

Berkeley Neighborhood Plan
**A partnership between Adams County and
the Berkeley Neighborhood Association**

BERKELEY NEIGHBORHOOD PLAN

Adopted as an amendment to the Adams County Comprehensive Plan by the Adams County
Planning Commission

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And ratified by the Board of County Commissioners

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Executive Summary

The Berkeley Neighborhood is a mixed-use neighborhood located in the southwest corner of Adams County. The neighborhood benefits from having a variety of housing types, diverse land uses, a good trail system, a strong Organized Citizen Group, close proximity to Regis Jesuit University, and a variety of public facilities. At the same time, the Berkeley Neighborhood faces challenges. These challenges include: older housing stock, decreased home ownership, changing demographics, a small selection of Regis Jesuit University students negatively impacting the neighborhood, and the unkempt appearance of certain parts of the neighborhood.

The Berkeley Neighborhood, along with Adams County, came together to develop a plan to help address these issues. Through community involvement, local government attention, and general resident awareness, the residents of the Berkeley Neighborhood hope to demonstrate their vested interest in their area and to improve the conditions in their corner of Adams County. This plan, along with other efforts in the Berkeley area, is another positive step in that direction. However, this plan is only a guide. It is not a commitment for project funding by the County, rather, it points out where action is needed.

Residents set the following goals in this plan, with possible actions included as objectives, during the community meetings for the Neighborhood Plan.

- Goal 1: Maintain the single-family nature and open character of the neighborhood.
- Goal 2: Maintain and improve the visual appearance of the neighborhood.
- Goal 3: Provide for safe and adequate public improvements in the neighborhood.
- Goal 4: Improve the functionality and safety of the street network.
- Goal 5: Increase transit opportunities in the neighborhood.
- Goal 6: Support the Berkeley Water and Sanitation District's efforts to implement its Master Plan.
- Goal 7: Continue to build strong relationships with public safety agencies serving the neighborhood.
- Goal 8: Work to eliminate graffiti in the neighborhood.
- Goal 9: Increase controls on nuisance animals.
- Goal 10: Increase opportunities for cultural and social interaction between Berkeley residents and Regis University.
- Goal 11: Reduce the impacts of Regis students parking in the Berkeley neighborhood.
- Goal 12: Achieve redevelopment of the Berkeley Gardens school site for neighborhood or community oriented purposes.
- Goal 13: Expand youth activities in the neighborhood to promote positive community involvement.

INTRODUCTION

This plan is designed to acquaint the reader with the concept of neighborhood planning, the Berkeley Neighborhood, and the results of the Berkeley Neighborhood planning process. The purpose of this plan is to combine the ideas, opinions and concerns of the residents of the Berkeley Neighborhood into a policy document for use by elected officials, Adams County Staff, developers, and residents.

The Berkeley Neighborhood Plan will be used by Adams County Elected Officials, staff, developers, and residents to:

- Provide guidance to decision makers on matters of land-use, social programs, spending, and environmental issues.
- Build a public-private partnership to stabilize and improve neighborhood conditions.
- Encourage neighborhood leaders to take on projects and to use resources from neighborhood businesses and residents in these efforts.
- Involve Adams County residents in the process of government and improve understanding and communication between residents and the County.

Planning is a goal-directed, problem-solving activity. People plan because they believe their actions can and will affect their future. Neighborhood planning is one of the most important ways for people to become involved in civic affairs. Planning's overall purpose is to guide what is built in the community, but a plan itself doesn't build things. It only points out steps necessary for action. Neighborhood planning seeks to guide both short-term and long-range improvements at the local level, but its focus is usually on changes that require a lot of time and effort to complete.

The idea for this neighborhood plan began in the spring of 2007 as a partnership between the residents of Berkeley neighborhood and Adams County. A series of community meeting were held during the summer of 2007 to gather information and explore neighborhood issues. The plan outline follows the order of topics for the community meetings which included:

- 1) Land Use, Zoning and Housing
- 2) Streets, Drainage and Utilities
- 3) Safety and Law Enforcement
- 4) Educational Institutions
- 5) Community Vision and Implementation

Relationship to the Comprehensive Plan

The Berkeley Neighborhood Plan is adopted as an amendment to the Adams County Comprehensive Plan. As an amendment to the Adams County Comprehensive Plan, this plan includes policies and implementation strategies intended to be used to evaluate specific development proposals within this unincorporated area of Adams County.

Direction for the creation of this plan comes directly from the Adams County Comprehensive Plan itself. The Adams County Comprehensive Plan covers the entire county geographically and addresses county-wide matters in a broad, policy minded manner. The Comprehensive Plan is an advisory document with a long range focus. It contains a collection of statements about goals and policies that address important issues such as growth, land use, open space, transportation, and economic development.

Policy: Maintain and enhance the quality of existing residential neighborhoods.

Strategy: Undertake a more detailed sub-area plan for the Southwest Area in order to gain a greater understanding of land use issues and challenges, and to pinpoint more specific strategies to address those issues.

Strategy: Continue to make infrastructure improvements to improve health and image, such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities.

Strategy: Make service delivery patterns more efficient through intergovernmental agreements with adjacent municipalities or service districts in the area.

In order to keep the plan fresh and relevant, the Berkeley Neighborhood Plan should be readopted at least every five years. This should be done as a shared effort between the Berkeley Neighborhood Association and Adams County. This will serve to track the progress made toward plan goals and to update the plan with new direction from the community.

Planning, of course, does not guarantee by itself that problems the community identifies will automatically be addressed and solved. What it does, however, is to bring together residents to develop a shared understanding of the present and vision for the future. The fact that residents take the time to go through a rigorous set of steps together lends great legitimacy to those concerns they had been individually expressing previously. And while all manner of political and economic hurdles may stifle promising goals and plans, the plan residents produce shows everyone that residents have a vested interest in their community.

-1992 Berkeley Neighborhood Plan

Process

The Berkeley Neighborhood Plan was created over several months beginning in March 2007. On March 30, 2007, a letter from the neighborhood association was sent out to every property in the neighborhood announcing the process and creation of the plan. Five neighborhood meetings followed spanning from April to August 2007. After each meeting a summary of the meeting and a schedule of upcoming events were mailed out by the County. A summary of each meeting is provided with this plan.



Each meeting contained one or two guest speakers who gave presentations on the topic at hand, followed by a question and answer session. This served to educate residents on the current situation in the neighborhood and to provide feedback from the neighborhood directly to service providers. Residents created goals for the Plan and discussed possible action items designed to achieve that goal during the last part of each meeting.

