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Berkeley Neighborhood Association

**LOANER
BERKELEY
NEIGHBORHOOD
ASSOCIATION**

Colorado Center for Community Development

University of Colorado at Denver

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EXECUTIVE SUMMARY

Neighborhood planning is an alliance between the city and the citizens of an area to systematically devise a system of organization and guidance for a given area. The planning process assists the cooperative effort by establishing a purpose regarding various issues, goals policies, visions, tasks, and investments which could be implemented to demonstrate among the actors a common understanding of the future. This was the goal of the Berkeley neighborhood residents.

Berkeley neighborhood is situated in two counties: the far northwest corner of Denver County and in the south central portion of Adams County. The farthest northern border of Berkeley neighborhood is construed as I-76 while West 46th is its most southern boundary. The western edge for the entire neighborhood is Sheridan Boulevard. Federal Boulevard and Lowell Boulevard are the parallel eastern edges of the neighborhood; a perpendicular transition occurs between the two boulevards at West 50th Avenue along the southern boundary of Regis University.

Berkeley neighborhood has several distinguishing natural and human-made features such as Berkeley Lake and Rocky Mountain Lake located in the southern portion of the neighborhood. Willis Case Golf Course, located on the western edge of the neighborhood between Sheridan Boulevard and Tennyson Street, is a popular summer recreation attraction. Lowell Ponds, housed within a Colorado State Preserve in the northern portion of Berkeley Neighborhood in Adams County, also serves as a popular year round outdoor amenity.

The idea for this neighborhood plan began in the Spring of 1992. The residents of Berkeley neighborhood decided a neighborhood plan was in order to assist the area with numerous issues such as heavy traffic, spotty deterioration, gang activity, etc. The Colorado Center for Community Development (CCCD), along with the help of several University of Colorado at Denver graduate students, assisted the residents in the summer of 1992 by organizing the main issues in the community by collecting and analyzing data, and organizing and documenting the issues in written form. The result of these endeavors was the Preliminary Data Presentation for Future Neighborhood Plan.

In the fall of 1992, the effort was continued by CCCD and UCD graduate students. During this time the data gaps were filled and during the community meeting the neighborhood issues were further focused. The result was this document, Berkeley Neighborhood Plan.

This neighborhood plan contains the original eleven areas of analysis defined in the preliminary report. These include:

- 1) History
- 2) Zoning
- 3) Land use
- 4) Environmental features
- 5) Urban design features
- 6) Economic base
- 7) Housing
- 8) Community facilities
- 9) Circulation and traffic
- 10) Social analysis
- 11) Utility analysis

This document further focuses those eleven areas into eight areas of issues, goals, possible actions, and implementation method using information obtained from the residents during Berkeley Neighborhood Association meetings. The residents, during their community meetings, collectively formulated these specific areas of analysis, concern, or interest to define the range of this plan. These new areas include:

- *Transportation
- *Safety and Security
- *Property upkeep
- *Environment
- *Political under-representation
- *Urban design
- *Social and economic justice
- *Education

This document encompasses the above mentioned points in greater detail, describing each area of analysis and the importance of the areas in relation to the neighborhood, the community, the residents, and to the neighborhood plan. This document also contains many goals for the Berkeley neighborhood. Beginning with transportation, some of these goals include increased pedestrian safety measures, more bus routes, and better signage. It became apparent after many transportation features were outlined that Berkeley neighborhood needs a comprehensive traffic study.

A second area where several issues were outlined was property upkeep. Goals in this area include stronger zoning enforcement, pride of ownership, and routine patrols by zoning inspectors all of which are designed to enhance the value of the neighborhood, aesthetically and monetarily. Third, environmental issues and goals include devising a proper use of the Cooley Gravel land (a quarry company surface mining in the northern portion of the neighborhood) once the current project is complete. The residents also stated goals of more community involvement in local decisions and encouraging public officials to become more aware of Berkeley neighborhood needs.

Fourth, the residents of Berkeley neighborhood decided that explicit boundaries would be helpful to help define their community. Therefore, a goal is to erect gateways in the neighborhood at strategic locations eventually. Fifth, in social terms Berkeley residents want to maintain and improve their racial balance (the neighborhood is primarily anglo) with the goals of eliminating the requirement of having to bus their children to outside schools (currently Denver schools are under a court order to desegregate). Berkeley resident also want to reduce the number of liquor outlets in the neighborhood and weed out the undesirable locations; there is concern that these outlets will decrease the attractiveness of the area.

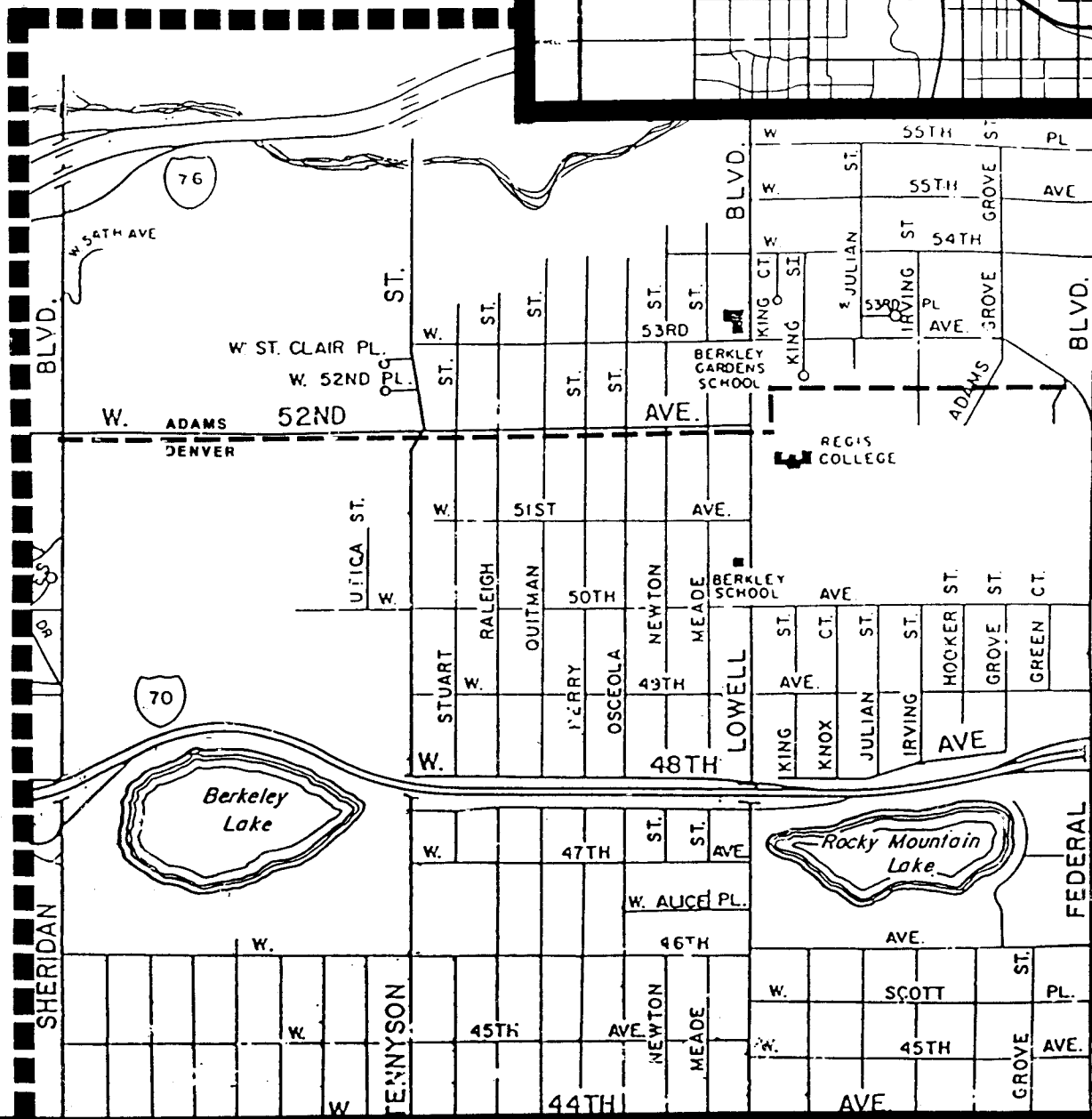
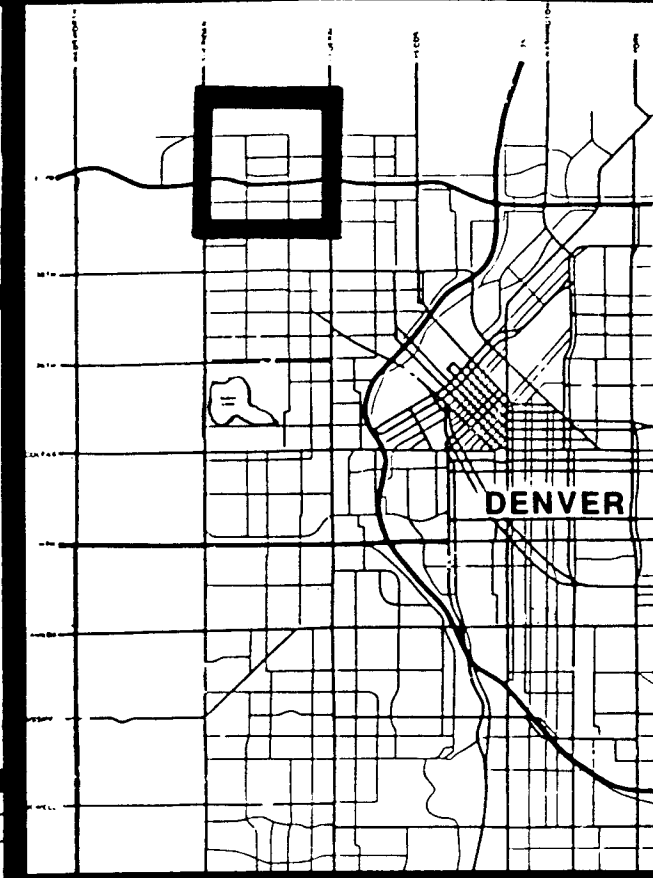
Sixth, Berkeley residents want to decrease the gang presence in the area and increase safety. Currently, there are a few areas within the neighborhood, including the parking lot in Berkeley Park, that are evening and weekend havens for undesirable activity, i.e., drug dealing, loud music, and prostitution. The residents would strongly like to diminish these activities and reclaim "lost" portions of their neighborhood. Finally, Berkeley residents want to improve their area schools (there are two within the neighborhood), i.e., decrease overcrowded classrooms, and help those who can not read or write.

