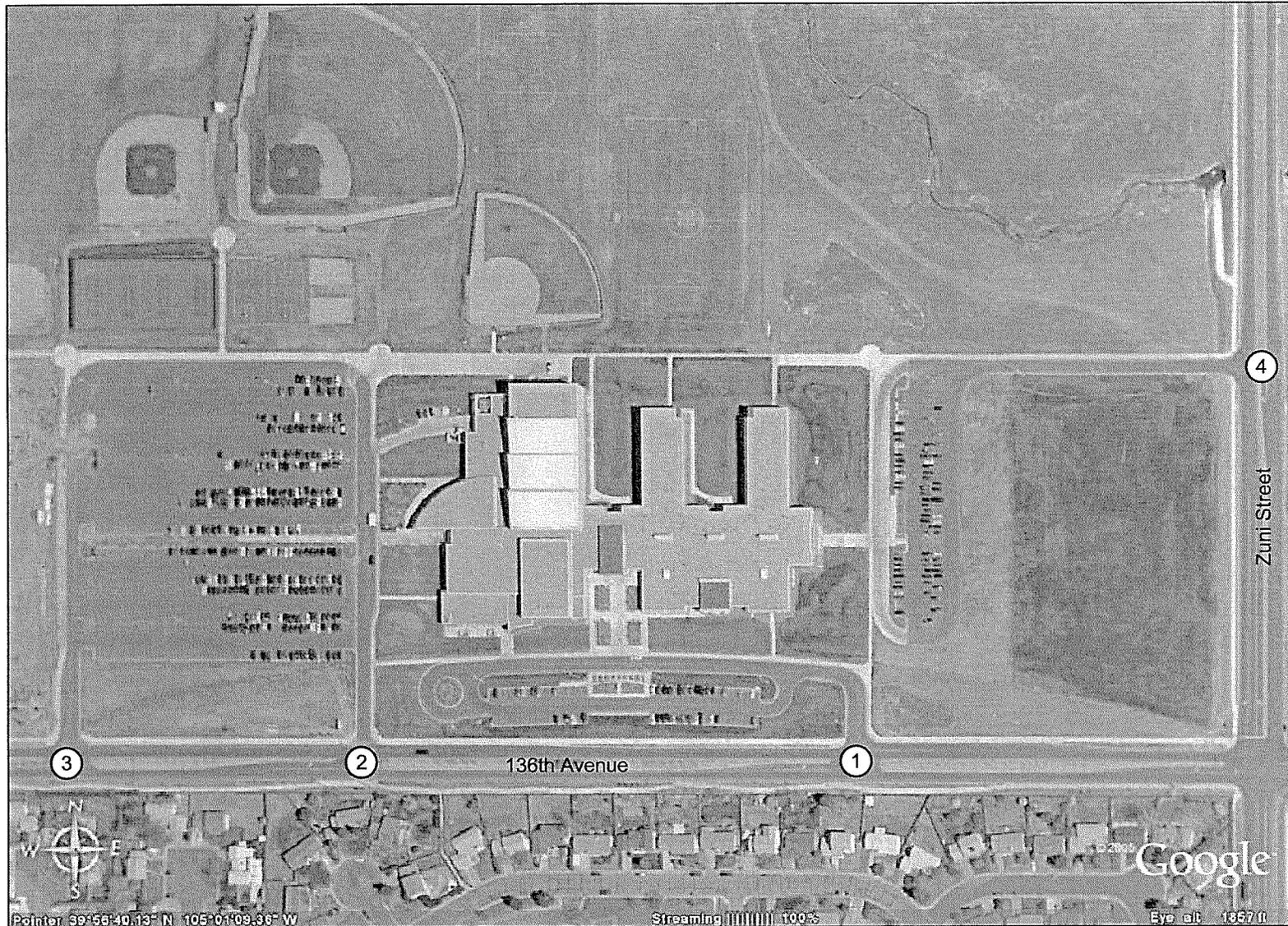


Potential Improvements at Legacy High School

Eastbound Priority	Location	Operational Improvement Recommendation	Cost
1	Eastbound left turn lane on 136 th Ave at Access 2	Extend eastbound left turn lane on 136 th Avenue at Access 2 an additional 200 plus feet of storage length (Main entrance to school parking lot)	\$116,300
2	Reconstruct median on 136 th Ave at Access 1	Median nose to be reconstructed to reinforce the no-left turn out restriction at intersection	\$29,300

Westbound Priority	Location	Operational Improvement Recommendation	Cost
1	Extend westbound right turn lane on 136 th Ave at Access 2	Lane to be extended east to Access 1 to allow for an additional 500 feet of storage length.	\$117,500
2	Westbound right turn extended at Access 1	This lane is to be extended all the way to the Zuni Street intersection to provide an additional 330 feet of storage length	\$95,500

Benefits both Eastbound and Westbound Priority	Location	Operational Improvement Recommendation	Cost
1	Signalize Westlake Drive and 136 th Avenue	Installation of Traffic Signal	\$240,000



FH Project #	07015	Original Scale	Date	8/2/07	Drawn by	sgt	Figure #	1
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SAMPLE SIGN CONCEPTS

Sample Replacement Sign for Bronco Park



Sample "Natural Area" Sign for Alexx & Michael's Pond



Sample Future Broomfield Gateway Sign at Northwest Corner of Zuni St. & Midway Blvd.