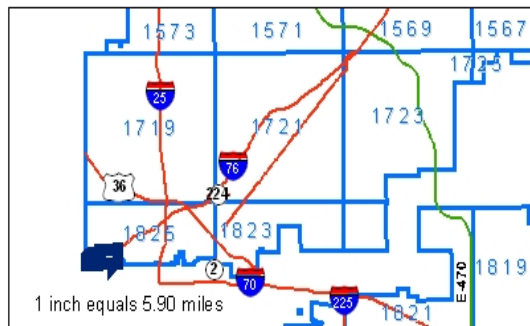
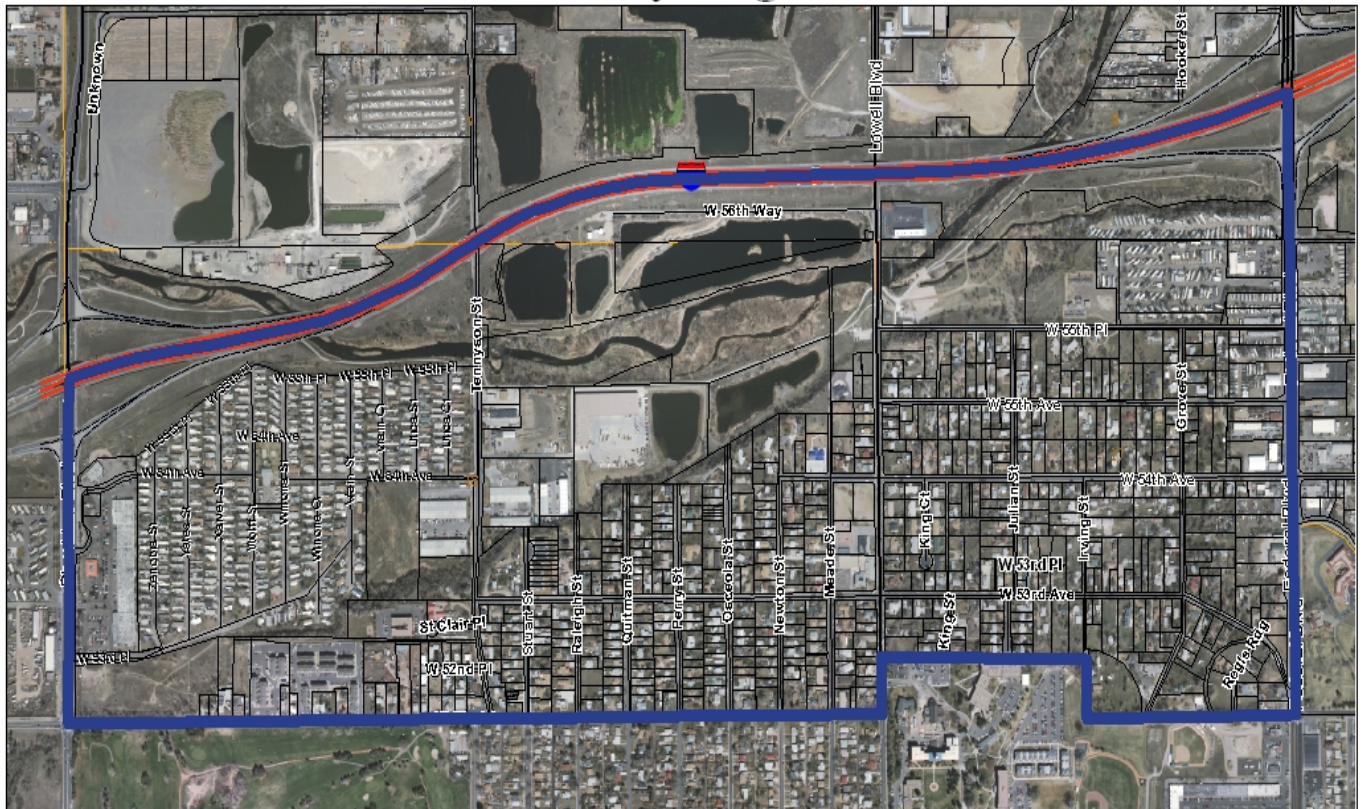
An average of 26 neighborhood residents attended each meeting with nearly forty residents attending the kick-off meeting on April 9, 2007. Below is a summary of events:

Date	Location	Topics	Attendance
30-Mar-07	Letter	Kick-off letter sent to all residents within the Berkeley Neighborhood informing them of the plan and future meetings.	N/A
9-Apr-07	Carl Park	1st of 5: Focus on current zoning and land use within the neighborhood.	40
7-May-07	Carl Park	2nd of 5: Focus on infrastructure, drainage, streets and utilities in the neighborhood.	32
4-Jun-07	Carl Park	3rd of 5: Focus on public safety with discussion of emergency services, animal control issues, code enforcement and possible future efforts through the Berkeley Neighborhood Plan.	22
9-Jul-07	Carl Park	4th of 5: Focus on Regis and how it affects the neighborhood and what can be done to lessen the impacts and maximize cooperation in the future.	18
6-Aug-07	Carl Park	Final Meeting: Wrapped up the process outlining the residents' vision for the future of the neighborhood.	20

Neighborhood Description

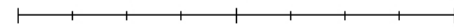
The Berkeley Neighborhood is located in the far southwest corner of Adams County. This unincorporated area represents one of the oldest neighborhoods in the County. Its boundaries, as defined by the Berkeley Organized Citizen Group are Sheridan Boulevard on the west, I-76 on the north, Federal Boulevard on the east, and 52nd Avenue on the south.

The Berkeley Neighborhood



Locator Map

0 700 1,400 2,800 Feet



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- ▨ Airport Noise Overlay
- Incorporated Areas

Map Created July 2008

Background and History

History

Source of Information

Information about the history of the Berkeley Neighborhood was gathered during the creation of the 1992 Berkeley Neighborhood Plan from, 1) interviews with residents who have lived in the area as it first developed, and 2) newspaper articles and books obtained from the Denver Public Library--Western History Section. These observations are reprinted below.

Observations

Prior to the development of the Berkeley Neighborhood, trail-blazer Jim Baker operated a ferry and later a toll bridge across the "turbulent" Clear Creek in the 1860's. His family settled in an area a little west of what is now Tennyson Street. (The graves of the Baker's were probably unearthed when the area was being bulldozed for the mobile home park.)

In 1879, John Brisben Walker entered into the area. He developed the area into a 1600-1700 acre alfalfa farm known as Berkeley Farm named after Berkeley Springs, Virginia. Walker also gave fifty acres of his farm for the development of a Jesuit College, presently Regis University. Walker sold his land to a Kansas City developer who eventually developed the area into a suburb.

In 1892, on the petition of 41 residents, a town was incorporated under the name of "The Town of North Denver." Its boundaries were roughly 52nd Avenue to the north, Sheridan Boulevard to the west, 44th Avenue to the south, and Federal Boulevard to the east. In 1898 the town council changed the name to Berkeley City.

By this time some residents of Berkeley had domestic water, but largely the residents still relied upon backyard wells. The eastern stretches of Berkeley Hill were slow to develop. Around 1910 there were only three houses between Regis College and the Henry Weirich celery farm at the east end of Rocky Mountain Lake. The area at this time was largely occupied by truck farmers, farmers who took their fruits and vegetables into Denver to sell, and the area remained this way through the 1940's.

The Berkeley area was eventually socially divided into two parts: Lower Berkeley and Berkeley Hill. (School for lower Berkeley was the Louisa M. Alcott Elementary School, built in 1892. The Berkeley Hill children went to Berkeley School at West 50th Avenue and Lowell.) Despite this separation, the Berkeley neighborhood continued to develop throughout the mid-twentieth century largely through subdivisions, with the most growth arriving in the 1950's and 1960's, to eventually achieve its present day residential status.

Other Historical Facts

*Rocky Mountain Lake (now in Denver) was once a water hole (natural spring) where early travelers stopped on the way out of Denver.

*Berkeley Lake was once a swampy pond developed into a reservoir by the Rocky Mountain Ditch Company in 1885. In 1894, there was a popular family resort and dance hall on the south side of Berkeley Lake. In the 1900's, Berkeley Lake was a popular swimming hole but stopped functioning as such in the 1950's.