Through community involvement, local government attention, and general resident awareness, the residents of Berkeley neighborhood hope to demonstrate their vested interest in their area and improve the conditions in their corner of the city of Denver. Along with the other efforts that have taken place in Berkeley neighborhood, this plan and its issues, goals, and actions as outlined, is another positive step in that direction.

BERKELEY NEIGHBORHOOD PLAN

PROJECT TEAM: Scott Hoeft, Kim Ochs
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Colorado Center for Community Development
University of Colorado at Denver

LOCATION MAP



SECTION 1

Introduction

INTRODUCTION

The nature of neighborhood planning

Neighborhood planning entails an effort on the part of a community to look at itself very systematically in order to chart the most desired course for the community's future. Planning is the antithesis, the opposite of just waiting for things to happen, reacting to events after they've happened, or assuming that the community's interests are being protected by someone else. Planning involves taking the initiative, looking toward the future, and trying to influence what's going to happen in one's community. In planning, citizens, perhaps assisted by sympathetic professionals, follow a definite process or series of steps that generally includes collecting information, identifying issues, setting goals, and defining steps necessary to reach those goals. Ideally, all this is done in a cooperative spirit and in an open, democratic fashion which involves all those who wish to take part.

History of this plan

The residents of the Berkeley neighborhood, acting through the Berkeley Neighborhood Association, decided in the spring of 1992 that they would like to prepare a neighborhood plan. Neighborhood leaders thought it would assist their young, ambitious organization which was grappling with numerous issues and would benefit from a holistic look at Berkeley that might allow some focusing of energies. At the time, the neighborhood was fortunate not to be facing any particularly overwhelming problems, although it certainly has its share of the usual urban problems (e.g., heavy traffic, spotty deterioration, conflicting land uses, gang activity, etc.).

However, in Berkeley's case, all these issues are made somewhat more complex by virtue of the fact that Berkeley straddles the City and County of Denver-Adams County line, thus lying within two governmental jurisdictions. Furthermore, that part of the neighborhood which is in Adams County is in an unincorporated part of the county, thus giving residents fewer public mechanisms for addressing community problems.

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.

Most neighborhood plans are produced by the city's planning office, which gives them an added measure of legitimacy. However that also means the neighborhood plan will be forced to fit into the city's official overall Comprehensive Plan. In the case of Berkeley, residents utilized the services of the Colorado Center for Community Development at the University of Colorado, in preparing their plan. While this arrangement may have given the neighborhood more flexibility, it also means the neighborhood may have to work harder to achieve legitimacy and acceptance for its plan.

The planning process

This plan results from work done by the residents and work done by the Colorado Center for Community Development (CCCD). In general, residents defined the issues and set the goals while the CCCD team did the technical work of collecting and analyzing data, preparing maps, and writing up what team members heard residents saying.

An initial meeting with members of the Board of the Berkeley Neighborhood Association (BNA) was held June 2 to define the scope of the work and set a general work schedule. At that meeting, residents identified some key issues they wanted the plan to address. The CCCD team then began collecting standard information about the neighborhood, information that any neighborhood plan needs to include, such as how land is being used, what the current zoning is, what the characteristics of the population are, what housing and environmental conditions are, etc.

Information thus far collected by the CCCD team was shown to a well-attended neighborhood meeting on July 21. Walls of the meeting room were covered with maps, flip charts, and historic newspaper clippings; residents circulated around the room, viewing the information and talking with the CCCD team about it. A small amount of time was allotted to residents stating more issues.

With the summer semester of the University drawing to a close, the CCCD team pulled together their preliminary information into a report entitled Preliminary Data Presentation for Future Neighborhood Plan. That report contained data in a dozen categories in text and map form, and included only the team's identified issues.

The August 11 meeting of BNA allowed a more generous amount of time for the two or three dozen residents present to identify issues and tentative goals. This was done in a free-wheeling discussion with CCCD team asking questions to trigger discussion and then recording on flip charts what residents said.

Between that meeting and the next one on October 13, the CCCD team continued collecting data and put the residents' issues and

goals into a form that would allow the next steps to take place. While the work programs called for that meeting to be spent "fleshing out" the goals with Action Steps, what occurred instead is that more issues were identified and more goals stated. The effect define the scope of this plan: ?

- *Transportation
- *Safety and Security
- *Property upkeep
- *Environment
- *Political under-representation
- *Urban design
- *Social and economic justice
- *Education

A crucial meeting was the final working session, November 11, at which time that fleshing out did occur. After a brief orientation session, each of three small groups took 11" x 17" sheets that the CCCD team had prepared showing ISSUES, GOALS, SOME HELPFUL ACTIONS, and WHO SHOULD IMPLEMENT and filled in those sections as best they could for each issue. The work of these groups was polished up by the CCCD team and given back to an ad hoc committee of residents at a December 3 meeting in the form of a report labelled Berkeley Neighborhood Plan Recommendations.

Those present agreed to work over the next two weeks to review and alter those draft recommendation as they saw fit. Despite the holiday season's busy schedule, that groups met in December and did its task. This plan then represents the final articulation of the neighborhood's work.

SECTION 2

Description and Analysis

HISTORY

Introduction

As opposed to the primary physical issues which will be addressed (land use, housing, etc.), neighborhood history, as a social issue, is also a highly important item to examine. The objective of exploring the historical background of an area is to strengthen a neighborhood's identity.