Broomfield plans to construct a gateway entry sign in the future at the northwest corner of Midway Boulevard and Zuni Street. The sign would be built through Broomfield's capital improvement program. The timing for construction is unknown at this time and would require coordination with the property owner. The above sign shows an example of the type of sign that could be constructed although each sign is designed for the site specific conditions.

**EXHIBIT 2
 PUBLIC COMMENTS AND BROOMFIELD'S RESPONSES**

The table below provides a summary of the public comments on the Draft Westlake Neighborhood Sub-Area Plan presented to the neighborhood in February 2009. The table includes Broomfield's responses.

Public Comments and Responses	
Public Comments	Plan Considerations
Transportation	
Lowell Boulevard - There is a safety concern, particularly for bikers and pedestrians, at Lowell and Westlake Drive. Drivers on Lowell run red lights. Can you add a sign such as Recreation Center Crossing?	Broomfield Police Department will continue traffic enforcement efforts in this area. Broomfield Traffic Operations will evaluate whether signs or other measures can be taken to address the concern.
Lowell Boulevard - Can the Lowell Boulevard improvements provide a place for utility service trucks to pull off Lowell near the utility boxes just north of Westlake Drive?	Broomfield will explore the feasibility as part of the Lowell Boulevard improvements; however, there is very limited space in this area.
W. 136th Avenue - Concern about new improvements along W. 136th Avenue for westbound traffic approaching Zuni Street. Need a sign warning about double left turn ahead.	Broomfield confirmed there are signs for westbound traffic announcing the double left turn on Zuni Street. Broomfield also confirmed the new traffic signal timing is functioning properly. There may have been a time, when initially installed, that the timing was being adjusted.
Lowell Boulevard - I see that the Lowell Improvement project is now included in this neighborhood plan. Since my property is one of the few houses directly affected by this, I just wanted to verify that nothing to do with my fence or the sidewalk will be changed on the east side of Lowell. My house is at 13200 Lowell Blvd. It isdirectly across from the Paul Derda rec center. I recently installed a privacy fence and granted the city an easement to the part of the sidewalk that technically sits on my property. Will this all remain the same?	The Lowell Improvement project is included by reference in the Westlake Plan. Broomfield's Capital Improvement Program (CIP) is managing the construction project. CIP Response (excerpt): Lowell Boulevard is scheduled for widening and median improvements in 2010. We are currently in the design process for this project. To date we have completed a first concept study of the project, this involves looking at the desired basic road section and how it may potentially fit within the existing conditions. This is the first step in a three step design process. The next phase will involve refining areas of conflict with adjacent property and other physical constraints, to arrive at a safe and economical implementation of the plan....
Traffic flow is a critical issue, both for Legacy high School and, at a lesser degree, for Westlake Middle School.	Traffic mitigation measures are proposed in the vicinity of Legacy High School as future CIP projects in 2011 and 2012. There are no mitigation measures proposed at this time for Westlake Middle School.

Transportation	
<p>In reviewing the plan, my primary concern is whether or not the traffic and transportation improvements to Lowell Blvd. will include lengthening the turn lane from northbound Lowell to eastbound Trails Ave. With the high volume and speed of traffic on Lowell, the turn lane is inadequate and presents a safety hazard, particularly for cars turning right into the Trails. Northbound traffic not only speeds through this area, but drivers often tailgate vehicles slowing down to turn and/or dodge into the left turn lane to pass them. The problem is further compounded by cars speeding up as they approach the intersection to make it through the light.</p> <p>I am hoping that lengthening the turn lane is already part of the plan, but I couldn't tell from the information whether or not that is the case.</p>	<p>Yes, the turn lanes will be lengthened on Lowell Boulevard at Trail Avenue and other accesses with the design of the portion of Lowell Boulevard from Midway Boulevard. to W. 136th Avenue. We will evaluate each access and define the length based on the amount of stacking needed for the volume of vehicles turning.</p>
<p>Driving north on Lowell, the first right turn (east) after the church is problematic. The lane is not long enough to allow cars to enter the turn lane and slow down without impacting the flow of traffic on Lowell, creating a safety issue. Lengthening the turn lane would eliminate the problem.</p>	<p>The CIP Lowell Improvement Project will lengthen turn lanes for northbound traffic turning east into Westlake. Each access will be evaluated to define the length based on the amount of vehicle stacking needed for the volume of vehicles turning.</p>
<p>Planned Bus Shelter on W. 132nd Ave, west of Zuni Street - Please also include a trash can.</p>	<p>This request has been added to the Draft Plan.</p>