*Interlochen Country Club (18 holes) was built in 1902, eventually divided by 1-70 into Willis Case Golf Course (9 holes).

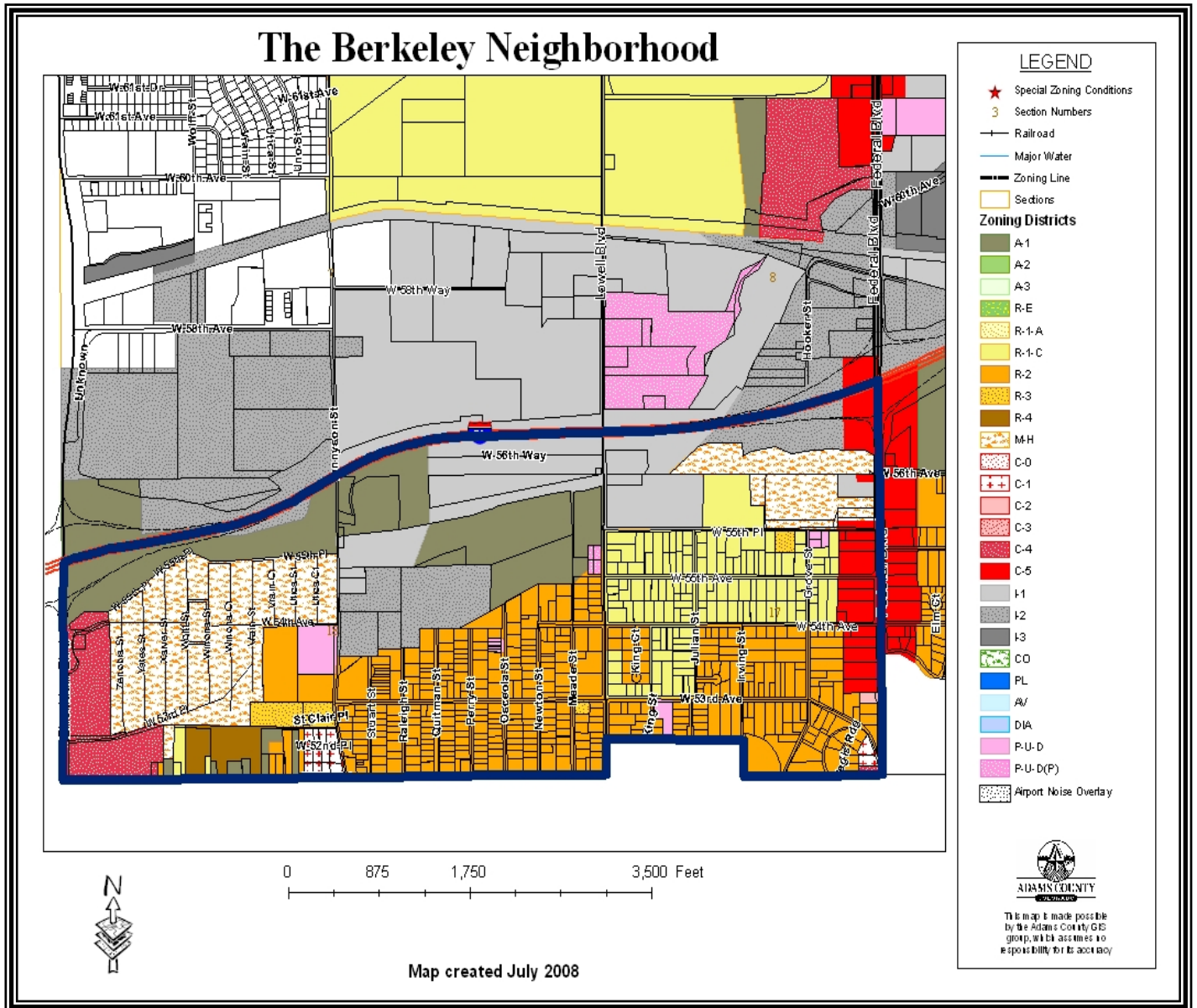
*Smiley Library located in Berkeley Park was built in 1918.

*Early Berkeley area residents were considered to be hardworking home-owning individuals who wanted the "quiet and fresh air of a moderate country suburb."

Present Conditions

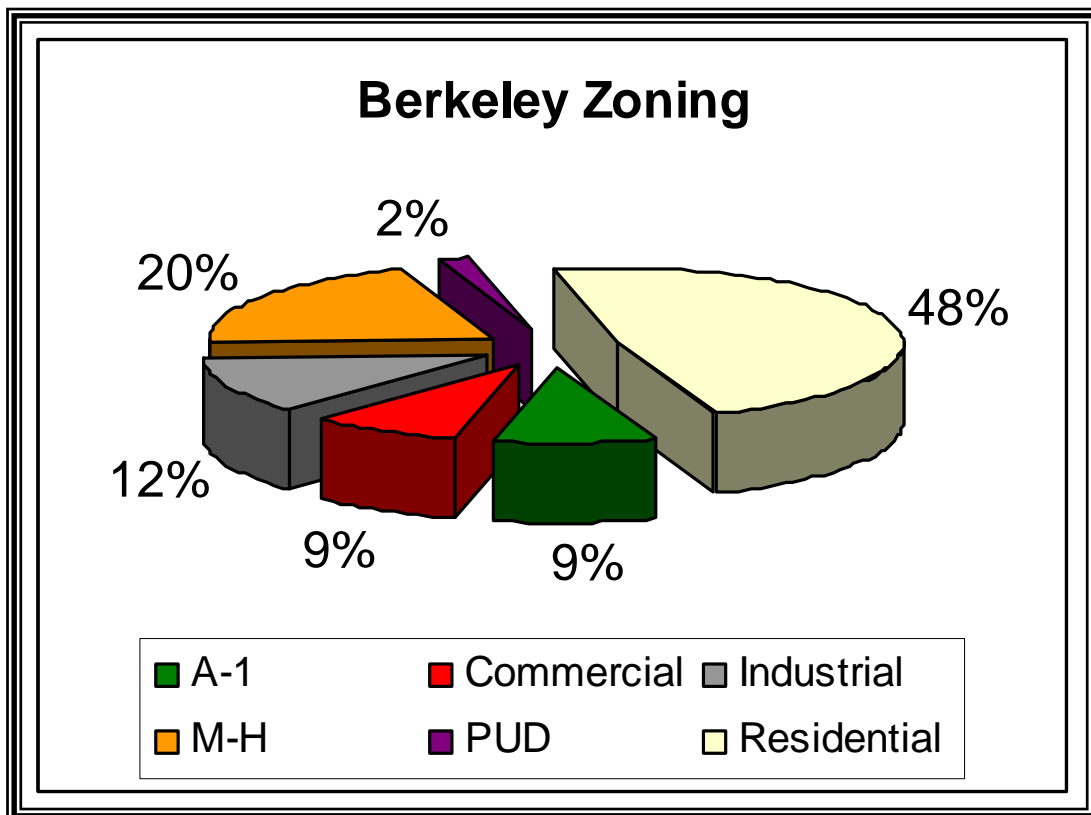
Zoning

Zone Districts were created by law in Adams County to control the use of land and buildings, regulate the location, height, bulk and size of buildings and other structures, and to provide for minimum separation between uses and buildings. The latest version of the Zone District Regulations was adopted January 22, 2007. A map showing the location of the various districts is shown below.