The historical background and development of an area, the possible uniqueness of an area, or the role the area played in the development of the city may be determined, which could signify the importance and interest in the neighborhood by the residents. For example, learning that a significant figure once originally lived in the area could provide a theme for the neighborhood. Learning that an historic structure is located in a area could enhance the image of the neighborhood; an understanding of how the area historically developed will simply add to the enjoyment of a walk or a drive through the area. In having historical background information, the neighborhood could suddenly become a long forgotten old treasure chest of information, striving to be re-discovered to enhance the knowledge of the residents in the area.

Source of Information

Information about the history of Berkeley neighborhood has been gathered 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.

Observations

Prior to the development of 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 a 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 alpha 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 on 41 residents, a town was incorporated under the name of "The Town of North Denver." Its

boundaries were roughly 52 Avenue to the north, Sheridan Boulevard to the west, 44th Avenue to 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 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 I-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."

EXISTING ZONING

Introduction

Zoning is the fundamental means of land use control by local governments. Zoning basically divides a community into districts (zones) and simply imposes different land use controls on each zone. The allowed use of land, building, or housing, the density of use, and bulk of buildings and housing on the land are specified within each zone. Typical use regulations usually have separated land into several categories (residential, business, etc.,) and use classifications ("R-2" residential multi-unit). The categories and classifications depend upon several factors such as the size of the city, the history of the area, the socio-economic conditions of the area, etc. To protect the health and safety of the inhabitants of an area and to serve as an aesthetic guide, however, is the fundamental objective of zoning. Because of this purpose zoning is a necessary part of a neighborhood plan.

The primary zoning categories one expects to find in big city neighborhoods include:

- *Residential (R)
- *Commercial (C)
- *Industrial (I)
- *Planned Unit Development (PUD)
- *Mobile Home Park (MH)
- *Business (B)

Sources of Information

Information about zoning has been gathered from, 1) zoning maps from Denver and Adams Counties, and 2) direct observation during neighborhood drive throughs, "wind shield surveys" of the neighborhood.

Observations

Zoning in the Berkeley neighborhood is primary low density single family residential and low density multi-family residential.

Berkeley neighborhood has a large mobile park near its northwest boundary, Sheridan Boulevard and 52 Avenue.

The Adams County portion of Berkeley neighborhood has several non-residential zones including agriculture, light industry, and industrial. The Denver County portion of Berkeley neighborhood has a few sections of scattered non-residential zoning including business and planned urban developments.

There has been some rezoning in Adams County from agriculture to commercial purposes.

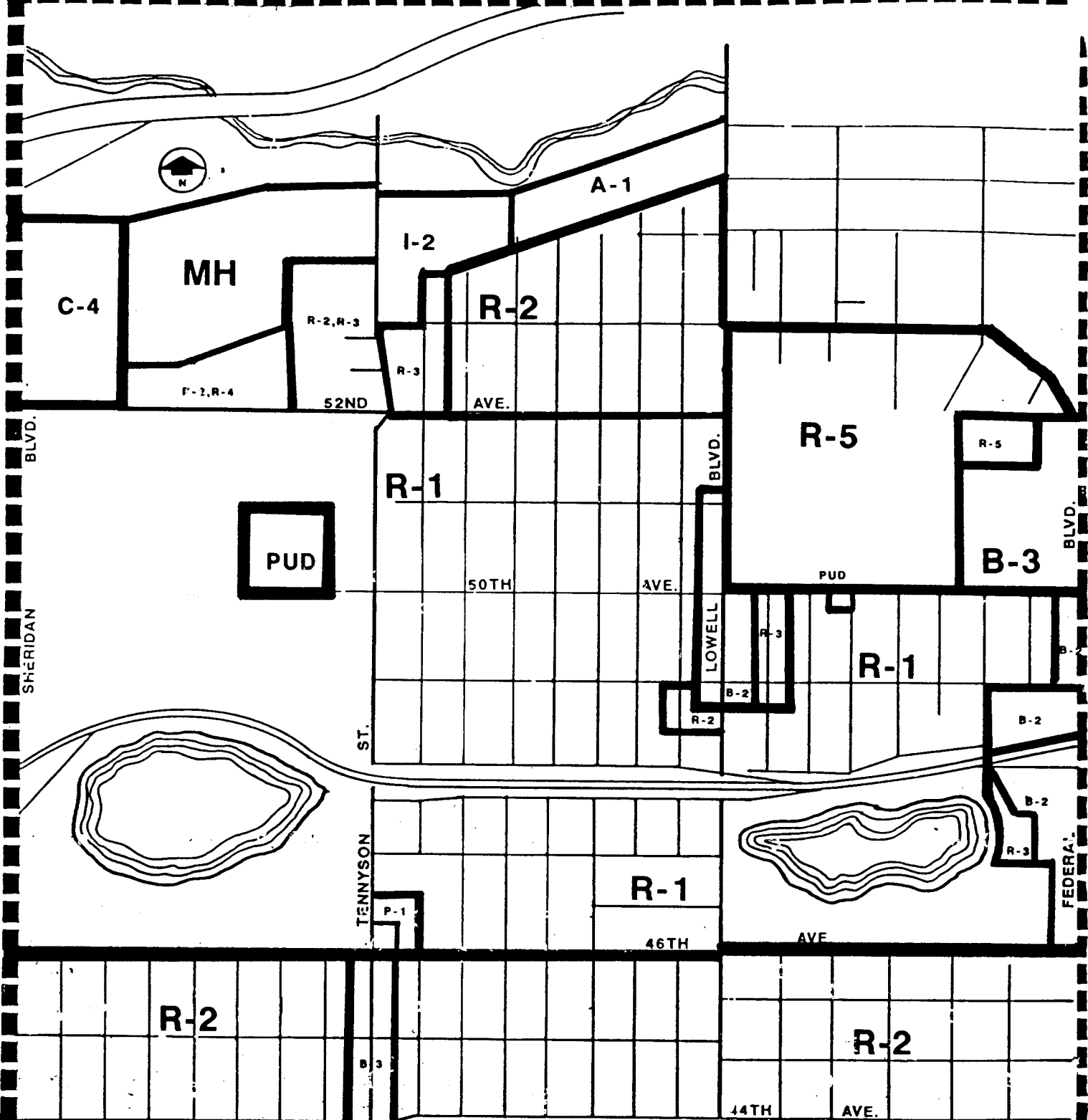
The Berkeley neighborhood has a large commercial area within its northwest corner and a large college (Regis College), zoned R-5, at its northeastern boundary.

Possible Issues

*The mix of single unit and multi-unit dwellings is a problem in terms of parking and property upkeep issues.

*The commercial establishment located at 52nd Avenue and Tennyson has caused problems in terms of parking and noise level for the residents in the surrounding residential units.

*The business^{ES} located along Federal Boulevard do not keep up the alley ways and the back of their buildings causing visual disturbance for the facing residents.



RESIDENTIAL
R1, R2, R3, R4

COMMERCIAL
C1, C2, C3, C4

BUSINESS
B1, B1.5, B3

ZONING MAP

AGRICULTURE
A1, A2, A3

INDUSTRIAL
I1, I2, I3

PUD
PLANNED UNIT DEVELOPMENT

MORILE HOME
MH

FOR ZONING DEFINITIONS, SEE APPENDIX.

BERKELEY NEIGHBORHOOD PLAN

SCALE 1 : 1000

PROJECT TEAM: Scott Hoeft, Kim Ocas
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 University of Colorado at Denver

EXISTING LAND USES

Introduction

The existing land uses are the general physical characteristics of a neighborhood or the current pattern of land development in an area. An overview of the land in a neighborhood is an important item in the development of a neighborhood plan. The composition of a neighborhood in terms of residential, commercial, or industrial use can be easily visually determined and serve as a valuable reference tool. By having the exact locations and proportions of each type of land use visually interpreted on a map, recent changes that have occurred in that patterning such as retail use spreading can be detected. In addition, any planned changes that have an impact on the neighborhood can be readily interpreted using a land use map and proper community direction and action can logically follow.