Property Maintenance and Values	
<p>Weeds - Can weeds be addressed in the Westlake Town Home development near the chain link fence behind La Petit?</p>	<p>Yes. Weeds typically occur during the summer season. Please report the concern to Code Compliance the next time the condition is observed.</p>
<p>Junk Vehicles - Concern about junk vehicles in rear yards and request for a code amendment to address this.</p>	<p>Residents did not agree on the request for a code amendment to address vehicles in rear yards. Some prefer to have the ability to park vehicles in the rear yards.</p>
<p>I feel code compliance would help overall in the community.</p>	<p>The Plan encourages residents to report concerns to the Code Compliance Division at (303) 464-5551.</p>

Neighborhood Perimeter Edges	
<p>Sound walls -</p> <ul style="list-style-type: none"> • Some residents are opposed to having to pay for sound walls. • Some residents appreciate Broomfield's willingness to do the work and pay for half the cost. • Fencing is a big issue. Many of the fences facing major roadways are in need of repair. I believe the sound wall is probably too expensive and intrusive. I would like to see some type of combination of wood/stone fencing and natural sound barriers such as trees and shrubs. 	<p>Broomfield will follow the Council-approved sound wall policy. The walls will be pre-cast concrete panels.</p>

<p>Sound walls - Concern for potential rattling of concrete panels due to strong winds.</p>	<p>Broomfield does not anticipate rattling will be a problem given the design and weight of the planned panels. However, if it does occur we can look at calking to mitigate the sound and movement.</p>
<p>Sound wall - I am concerned about the cost of the project. Is there an estimate per property? Would everyone affected have to agree to it? Would money have to be raised ahead of time or would property owners be billed? It seems to me such a project would be difficult to accomplish.</p>	<p>The cost estimate for the sound wall would range from \$39 to \$588 per lot annually for 10 years depending on whether the neighborhood opted for an improvement district (which would have more participants) or an assessment district (which would have many fewer participants). The application would need to be made to the City by residents but it would not require full participation by all of Westlake. Application could be made some residents for a specific portion of the perimeter properties. Broomfield would front the cost and participating residents would reimburse the City.</p>
<p>Property Acquisition - Can Broomfield acquire a portion of the property at the southeast corner of Lowell Blvd and Misty Street and the fence moved to improve vehicular visibility?</p>	<p>The property is privately owned. Broomfield anticipates working with the property owner to lengthen the turn lane in this area which should improve traffic flow and turn movements in this area.</p>
<p>Constructing the sound wall will also provide a safety wall for children playing in yards that abut Lowell – obviously a top priority.</p>	<p>Thank you for your comment.</p>

<p>Neighborhood Interior</p>	
<p>The economy prevents some people from making necessary improvements. If the City could assist, neighbors and homeowners could work as a team to repair and maintain the neighborhood. Not only would this result in higher property values, but could improve their sense of community.</p>	<p>Residents attending the meetings raised this concern as well. In addition, Mike Wingfield of TCA Realty offered his web site as an on-line community forum for addressing community needs and offering volunteer assistance. At this time, the Draft Plan defers to a community-initiated effort like this.</p>
<p>Some streets, sidewalks and gutters have settled so much that they press on wires and cables under the street, causing under and over-voltage conditions to home appliances (the home owner had to replace multiple appliances, but there was no way for me to prove this to myself). The solution may be too expensive to implement, but I felt so sorry for the home owner that I just had to share his story.</p>	<p>Broomfield is working with Xcel Energy who will be inspecting streets, sidewalks, curb and gutter in Westlake to see if there are areas of concern that can be addressed.</p>

<p>Residents would like the City to stop applying pesticides and herbicides on landscapes that drain into ponds. Children catch and eat fish from the ponds, and pets play in the water and drink it. Both are potential health hazards.</p>	<p>Broomfield typically does not use any pesticides in park areas. We do use herbicides once a year to control broadleaf weeds in park turf areas. All products used are EPA approved for park use and are a contact kill that has very little if any soil activities. We spray when weather conditions are favorable, winds less than 5 mph and no moisture forecasted for 12 hours. Spraying is either done or supervised by a state licensed applicator. We use approved least toxic materials available.</p> <p>Broomfield will apply Copper Sulfate if needed to non-aerated ponds to keep down aquatic type weeds. It too is registered by the EPA for use with fish and wildlife. We use the same products that private homeowners have available to them. All of the city ponds are monitored for water quality monthly during the winter months and bi-weekly during the summer season. We have never seen any results from the water quality testing that would lead us to believe that we have any type of contamination in any of the ponds.</p>
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Miscellaneous Comments	
<p>Coyote concern. Report of feeding coyotes in Broomfield County Commons area.</p>	<p>These observations should be reported to Broomfield Animal Control in the Police Department. Broomfield is working with the Division of Wildlife to address coyote concerns. Broomfield is also planning a public outreach program to provide information to residents about how to co-exist with coyotes and other wildlife.</p>
<p>Great visuals. Very helpful! Thoughtful improvements! (M)y compliments on the professionalism of the Westlake Neighborhood Plan, and thank you for all of your hard work! Like the web site (for the planning project).</p>	<p>Thank you.</p>