The Berkeley Neighborhood has a wide variety of zoning designations- Agriculture (A-), Commercial (C-), Industrial (I-), Mobile Home Dwelling (M-H), Planned Unit Development (PUD) and Residential (R-). A Planned Unit Development (PUD) is a development which permits the developer to provide a variety of housing types with an integrated design and layout all within one area. PUDs allow greater flexibility and originality than conventional zoning. In the Berkeley Neighborhood PUD zoning is used to mix commercial and industrial uses.

The primary zoning type within the neighborhood is residential, covering 48% of the land area. The largest numbers of properties are within the R-2 Zone District, accounting for 426 of the 805 parcels. According to the Adams County Zone District Regulations, the purpose of the Residential-2 District is to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting. The next largest categories are Mobile Home at 20% and Industrial at 12%.

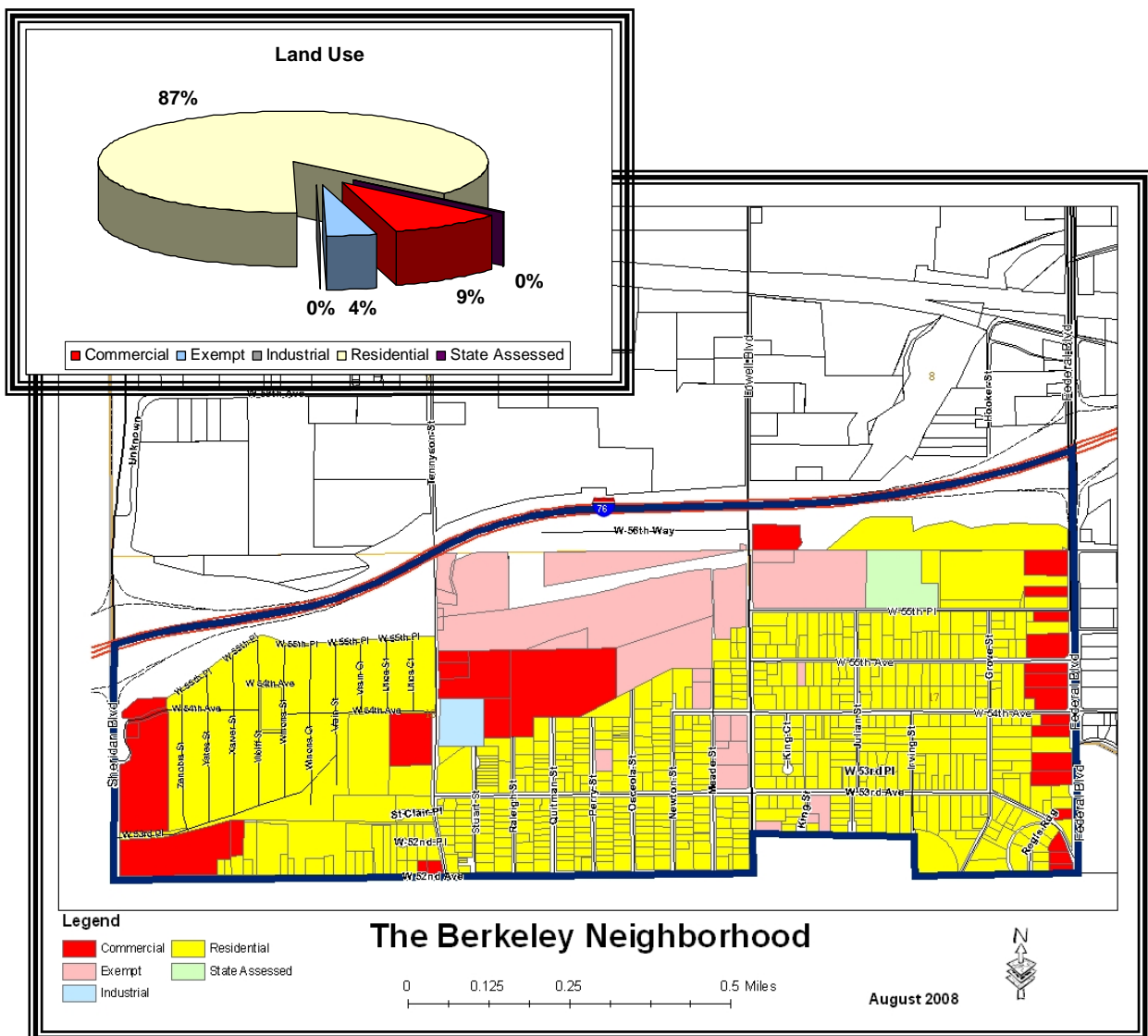


Land Use

Land Use differs from Zoning in that it focuses on the actual use of the land, rather than what it is zoned. The Land Use data shown below comes from the tax category data used by the Adams County Assessor.

State Assessed property is property that is valued at the state level and not locally. The state sends the Assessor's Office the value and then the Assessor taxes it. This is used by utility companies that have utility lines, telecommunication companies, and railroad companies that have tracks running through many counties.

Exempt property is property that is exempt from property tax. This can be done in two different ways. Cities, Schools, Fire Districts or any other special district that owns property in Adams County are automatically exempt. Religious and Charitable organizations can apply to become tax exempt through the State of Colorado. Once the exemption is approved, they are removed from the tax roll and become tax exempt.



Demographics

Census 2000 Demographics

BERKELEY

Population = 3,602

Race

White = 80.3%

Black = 0.9%

Am. Indian = 1.9%

Asian = 1.1%

Other race = 11.9%

Two+ races = 3.6%

Hispanic = 35.6%

Median age = 32.9

Average Household Size = 2.62

Average Family Size = 3.2

Household Composition

Singles 25.9%

Married w/ children 19.4%

Married no children 22.5%

Other family members 21.3%

Non-Family 10.8%

Median Household Income = \$34,403
(1999)

Persons in Poverty = 9.4%

Median Home Value = \$139,100
(1999)

Homeowners = 70.1%

Renters = 29.9%

Foreign Born = 12.7%

Non-citizens = 10.5%

Employed Outside of County = 81%
(Block Groups 97.503, 97.504, 97.505)

ADAMS COUNTY

Population = 363,857

Race

White = 77.3%

Black = 3.0%

Am. Indian = 1.2%

Asian = 3.2%

Other race = 11.7%

Two+ races = 3.5%

Hispanic = 28.2%

Median age = 31.4

Average Household Size = 2.81

Average Family Size = 3.27

Household Composition

Singles 21.2%

Married w/ children 28.4%

Married no children 26.9%

Other family members 17%

Non-Family 6.5%

Median Household Income = \$47,323
(1999)

Persons in Poverty = 8.9%

Median Home Value = \$149,800
(1999)

Homeowners = 70.6%

Renters = 29.4%

Foreign Born = 12.5%

Non-citizens = 9.2%

Employed Outside of County = 60.1%

A Vision of Berkeley's Future

Neighborhood residents talked about their vision for the Berkeley neighborhood during two community visioning exercises. These exercises helped to point out the strong points of the neighborhood and allowed residents to tell their expectations and hopes for the area. A formal community vision was not created; rather, residents laid the groundwork for future neighborhood visioning and strategic planning.