The primary existing land uses likely to be present in a big city neighborhood are the following:

- *Residential
- *Commercial
- *Industrial
- *Mobile Homes
- *Public-park, schools
- *Semi-public-churches, schools

Sources of Information

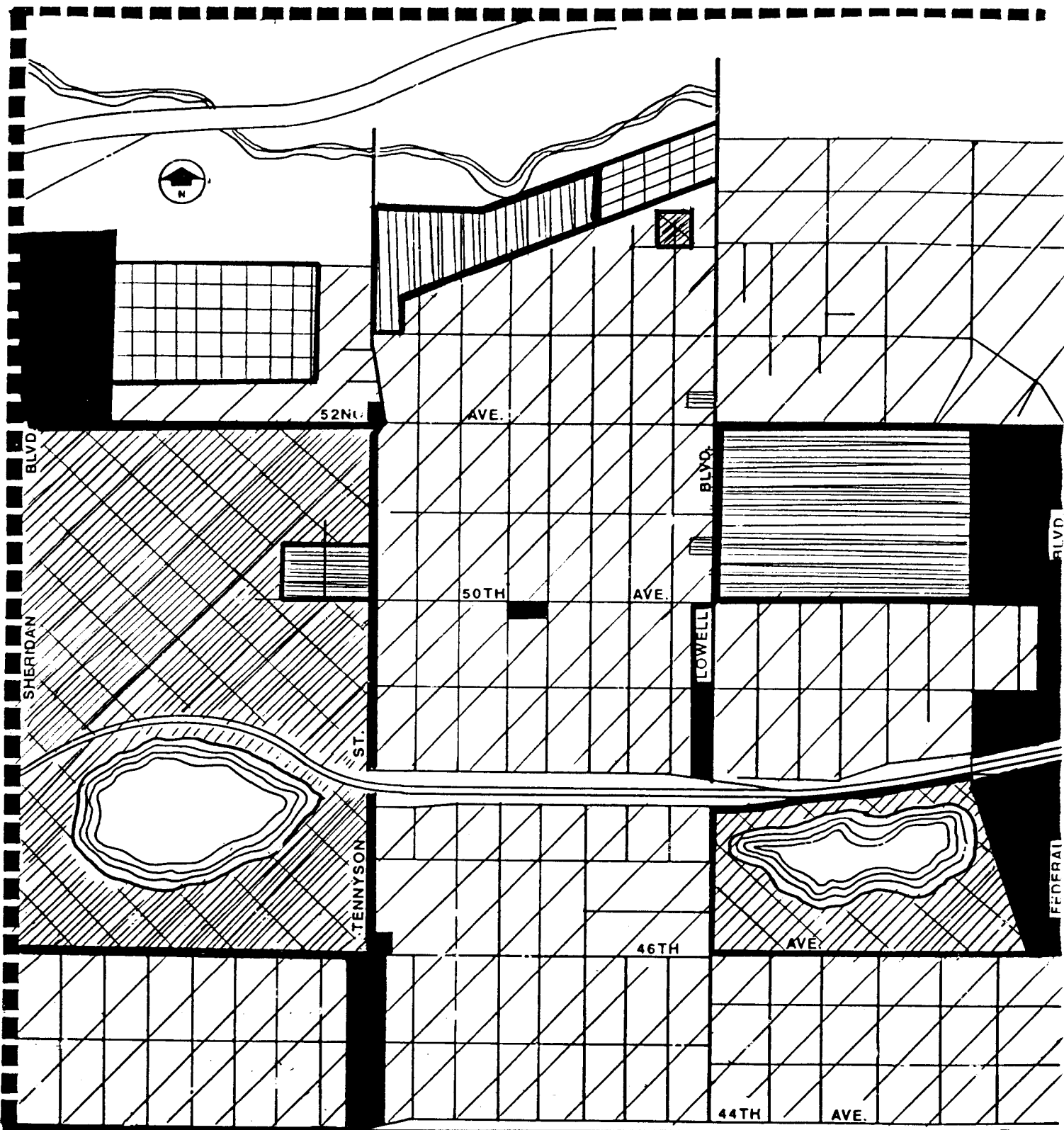
Information about existing land uses has been gathered from, 1) direct observation during "windshield surveys" of the neighborhood, and 2) various existing zoning maps from Denver and Adams counties.

Observations








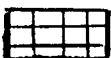
The Berkeley neighborhood is primarily residential, mostly a mixture of single family and multi-family dwellings.

The Adams County portion of Berkeley neighborhood also has, in addition to housing, industrial, agricultural and commercial zones. The Denver portion has just a few other uses such as scattered commercial areas on Federal Boulevard and Lowell.

Other key land uses include parks and open spaces, Regis College, two public schools, a few churches, areas designated for storage, light industry, quarry, agriculture, and a mobile home park.



LAND USE MAP

- | | | | |
|---|---|----------------|---|
| SINGLE FAMILY DETACHED,
INCL. DUPLEX AND TRIPLEX
MULTI-FAMILY |  | SCHOOLS, CLUBS |  |
| COMMERCIAL |  | INDUSTRIAL |  |
| AGRICULTURE |  | PARKS |  |
| |  | MOBILE HOMES |  |

BERKELEY NEIGHBORHOOD PLAN

SCALE 1 : 1000

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Possible Issues

*Future development of vacant land in the Adams County section, particularly on the Sunnyside Manor and Hoffman tracts.

*The Berkeley neighborhood has several residents who do not keep up their property.

*Land use changes, i.e., the quarries north of 52 Avenue could be a future asset or liability.

*Geographically, the area between Tennyson and Sheridan along 52nd is isolated from the neighborhood, possibly a gateway could draw the areas into the neighborhood.

*Existing land use is in accord with what uses zoning laws allow.

ENVIRONMENTAL FEATURES

Introduction

The natural environment is another factor that contributes to the character of a neighborhood. A neighborhood's general topography and its distinctive natural features add to a community's identity. In Berkeley, for example, the two lakes directly contribute to the neighborhood's configuration.

Other important environmental features that are either natural or human-made can also affect quality of life in a neighborhood. The location of flood plains, a natural feature, can pose a continuing threat to a neighborhood. Air, water, and/or soil pollution, which are human-made problems also have harmful effects upon a locality. In addition geologic hazards such as erosion, if present, should be addressed.

The effects that environmental characteristics have on a neighborhood can often be quite significant. Determining the environment's impact, whether positive or negative, will consequently lead to action steps either to enhance an already positive environment or to correct problem areas.

Sources of Data

Data pertaining to Berkeley's environmental features has been collected from (1) the Topographical Map of Denver and (2) neighborhood drive-throughs.

Observations

The Berkeley neighborhood's topography consists of a hilly landscape, with a general sloping downward toward the north. Berkeley's elevation has a high point of 5400' down to a low point of 5300' in Denver and the landscape declines even more north of 52nd Avenue. There are two major lakes in the neighborhood, Berkeley Lake and Rocky Mountain Lake, which can definitely be considered positive attributes to the neighborhood. The community also contains Lowell Ponds, a state wildlife preserve, which is located north of Clear Creek.

Berkeley has an abundance of street trees adding to the attractiveness of the neighborhood.

Possible Issues

*There is a problem with drainage siphons in the area resulting from lack of upkeep.

*Question of what will happen to Cooley Gravel's land once the project is finished.

URBAN DESIGN FEATURES

Introduction

Urban design features can be defined as the way the physical elements of a neighborhood relate to one another and to the residents; in other words, the apparent features which come to mind when one thinks of a particular community. For this reason urban design features are an essential element in a neighborhood plan. Urban design features can include significant structures or sights, special views, or gateways; features which help define an specific image or characteristic of a neighborhood. If urban design features are not apparent in an area, a neighborhood plan can possibly assist in the development of an image for an area.

Some primary urban design features one can possible identify in most big city neighborhoods include:

- *Significant structures
- *Special views
- *Parks, lakes
- *Gateways
- *Scale of buildings
- *Material of housing
- *Relationship of buildings to the street
- *Subareas
- *Activity centers

Urban design features can also be construed as negative and in that case, the planning process would help to circumvent. These features might include:

- *Weak neighborhood edges
- *Unkempt parks, facilities, or housing
- *lacking safety features such as bike paths
- *Congested areas or activity centers

Sources of Information

Information about urban design features of Berkeley neighborhood has been gathered from, 1) direct observation during "windshield surveys" (drive throughs) of the neighborhood, 2) casual conversation with residents, 3) circulation and land use maps from Denver and Adams counties, and 4) committee meetings.