Berkeley neighborhood residents generally have a mixed view of their neighborhood. They see both positive and negative sides of the area, and parts that are somewhere in between. Things that one resident may define as positive may be called negative by another. At present, residents



see large, open areas and Regis University. They see blighted homes, but they also see people working on home improvements. They see absentee landlords and unkempt yards and foreclosed houses. They see committed community members, children and babies, and walkers and bikers. Residents see the impact of poor drainage and curb and gutter problems. They see graffiti, heavy traffic, drugs and alcohol, and dead trees. They don't see schools or playgrounds. Most importantly,

Berkeley neighborhood residents see potential.

In the near future, Berkeley neighborhood residents would like to see more pride and home investment, in addition to a diversity of housing options and residents. They want to see low density, but they also want to have the freedom to develop their property as they see fit. They would like more parks, open spaces, and bike paths to be developed. They want the neighborhood to be safer and to see more children and parents walking to school.

Looking 10 years into the future, Berkeley neighborhood residents would like to see some changes in the area. They want Berkeley to be a neighborhood they can continue to be proud of and to see all neighbors getting along. They would like the redevelopment of Berkeley Gardens Elementary school to include recreational activities, such as a school, library, and park, which are accessible to the public via sidewalks. They want traffic corridors in Berkeley to be free of blighted properties and include mixed zoning. And finally, they would like to see Hyland Hills complete Clear Creek Regional Park.

POLICY PLAN

Land use, Zoning and Housing

Summary

Nearly forty neighborhood residents attended the kick-off meeting for the planning process on April 9, 2007. Staff from the Community Resource Center and two Adams County Planning and Development Department staff also attended. The meeting focused on current zoning and land use in the neighborhood. County staff gave a short presentation on zoning and the development process, followed by a question and answer session designed to draw out neighborhood issues and possible solutions.

Residents identified issues centered on keeping the neighborhood's single-family character by limiting new multi-family, commercial, and industrial uses. People agreed additional strip malls and mobile home parks should be prohibited within the neighborhood. The rural or open feel of the neighborhood was named a strength of the area, although there is a need for more parks and better access to existing parks and trails, as well as more activities for kids.

Residents feel the County needs higher housing standards and new laws to enforce them, especially for safety and appearance. The County needs policies and regulations for absentee landlords in particular. A common belief is that Regis students renting private homes tend to cause more problems in the neighborhood than those living in properties owned and operated by the university.

Overlay Zoning:

Many communities use overlay zones as part of their zoning regulations to protect certain natural or cultural features. Overlay zones build on the existing zoning by creating additional requirements. An overlay zone can be created for a specific neighborhood to preserve its character and design by ensuring new construction and additions to existing buildings are compatible with the existing character and building types found in the neighborhood.

Many neighborhood residents showed an interest in creating a neighborhood overlay zone, but even though a "sub-committee" meeting was held to investigate this process, no specific zoning language was devised. Residents hope that this neighborhood plan will provide Adams County with additional guidance until an actual Overlay Zone is made. This may incorporate some of the following measures:

- more public input on splitting or consolidating lots
- large setbacks
- rear garages
- Create design standards for new construction and remodels
- Define neighborhood character
- Preserve rural or open feel, not many sidewalks
- No more "Regis Place" design and density (R4)
- Encourage economic diversity in housing types
- Limit on-street parking
- No overnight parking
- Traffic calming measures
- Neighborhood demarcation – signs and street-lighting theme

IMPLEMENTATION

Goal 1: Maintain the single-family nature and open character of the neighborhood.

Objective 1.1:

Create specific language for an Overlay Zone District for the neighborhood to ensure vacant parcels and redeveloped parcels are developed in a manner consistent with surrounding residential uses.

Objective 1.2:

Minimize large concentrations of high-density rental properties.

Objective 1.3:

Minimize encroachment of commercial and industrial uses into the neighborhood.

Objective 1.4:

Increase the amount of park and recreation opportunities within the neighborhood.

Objective 1.5:

Increase the visibility and accessibility of parks and open space in the neighborhood.



Goal 2: Maintain and improve the visual appearance of the neighborhood.

Objective 2.1:

Maintain and improve the appearance of existing homes and properties utilizing neighborhood resources and by continuing a neighborhood Paint-a-Thon Program.

Objective 2.2:

Develop a friendly "good neighbor" letter outlining the basic property maintenance standards which can be sent by the Berkeley Neighborhood Association to the resident and/or property owner of properties with significant problems.



Objective 2.3:

Coordinate with Adams County Code Enforcement to address significant code violations.

- a) Develop a cautionary letter from the Neighborhood Association seeking voluntary compliance for clear code violations cases and maintain a log of when properties were reported, the issue, and the response.
- b) Encourage more proactive code enforcement of properties by Adams County.
- c) Encourage Adams County to create Administrative Citation powers as an alternative means to ensure code compliance.

Objective 2.4:

Create neighborhood resources and incentives for compliance which may include:

- a) Establish a neighborhood Tool/Equipment Lending Library for persons to borrow lawn mowers, trimmers and other equipment to assist with clean up. This could possibly be done in partnership with the Paint-a-Thon Program.
- b) Support a local volunteer group or non-profit which would do basic yard maintenance for a reasonable fee. Consideration could be given to developing a youth employment program to develop a yard crew.
- c) In some cases, arrange for volunteer groups such as the Boy Scouts, or other organizations to assist with maintenance and help carry junk and debris to the curbside.

Objective 2.5:

Persuade Adams County to create policies and regulations to compel absentee landlords to better maintain their properties such as rental housing permits.

Objective 2.6:

Enact higher housing standards and mechanisms to enforce them, particularly for safety and appearance.

Objective 2.7:

Investigate the creation of unified neighborhood signage and entry treatments.

- a) Apply for a County mini-grant for gateway installation.
- b) Hold a gateway design competition

Objective 2.8:

Encourage Adams County to investigate funding for programs to inventory and remove dead and dangerous trees.

Streets, Drainage and Utilities

Summary

Thirty-two neighborhood residents attended the second meeting on May 7, 2007. Staff from the Berkeley Water and Sanitation District, Adams County Public Works, Adams County Planning and Development, and Adams County Community Development also attended. The focus was on infrastructure: drainage, streets and utilities in the neighborhood. Staff gave short presentations, followed by question and answer sessions.

Public Works:

Staff confirmed the group's belief that additional street and sidewalk projects are not possible in the Berkeley Neighborhood until significant drainage issues are resolved. Berkeley's topography and age make engineering solutions difficult and costly. Drainage projects are very expensive and must be funded in the County budget over several years. Usually only one large drainage project can be funded at a time. The Urban Drainage and Flood Control District (UDFCD) created outfall system plans that affect the area. Projects are listed in the outfall system plan. UDFCD can contribute funds for projects listed in the outfall system plan for construction of regionally significant projects; however, the County has to come up with the funds for design, right-of-way, and construction.

Berkeley Water and Sanitation:

BWS is a small district facing big challenges. Most of the existing pipes are old and as they age, more needs to be replaced. Funds for repairs and improvements are limited as district revenues are decreasing due to depreciating assessed values. Funds from rate increases are due to increased costs from water suppliers and wastewater treatment providers and the money goes to them. The District has also identified many key projects needed to loop water mains in order to increase water quality, reliability, redundancy, and water pressure and flow. The Master Plan projects total over \$7 million in needs, and the district has about \$300,000 saved up for it. The only way for the District to build improvements is through new private development installing the improvements. This also brings in revenue from water taps.