Observations

The Berkeley area has a tremendous amount of open space and outdoor recreation areas including Lowell Ponds area, Berkeley Lake area, Rocky Mountain Lake area, and Willis Case Golf Course.

The Berkeley neighborhood has a number of distinguished structures including the El Jebel Mosque and historical homes.

The architecture style of the Berkeley neighborhood homes is primary eclectic ranging from tudor to frame houses.

The Berkeley neighborhood has several activity centers: along Lowell Boulevard between 49th Avenue and 50th Avenue, along Federal Boulevard, and along 52nd Avenue and Tennyson Street.

Regis College is a visual amenity located in the northeastern edge of the neighborhood.

Carl Park, located at 54th Avenue and Meade and operated by the Hyland Hills Park and Recreation District, is in need of rehabilitation.

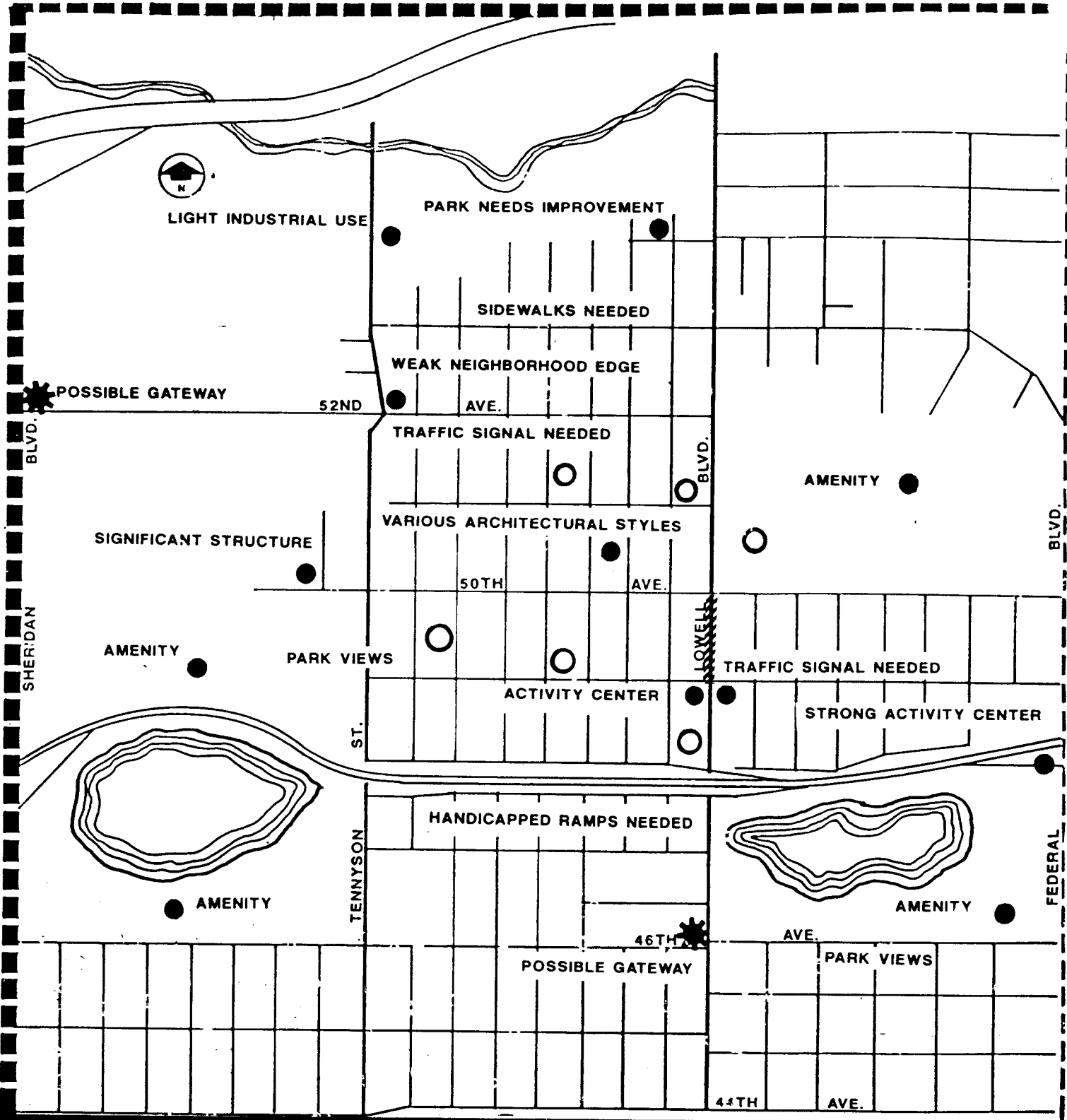
Berkeley neighborhood has wonderful park and lake views along 46th Avenue, Tennyson Street, and Lowell Boulevard.

Possible Issues

*Berkeley neighborhood has weak neighborhood edges and boundaries; gateways would help to define and add a friendly access to the neighborhood.

*Berkeley Park and Rocky Mountain Park might somehow be tied into the neighborhood more; currently there is no interface. More use of the parks by the neighbors might alleviate this issue.

*Several structures may be eligible for historic preservation.



POSSIBLE HISTORIC DESIGNATION ○
 STOREFRONT IMPROVEMENTS ▨

URBAN DESIGN FEATURES

BERKELEY NEIGHBORHOOD PLAN

SCALE 1" = 1000

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GENERAL PHYSICAL CONDITIONS

Introduction

The general physical conditions of a neighborhood can be interpreted as the residents' comprehensive opinions of the physical upkeep of the neighborhood. Similar to urban design features, the physical conditions of a neighborhood can be construed in a positive or negative sense. These conditions are commonly the average complaints that surface in most areas, i.e., potholes need fixing, sidewalks need repair, etc. To diminish these features, it is important collectively to define and organize the adverse conditions. Organization and action, often supplemented with comprehensive satisfaction or often dissatisfaction, can facilitate progress toward solving the grievances.

The general physical conditions of satisfaction or dissatisfaction of most big city neighborhood include:

- *Unpaved alley ways
- *Trash
- *Broken sidewalks
- *Trees in need on trimming or replacement
- *Potholes
- *Vacant, unkempt lots

Sources of Information

Information about the general physical conditions of Berkeley neighborhood has been gathered from, 1) direct observation during "windshield survey" of the neighborhood, 2) casual conversation with residents, and 3) committee meetings.

Observations

Berkeley neighborhood is generally clean and well-kept. Similar to most neighborhoods there is of course the occasional pothole, the tree in need of trimming, an alley way in need of paving, a sidewalk in need of repair, and an occasional vacant unkempt lot. These negative physical conditions are infrequent in the area and are by no means the norm. These issues need to be addressed regularly in the Berkeley Neighborhood Association for the problems to diminish.

Possible Issues

*The bridge on 52nd Avenue and Tennyson Street needs repainting.

*Carl Park, the Senior Center itself, and the surrounding area is in need of attention. In particular, the weeds need to be cleaned out for safety and beautification purposes.

*Some areas are without curbs and need edge strengthening, especially along 52nd Avenue.

*The K-Mart building and its parking lot, on 50th Avenue and Federal Boulevard, is in need of attention. There are many weeds and trash in the alley behind the store. Also, using the lot as an informal used car lot should be discouraged.

ECONOMIC BASE

Introduction

The economic composition of a neighborhood is the underlying determinant of the health of the community. The economic status affects all other factors of neighborhood life, such as the housing stock, property upkeep, and overall neighborhood stability. Therefore, getting an idea of the economic condition of a neighborhood results in a better perception of subsequent issues.

In many residential neighborhoods, Berkeley being one of them, there is very little visible economic base due to the fact that major employers are not located within them. Consequently, in neighborhoods like Berkeley what you find instead are consumer-oriented businesses.

Other important features of the economic base are the earning power of residents of the neighborhood and the occupations held by the residents.

Sources of Data

The data on the economic base has been gathered from (1) County Assessor records, (2) U.S. Census data, and (3) direct observation from neighborhood drive-throughs.