After the presentations and a question and answer session, the neighborhood group brainstormed goals and objectives for the neighborhood plan. Goals identified are included on the following pages.

IMPLEMENTATION**Goal 3: Provide for safe and adequate public improvements in the neighborhood.****Objective 3.1:**

Persuade Adams County to create an infrastructure master plan for the Berkeley Neighborhood.

Objective 3.2:

Convince Adams County to identify, prioritize and fund a drainage improvement project in the neighborhood.

Objective 3.3:

Ensure Adams County maintains safe, clear sidewalks that are up to ADA standards throughout the neighborhood.

Objective 3.4:

Identify gaps in the streetlight network and/or dark and dangerous areas in the neighborhood and compel their remediation, e.g. 52nd Avenue and Sheridan Boulevard, Tennyson Street from 52nd Avenue north to the creek.

Objective 3.5:

Urge Adams County to install sidewalks on Lowell Boulevard from 56th Avenue north to 62nd Avenue.

Objective 3.6:

Investigate the process and cost of placing utilities underground in the neighborhood.

Goal 4: Improve the functionality and safety of the street network.**Objective 4.1:**

Convince Adams County to fund a comprehensive traffic study for the neighborhood.

Objective 4.2:

Investigate measures to improve pedestrian safety throughout the neighborhood.

Objective 4.3:

Promote a walkable and bikeable environment in the neighborhood through the addition of missing sidewalks, bike paths, and bike/pedestrian connections.

Objective 4.4:

Reopen 56th Avenue from Lowell Boulevard to Tennyson Street.

Objective 4.5:

Investigate how to limit cut-through traffic in the neighborhood.

Objective 4.6:

Seek funding for improvements to 53rd Avenue such as street widening, additional sidewalks, and no parking signs.

Objective 4.7:

Request the following specific improvements to 52nd Avenue: 1) a turn lane or acceleration lane at Sheridan Boulevard; 2) a traffic light at Lowell Boulevard; 3) realign the offset intersection at Tennyson Street.

Objective 4.8:

Educate residents and encourage them to use the Traffic Complaint Form on the Sheriff's website at <http://webapps.co.adams.co.us/SheriffWeb/TrafficComplaintForm.pdf> to report speeding problems.

Objective 4.9:

Educate residents to encourage Sheriff's deputies to enforce weight limit signs on residential streets and to report to deputies where violations are occurring, such as 54th Avenue near Federal Boulevard.

Goal 5: Increase transit opportunities in the neighborhood.**Objective 5.1:**

Persuade RTD to reinstate bus service on Lowell Boulevard.

Objective 5.2:

Ensure adequate connections are made between Berkeley and the future Gold Line stations.

Objective 5.3:

Advocate for the creation of a Call and Ride system in the neighborhood.

Goal 6: Support the Berkeley Water and Sanitation District's efforts to implement its Master Plan.**Objective 6.1:**

Write letters in support of BWS grant/funding applications for improvements in the neighborhood.

Objective 6.2:

Work with BWS to support infrastructure development.

Objective 6.3:

Write letters of support for development projects that will provide key infrastructure links for the District.

Objective 6.4:

Work with Adams County to coordinate improvement projects and to form partnerships with the District to make improvements in the neighborhood.

Safety and Law Enforcement

Summary

Twenty-two neighborhood residents attended the third meeting on June 4, 2007. Firefighters from the Southwest Adams County Fire District, Deputy David Gabel from the Adams County Sheriff's Office, the Community Resource Center, Adams County Planning and Development, and Adams County Community Development also attended. The focus of this meeting was on public safety with discussion of emergency services, animal control issues and code enforcement and possible future efforts through the Berkeley Neighborhood Plan. County and District staff gave short presentations, followed by question and answer sessions.

Southwest Adams County Fire District:

Deputy Fire Marshall Gary Fletcher and six fire department staff discussed the history of the fire department, the 2006 year end report, its list of programs, and answered questions from community members. The Department is proud that it has met the Insurance Services Office (ISO) standards to earn a Class 3 which translates into cost savings for taxpayers. Standards relate to a department's dispatch center, engine companies, fire hydrants, fire personnel, training, and water supply systems.

At the end of 2006, the Southwest Adams County Fire Department had made a total of 2,615 calls; 467 of which were for fire and 2,148 were for Emergency Medical Services (EMS). The EMS Division includes two ambulances, and the Department offers a variety of classes for business and community members. Twenty-one Fire Prevention Programs, six Juvenile Fire Setters classes, and six CPR classes were hosted in 2006. All students 1st-5th grade receive the fire prevention program; over 4,200 children were taught in October 2006 alone. The Department also provides home safety inspections, business fire extinguisher classes, and child safety seat inspections. The district is concerned that three of the hospitals they transfer folks to are moving further away. These are the University of Colorado Hospital, The Children's Hospital, and St. Anthony Central Hospital, but residents should know that patients are always transferred to the most appropriate hospital according to the situation at hand, and patients can always request to be taken to a certain hospital.

The District wants residents to know what they can do to assist emergency responders:

- Be sure to have a visible, contrasting address of at least four inches in size on your home.
- Keep all walkways free of debris and bushes.
- Keep your home and walkways well lit.
- Give 911 operators as much information about the emergency and its location as possible.
- If you have a dog or dogs, be sure to keep them confined in a room if staff needs to enter your house.

Adams County Sheriff:

Deputy David Gabel, Crime Prevention Specialist for the Adams County Sheriff's Office updated the group about recent activities and answered questions. Deputy Gabel and the group discussed some public safety issues in the neighborhood and what the Sheriff's Office is doing about them. He said that neighborhoods are becoming safer because groups, like this one, are coming together and working as partners with the Sheriff's Office.

Recently, the Sheriff's Office got sample graffiti removal materials from a manufacturer in Commerce City which seems to be effective. The Sheriff's Office would be happy to share these materials with the neighborhood group. Deputy Gabel also let the group know about the opportunity to get money from the Colorado Community Policing Consortium. Grants of up to \$2,000 are available for graffiti removal programs. He also encouraged the Association to ask local businesses to help fund neighborhood projects since they are also members of the community.

IMPLEMENTATION**Goal 7: Continue to build strong relationships with public safety agencies serving the neighborhood.****Objective 7.1:**

Continue to have representatives from the Sheriff's Office attend Neighborhood Association meetings.

Objective 7.2:

Participate in ongoing public safety programs such as Neighborhood Watch, Operation Identification, National Night Out, and Fire Prevention Education.

Objective 7.3:

Create opportunities for community policing and expanded outreach programs from the Sheriff's Office.

Goal 8: Work to eliminate graffiti in the neighborhood.**Objective 8.1:**

In partnership with Adams County and the business community, create a pilot program for graffiti removal.

Objective 8.2:

Obtain grant funds and business sponsorship for graffiti removal products.

Objective 8.3:

Cooperate and coordinate with the Sheriff's Office to report graffiti and catch the perpetrators.

Goal 9: Increase controls on nuisance animals.**Objective 9.1:**

Educate residents about existing animal control ordinances and responsibilities.

Objective 9.2:

Create a "good neighbor" letter from the Neighborhood Association to first provide information on rules, then to serve as an initial violation notice.

Objective 9.3:

Put more teeth into Adams County's animal control ordinance.

Educational Institutions

Summary

Eighteen neighborhood residents attended the fourth meeting on July 9, 2007. Tom Reynolds, Vice President of Mission, Diane Cooper, Dean of Students, from Regis University, staff from the Community Resource Center, Adams County Planning and Development, and Adams County Community Development also attended. The focus of this meeting was about how Regis affects the neighborhood and what can be done to lessen impacts and maximize cooperation in the future.

Regis University:

Residents were positive about the way student housing owned by the University runs within the neighborhood. It seems most problems with students tend to come from properties not owned by the University. Regis purchased a lease on a property at the end of Grove Street which will be called Ignatian Village and house 32 students in the fall. All students must now behave according to the University Standards of Conduct, which is outlined in the Student Handbook at www.regis.edu. If Berkeley residents have problems with Regis students they should call the Adams County Sheriff, if necessary, the Office of Mission at 303-458-4087, or Student Life at 303-458-4086.

When asked about Regis' plans for expanding student housing in the neighborhood, Mr. Reynolds responded there is no Master Plan and properties are purchased and developed on a case-by-case basis. However, the University will be creating a Master Plan starting in the fall of 2007. The Master Plan will likely be focused mainly on the Regis campus, but should address the boundary areas of the campus as well. Berkeley residents as well as Adams County Staff will be invited to participate in the plan.

Adams School District 50:

Berkeley Gardens Elementary School opened in 1917 as a three-room red brick building known as School District No. 98. In 1977, Berkeley Gardens was remodeled to accommodate the large enrollment. Due to high maintenance costs and prohibitively expensive rehabilitation costs, Berkeley Gardens will be closed at the beginning of 2009. Students currently attending Berkeley Gardens are scheduled to attend the new elementary school, located at 3475 West



67th Avenue in Goat Hill. Berkeley residents are very concerned about the closure of the Berkeley Gardens School, both from the impacts on the students to the potential impacts on the neighborhood if the school site is redeveloped in an undesirable way. It is worrisome that students will no longer have a neighborhood school and will need to be bussed north to Goat Hill. At a minimum, the District should provide a bus pickup at the site of the old school, if this can be worked into the redevelopment plans. Many Berkeley residents feel strongly that School District 50 should also work to make certain the property always contains a strong community purpose such as continuing education, a library, community center, and/or parks and recreation.

IMPLEMENTATION**Goal 10: Increase opportunities for cultural and social interaction between Berkeley residents and Regis University.****Objective 10.1:**

Continue to have representatives from Regis University attend the Neighborhood Association meetings.

Objective 10.2:

Increase access to the Regis campus and events for neighborhood residents.

Objective 10.3:

Advocate a band shell or other performance venue be created at Hyland Hills' Clear Creek Park for use by Regis music/performance students and groups.

Goal 11: Reduce the impacts of Regis students parking in the Berkeley neighborhood.**Objective 11.1:**

Further investigate the implementation of resident parking only permits.

Objective 11.2:

Investigate having no parking signs erected by Adams County.

Objective 11.3:

Solicit Adams County for action on Berkeley's preferred method of addressing the parking problem.

Objective 11.4:

Work with Regis staff to educate students on where to park besides Berkeley streets.

Objective 11.5:

Investigate how Denver has implemented no parking zones and the feasibility of implementing such a program in Adams County.

Goal 12: Achieve redevelopment of the Berkeley Gardens school site for neighborhood or community oriented purposes.**Objective 12.1:**

Advocate reuse of the property includes community uses such as a library, community center, or parks and recreation.

Objective 12.2:

Request School District 50 provide a school bus stop at the former school for students who need to be bussed to the new school.

Objective 12.3:

The Berkeley Neighborhood Association shall write a letter to School District 50 stating the above requests should be included in any sale agreements for the property.

Goal 13: Expand youth activities in the neighborhood to promote positive community involvement.**Objective 13.1:**

Persuade Adams County, School District 50, and Hyland Hills Park and Recreation District to build more facilities for youth activities.

Objective 13.2:

Work with local service organizations to promote opportunities for youth at area parks and facilities.

Objective 13.3:

Work with School District 50 to increase sports, arts, and recreation opportunities for youth at area schools.

Credits

Neighborhood Participants

Anton Antokhin	Jay Perkins
Betty Bartholomai	Richard Perry
Jacquie Basile	Jan Peterson
Wendy Carter	Joe Posey
Betty Chalmers	Margaret Posey
Sherry Collier	Bob Poland
Tyson Collier	Michael Radde
Loretta Cornett	Michael Redmond
Malia Crouse	Dennis Ritz
Anne Donohoue	Gene Robbins
Pauline Jamsay	Gloria Rudden
Scott Jensen	Michael Rudden
Jose Jimenez	Jonathan Savelle
Rosita Jimenez	Jamie Skaronea
Carroll Jones	Bev Snyder
Lee Jones	Louise Solano
Maggie King	Anne Stonebaker
Maynard King	Anne Talich
Joe Kottenstette	Paul Turco
Marty Lordier	Bonnie VanRoehel
Barbara McLaughlin	Gregory Wagner
Geo McLaughlin	Jim Watts
Lorne Mattax	Sandra Watts
Diane Neill	Fritz Zeigler
Karen Pautler	Penny Zeigler
Larry Peltz	

Guest Speakers

Dr. Tom Reynolds, Regis University

Diane Cooper, Regis University

Deputy Fire Marshall Gary Fletcher, Southwest Adams County Fire Department

Deputy David Gabel, Adams County Sheriff's Office

Shannon McDowell, Adams County Planning and Development

Anthony Spano, Berkeley Water and Sanitation District

Bill Willis, Martin/Martin – Berkeley Water and Sanitation District

Mark Omoto, Adams County Public Works

Stephen Gordon, City and County of Denver Community Planning & Development

Staff Participation**ADAMS COUNTY PLANNING AND DEVELOPMENT**

Stacey Dickson, Planner II

Shannon McDowell, Planner II

ADAMS COUNTY COMMUNITY DEVELOPMENT

Mariana Ledezma, Community Outreach Coordinator

Artie Lehl, Community Development Program Manager

Josiah Masingale, Community Outreach Coordinator

COMMUNITY RESOURCE CENTER

Frank Lucero, Director of Community Development

Shelly Smart, Community Development Consultant/Trainer

Appendix One

*Flip Chart Notes from Berkeley Community Meeting held February
11th, 2008*

What does the ideal Berkeley community look like?

<ul style="list-style-type: none"> • Clean • Safe • Neighborly • Quiet • Communication • Improved walkways • Improved drainage • Pride of ownership • Tranquil • Rural • Unified • Family friendly • Self-sustaining 	<ul style="list-style-type: none"> • Orderly • Open spaces • Local businesses • Business friendly • Pastoral • Responsive • Retail • Infrastructure • Quality schools • Diversity • Regis U. partnership • Great views • Off-street parking 	<ul style="list-style-type: none"> • Single family homes • Safer traffic • Beautification • Trees • Neighborhood teamwork • Parks • Playgrounds • Buried utilities • Street lights
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What are the barriers to an ideal Berkeley?

<ul style="list-style-type: none"> • County enforcement • Laws pit neighbor vs. neighbor • Lack of education about laws • Lack of code enforcement officials • Selective enforcement • High speed traffic • Poverty level • Incomplete park 	<ul style="list-style-type: none"> • Landlocked • Money • Lack of schools • Too much traffic • Regis renters • Absentee landlords • Space for biz • Transients • Communication • No voice • Changing demographics 	<ul style="list-style-type: none"> • Anti-Regis mentality • Limited parking • No traffic weight enforcement • Over occupation in residents • Graffiti/ junk cars • Lack of resources • Infrastructure • School district busing
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What are some actions to these barriers?