Observations

The annual income of Berkeley residents is quite varied in range. The median income of the population is \$24,000 which is on the high side compared to the rest of the city. However, there is also a segment of Berkeley residents, approximately 12% who live below the poverty level.

Because Berkeley is primarily a residential community, there are very few businesses located south of West 52nd Avenue and within the interior of the neighborhood. Berkeley does contain adequate shopping opportunities on the edge of the neighborhood. The K-Mart area along 50th and Federal, Berkeley Village at 52nd and Sheridan, and the commercial strip along Lowell all serve the retail needs of the neighborhood.

The occupational profile of Berkeley residents is:

*Executive, administrative, and managerial occupations	9.8%
*Professional specialty occupations	7.5%
*Technicians and related support occupations	4.4%
*Sales	12.5%
*Administrative support occupations, including clerical	17.8%
*Private household service occupations	0.7%
*Protective service occupations	0.8%
*Service occupations, excluding protective & household	15.8%
*Farming, forestry, and fishing	1.4%
*Precision, production, craft, and repair	12.3%
*Machine operators, assemblers, and inspectors	7.0%
*Transportation and material moving occupations	4.4%
*Handlers, equipment cleaners, and laborers	5.6%

The unemployment profile of the residents of Berkeley is:

Total Employed:	68.9%
Total Unemployed:	5.2%
Total Not In The Work Force:	25.9%

Males:

Employed:	75.6%
Unemployed:	6.4%
Not In The Work Force:	18.0%

Females:

Employed:	62.7%
Unemployed:	4.0%
Not In The Work Force:	33.3%

HOUSING

Introduction

The housing stock of a neighborhood is one of its most important features. It is the housing that gives a neighborhood its character and often its diversity. Housing conditions, styles, and trends determine the basic nature of the neighborhood and how residents view their community. The condition of houses reflects the extent of concern residents show for their neighborhood. Furthermore, one badly cared for home can start a pattern of neglect that can spread throughout the block, and neighborhood.

Sources of Information

The housing data has been gathered from (1) direct observation during neighborhood drive-throughs, (2) U.S. Census data, (3) County Assessor records from Denver and Adams Counties, and (4) housing issues brought up by community residents.

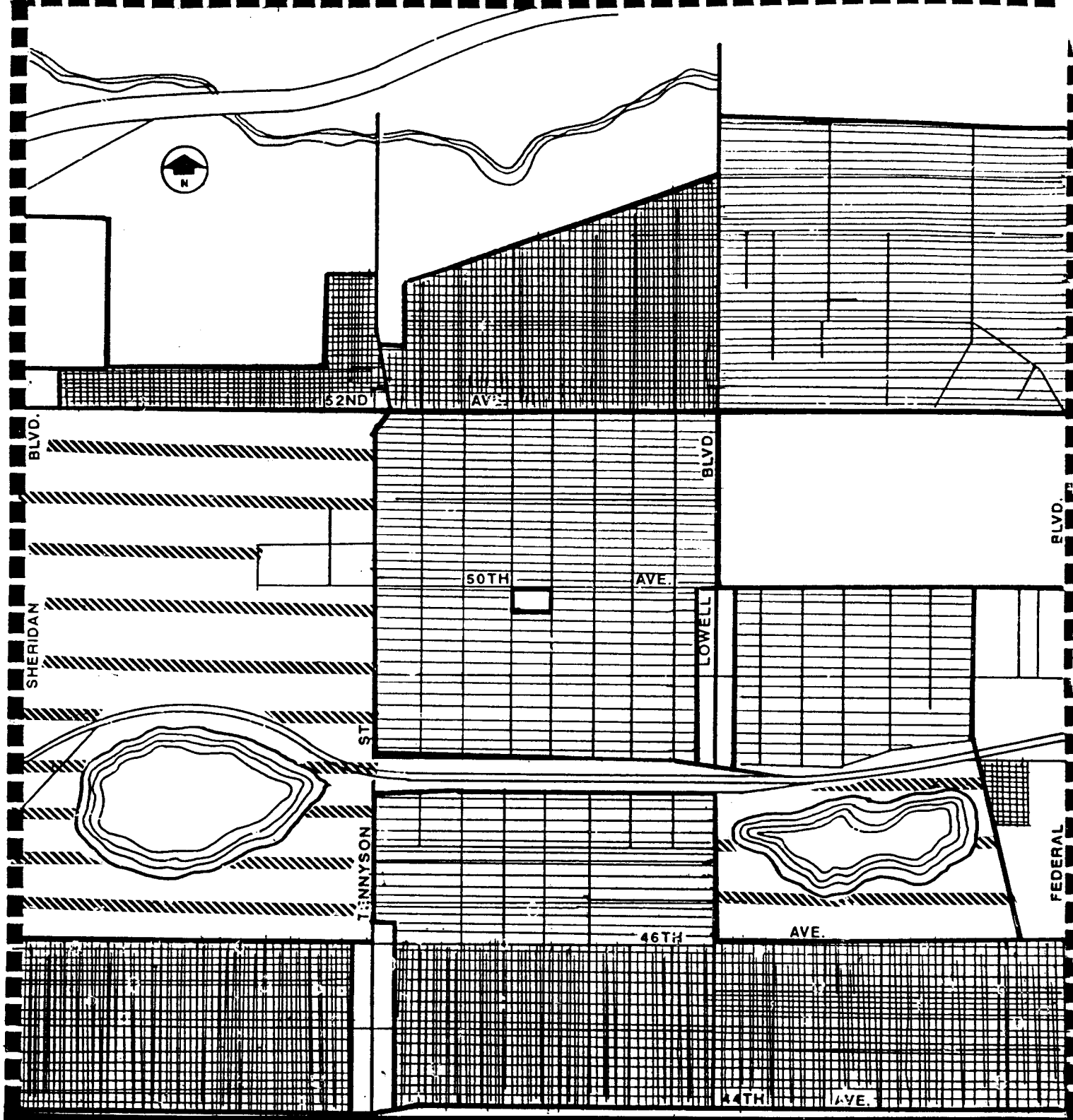
Observations

The Berkeley neighborhood is made up of primarily single family dwellings. In addition, the Adams County side also contains mobile homes and small apartment buildings. The housing styles are generally eclectic consisting of ranch, tudor, south-western, and chalet styles of architecture. Also most of the homes are constructed out of brick and wood, while several have aluminum siding. Berkeley has houses dating back to the late 19th century. The majority of the housing stock, however, was built in the 1940's and 1950's. Furthermore, there are a number of "homesteaders" whose homes have been passed down through the generations.

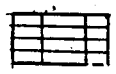
There are very few "FOR SALE" signs in the neighborhood and relatively no major construction, which can be taken to indicate that the area is stable(no major influx or outflows of people). The property values in Denver are relatively constant; while Adams County values have recently decreased (see Appendix). Housing values also improve as you move west. This transition is true particularly on the Denver side.

The owner to rental ratio is approximately 3:1. Therefore, the neighborhood is largely occupied by home owners, again adding to its stability.

There are no significant changes in zoning and/or rezoning in



SINGLE FAMILY



NONRESIDENTIAL



MULTI-FAMILY



PARK



HOUSING MAP

BERKELEY NEIGHBORHOOD PLAN

SCALE 1 : 1000

PROJECT TEAM: Scott Hoefft, Kim Ochs
 PROJECT DIRECTOR: Bernie Jones
 Colorado Center for Community Development
 University of Colorado at Denver

the Berkeley neighborhood.

Six houses in the neighborhood may qualify as historical landmarks.

There are also spotty eyesores throughout the neighborhood, especially on the Adams County side. Several of the homes in bad condition, however, are currently undergoing renovation.

COMMUNITY FACILITIES AND SERVICES

Introduction

Certain community facilities and services are essential in any neighborhood for a couple reasons. First, they provide basic services, such as education, health care, and recreation that we regard as part of the "quality of life." Second, they contribute to the sense of community as some facilities become focal points or social gathering places (e.g., playground, school yard, post office). Other facilities help give a community its sense of identity if not its actual name (e.g., a neighborhood might derive its name from its most prominent park).