<ul style="list-style-type: none"> • County budget adjustments • Cut taxes • Access to County Commissioners • Get personally involved • Change codes to fit neighborhood needs • Local business involvement • Action oriented plan 	<ul style="list-style-type: none"> • Neighborhood watch • Neighborhood resource book • Speed bumps • Petition businesses for change • Grassroots organizing • Neighborhood events • Purpose to communication 	<ul style="list-style-type: none"> • Get code enforcement to do their job • Clean-up days • Increase project participation • More collaboration with Denver • Demand that AC pay attention to drainage issue • Speed restrictions
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What are you willing to do?

<ul style="list-style-type: none"> • Participate in neighborhood events • Crossing guards • Petition for slower traffic enforcement • Street lights • Make sure zoning doesn't change • Believe in what the community group does • Recruit more neighbors 	<ul style="list-style-type: none"> • More meetings with fun & food • Sector house meetings • Start a sector welcome wagon • Telephone/word of mouth • Meeting more often • Computer work for communications • Begin resource book 	<ul style="list-style-type: none"> • Educate neighbors about code enforcement • Letter writing campaign • Press releases • Visit County Commissioners
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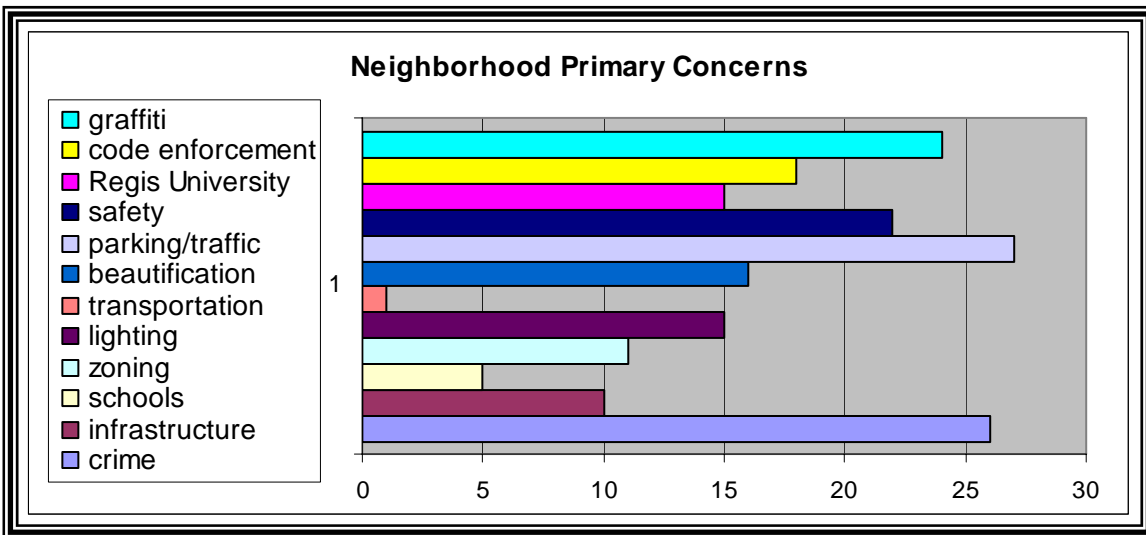
Appendix Two

Berkeley neighborhood survey report

In an effort to help the Berkeley Planning Committee with developing a strategic plan and to set goals for future meetings as well as identifying issues and concerns, a survey was distributed to all residents. A total of sixty-six surveys were returned. Below are the results of the survey.

What are your neighborhood primary concerns?

Crime	Infrastructure	Schools	Zoning
Lighting	Transportation	Beautification	Parking/Traffic
Safety	Regis University	Code Enforcement	Graffiti



Did you attend the Berkeley Neighborhood Plan meeting with Adams County this past summer?

YES	16
NO	49
Maybe, I don't know	1

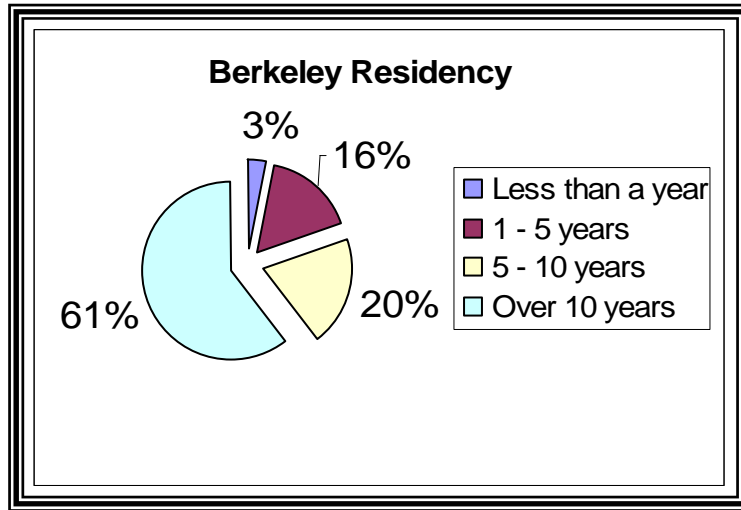
What three things would strengthen your neighborhood?

Greater Presence from the Sheriff's Office	A more involved Code Enforcement Department
Regis University parking takes up spaces	Accountability for absentee landlords
More lighting	Fix Newton Street by adding curbs and parking spaces
A neighborhood watch	Continue with the clean-up days
Meetings/events to get to know our local representatives	Traffic Control and speed limits enforced
Willingness to get involved in your neighborhood improvement	Improve water drainage
Help for the Berkeley Neighborhood Association	Have more home owners
Better schools	Have a "deputy depot" for central information with the Sheriff's Office
Regular newsletters to all addresses	Get to know your neighbors
Solution to speeding on Lowell Blvd.	Deal with graffiti
Increase interest in volunteer work	Stop Regis University

More lighting	Increase police patrol
Create a safer environment for children	No apartment complexes
Truck load limits enforced	Have water pumped from ponds
Traffic is too fast	Better lighting
Regis needs to provide their own parking for students	More stop signs
A traffic control light at 53 rd Ave	Respect from Regis Students
Remove homeless from stairways	More police presence
Update homes	Attention/maintenance to the State Wildlife Preserve
Redevelopment incentives	Increase small business shops on Lowell Blvd.
Drug enforcement	Sheriff's deputies drive too fast without lights and sirens
Clean up the ramp at 53 rd and Federal Blvd.	Better sidewalks
No utility poles	Traffic light at 54 th and Federal Blvd with a left turn arrow
Better snow plow coverage	Better code enforcement
Clean up the neighborhood	Sidewalks for kids
Stop student parties	Noise enforcement

Would you be interested in getting involved in your neighborhood?

YES	26
NO	18
Maybe, I don't know	12

How long have you lived in Berkeley?

The information that was used to compile this data is for the sole purpose of identifying neighborhood issues and concerns so that the Berkeley Neighborhood Association and the Berkeley Neighborhood Plan can set a direction for future projects.

Thank you to all of the Berkeley residents who took the time to fill out the survey. Your input is valuable and greatly appreciated. Thank you!

Berkeley Neighborhood Association
4420 W. 52nd Place, Denver, CO 80212
303-477-9669