The primary community facilities one expects to find in most big city neighborhoods include:

- *Schools
- *Parks, open spaces, recreational facilities
- *Health care facilities
- *Post office
- *Churches/ synagogues
- *Libraries
- *Community centers, senior centers
- *Social service offices
- *Police and fire stations

Among the community services likely to be present in the same neighborhood are the following, most of which are housed in the facilities listed above:

- *Police and fire protection
- *School, including adult/continuing education
- *Health care and mental health programs
- *Social services (e.g., child care, youth programs, senior programs, basic public assistance)
- *Recreational program
- *Cultural arts programs

Sources of Information

Data about community facilities and services has been gathered from 1) direct observation during "windshield surveys" (drive-throughs) of the neighborhood, 2) casual conversations with residents, and 3) various service directories.

Observations

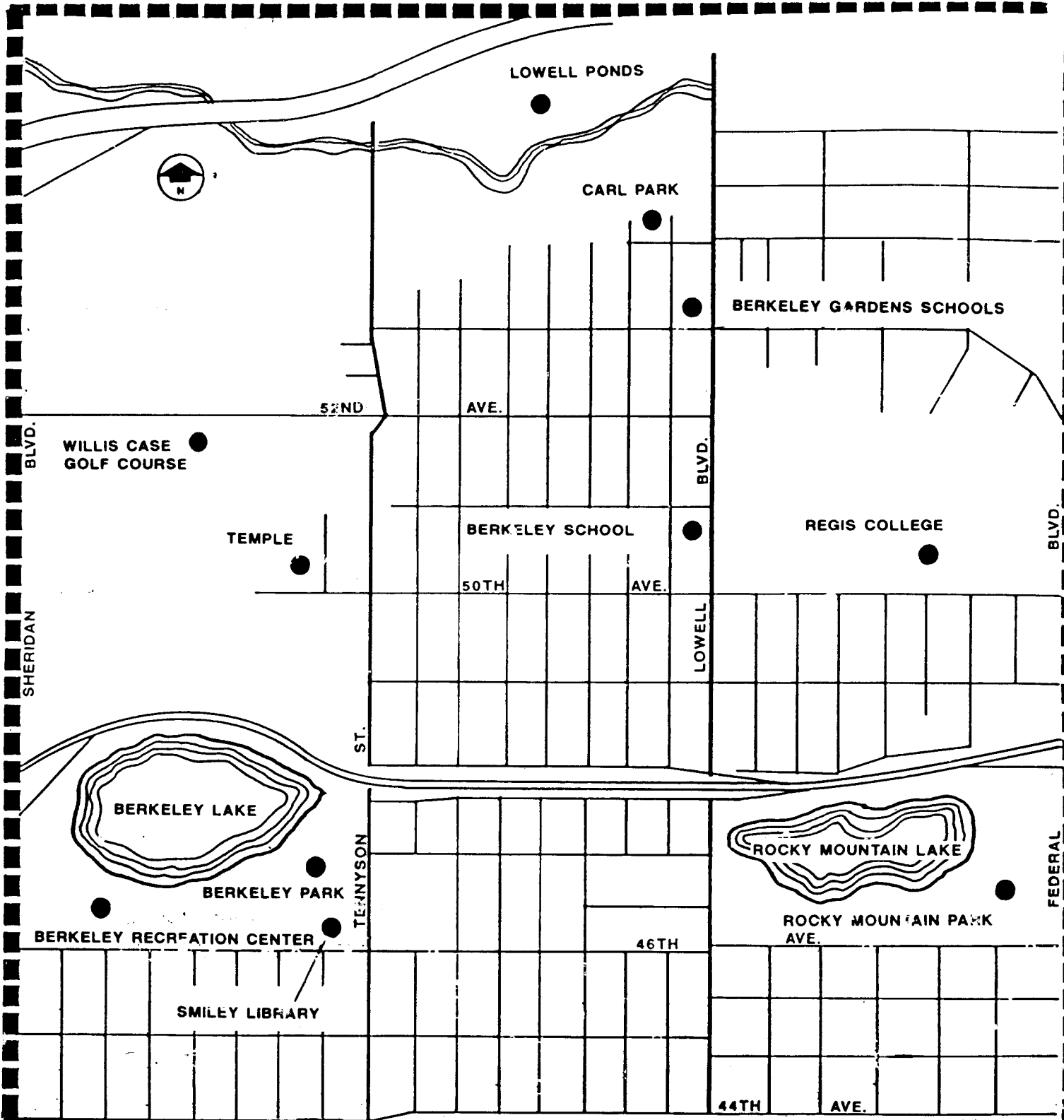
Denver Public Schools within or nearby and serving the Berkeley neighborhood include Centennial Elementary School (4665 Raleigh), Skinner Middle School (3435 West 40th), and North High School (2960 W Speer Boulevard). Elementary school children in the neighborhood are currently bused, but the school is very close to being naturally integrated, which would allow it to become once again a neighborhood, walk-in school. Also serving the neighborhood is Adams County School District 50, with Berkeley Gardens Elementary School (53rd and Lowell), Tennyson Knolls Elementary School (63rd and Tennyson in Arvada), Hodgkins Middle School (67th and King), and Westminster High School (68th and Stuart). Private schools in or nearby Berkeley include St. Catherine's Elementary School (42nd and Federal), Holy Family High School (43rd and Utica), and of course, Regis University on 50th and Lowell.

Berkeley is served by the Smiley Branch Library of the Denver Public Library (currently being expanded) at 4501 West ~~4~~6th, and the Adams County Public Library (90th and Washington in Thornton).

The Berkeley neighborhood has generally good recreational opportunities, with major parks at the southeast and southwest corners of the neighborhood (Berkeley Park and Rocky Mountain Park). The former includes the Berkeley Recreation Center. Other facilities include the Lowell Ponds, the Willis Case Golf Course (50th and Vrain), and the gym facilities at Regis University, which the school makes available to neighborhood residents on a limited basis. Another small neighborhood park, Carl Park at 54th and Meade, operated by the Hyland Hills Parks and Recreation District in Adams County, is in need of rehabilitation. There is a senior center at Carl Park.

Police protection for the Berkeley neighborhood comes from Denver Police Department District 1, with a station at 22nd and Decatur as well as from the Adams County Sheriff's Department with offices in Commerce City. Fire protection on the Denver side comes from Station #17 at 45th and Tennyson, and on the Adams County side, from the Southwest Adams County Fire Protection District, with a station at 65th and Julian.

Berkeley's closest post office facility is the Alcott station at 37th and Tennyson, which serves residents on both sides of the county line.



COMMUNITY SERVICE FACILITIES

BERKELEY NEIGHBORHOOD PLAN

SCALE 1 : 1000

PROJECT TEAM: Scott Hoeft, Kim Ochs
PROJECT DIRECTOR: Bernie Jones
 Colorado Center for Community Development
 University of Colorado at Denver

Possible Issues

*With the northern section of the neighborhood being in unincorporated Adams County, some community services are lacking, or at a great distance in the county seat (Brighton).

*Carl Park, operated by the Hyland Hills Parks and Recreation District, is much in need of rehabilitation before it could be called an amenity for the neighborhood.

*Lowell Ponds would be a more useful facility for the neighborhood were the signage leading to it improved.

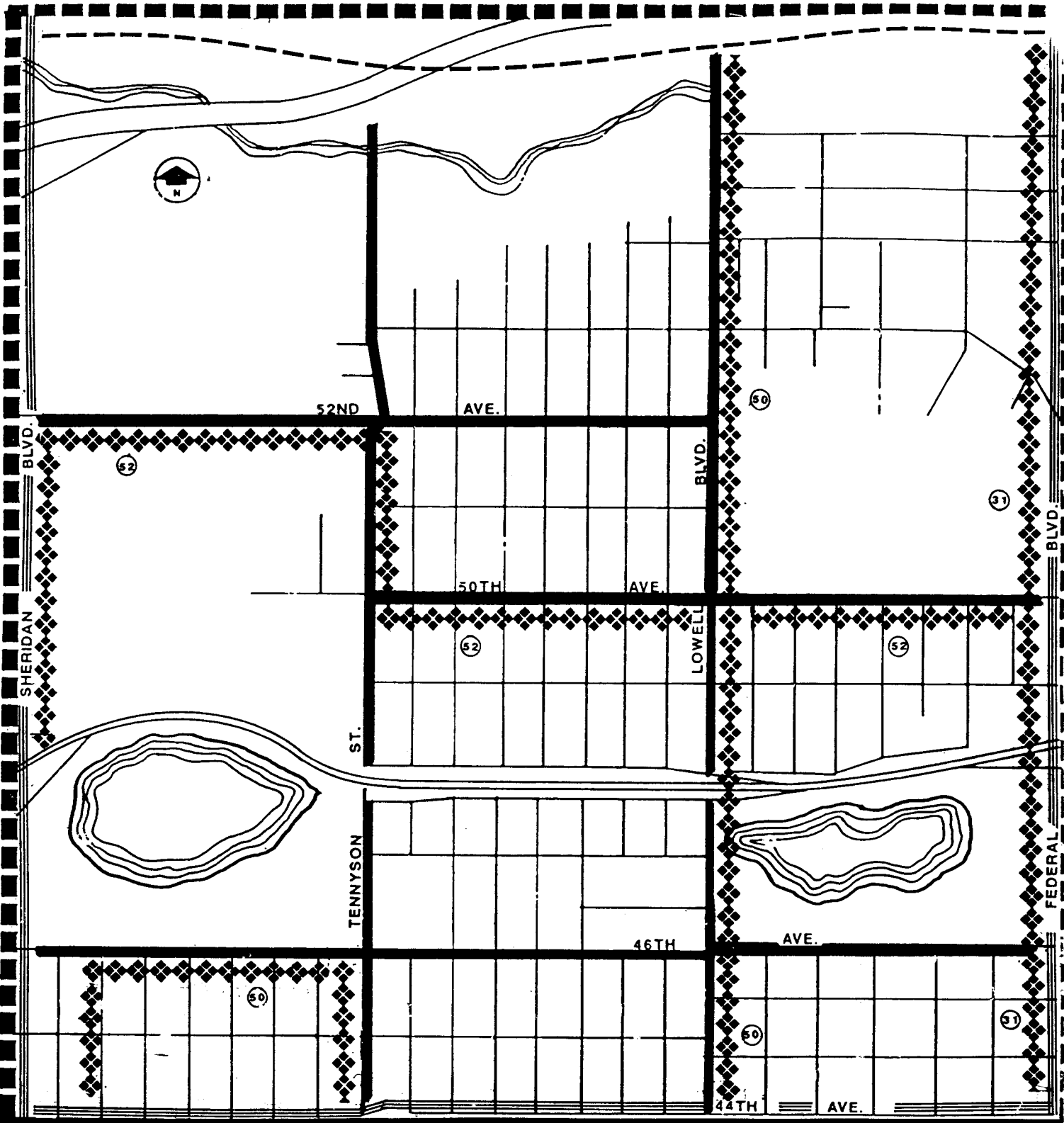
CIRCULATION

Introduction

The circulation section of a neighborhood plan focuses on the movement of people throughout the neighborhood. Consequently, walking, bicycling, driving, or taking public transportation are all relevant modes to be examined. Street classifications are specified in order to understand the transportation issues of the neighborhood. These classifications are usually three-fold: arterial, collector, and local streets. Arterials (e.g., Federal or Sheridan Boulevards) carry the largest amount of traffic with higher speed limits and fewer traffic controls. Collectors (e.g., 52nd Ave, Tennyson) support less traffic and have lower speed limits and often serve to connect arterial streets to local ones. Local streets (e.g., Perry St, 53rd Ave) hold the least volume of traffic and have the lowest speed limits and more stop signs and stop lights.

Neighborhood plans include a description and analysis of streets and traffic to get an idea of how they affect the neighborhood. The location and type of street directly influence the type of development that will occur. A convenience store will probably not locate on a local street with a little through traffic. Conversely, development might lead to changes in adjacent streets. For example, construction of a popular store in an area might lead to the need for adjacent streets to be widened to accommodate the increased traffic generated by the store.

The street layout of a locality can also have an impact on the sense of community of felt by a neighborhood. A community feeling is more easily achieved when neighborhood streets are small and not very busy. Wide busy streets cause a greater physical separation of neighbors.



CIRCULATION MAP

HIGHWAY		LOCAL	
ARTERIAL		BICYCLE PATH	
COLLECTOR		BUS ROUTE	

BERKELEY NEIGHBORHOOD PLAN

SCALE 1 : 1000

PROJECT TEAM: Scott Hoeft, Kim Ochs
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 Colorado Center for Community Development
 University of Colorado at Denver

Sources of Information

The chief data source used in this section was the Denver Public Works, Traffic Engineering.

Observations

The major arterial routes in the Berkeley area are I-70, Federal, Sheridan, Lowell, and I-76. West 52nd Avenue, Tennyson, West 50th Avenue, and West 46th Avenue are collector streets. The remaining streets of Berkeley constitute local streets. There are many pertinent issues in the Berkeley neighborhood such as troublesome intersections, heavy traffic, bus routes, and pedestrian safety.

Several bus routes serve the Berkeley area. Buses run down both Federal and Lowell Boulevards. A third route runs down 50th Ave to Tennyson, then north on Tennyson to 52nd and continues west on 52nd to Sheridan where it heads south.

Possible Issues

*There are problematic intersections at 52nd & Tennyson and 48th & Lowell

*Non-residential traffic (e.g., gravel trucks) in Adams county sector may be a problem

*The widening of 58th Ave between Wadsworth and Sheridan and tie-in on 56th and Sheridan, by the city of Arvada may have some impact on Berkeley neighborhood.

*The traffic and parking generated by visitors to Berkeley Park may be a problem.

*48th Ave as it runs along I-70 may be overused, considering its width and intended use.

DEMOGRAPHIC AND SOCIAL ANALYSIS

Introduction

Demography is another term for population characteristics. This type of analysis is critical to a neighborhood plan because it provides a comprehensive picture of the social characteristics of an area in number terms. The figures from the analysis can then be used to make population projections or extrapolate trends for an

area using comparisons of past data. Furthermore, demographic analysis can be used to determine if certain facilities, activities, services, or clubs are needed in an area.

The primary demographic characteristics one can derive from data of a big city neighborhood include:

- *Total Population
- *Sex: distribution
- *Housing
- *Persons per household
- *Age: distribution
- *Ethnicity: distribution
- *Special populations: physically disabled, single-head of household
- *Density: persons per acre

Social analysis, on the other hand, essentially moves beyond the demographic data and begins to layout the kind of place the neighborhood is in which to live. Social analysis is highly important because it can compare the explicit information (demographic data) to the implicit (social features) information and ascertain the discrepancies. For example, what may show up in the numbers and data may not be socially apparent, or (vice-versa) the data may refute what may appear to be socially perceptible.

The primary social analysis features one can derive in most big city neighborhoods include:

- *Quality of life (do people get along, or share the objectives for the neighborhood)
- *Sense of community
- *Heart and soul of the community (possibly a urban design feature, or a neighborhood association)
- *Political Climate (organizations, lodges)

Sources of Information

Information about demographics and social analysis has been obtained from, 1) census data, 2) casual conversation with the residents, 3) direct observation, and 4) community meetings.

Observations

The Berkeley neighborhood has a population of roughly 6000 with a 50/50 male/female distribution. The Denver portion of Berkeley neighborhood has experienced a population decrease of 10% form 1970-1990. The Adams County portion of Berkeley neighborhood leveled off from 1970-1980 but dropped 1% between 1980-1990.

2

Berkeley neighborhood has fewer children as compared to the rest of Denver and Adams counties. There are more senior citizens as compared to Denver and Adams counties, yet the median age of Berkeley neighborhood is slightly younger.

Berkeley neighborhood has a higher percentage of anglos and fewer blacks as compared to the rest of Denver.

An amenity of Berkeley neighborhood, Regis College, has 400 students in dorms.

There is a strong emergent neighborhood association which can become the heart and sole of the neighborhood.

There are several local lodges which use the El Jebel Mosque at the west end of 50th Avenue.

The Berkeley neighborhood endures a poverty rate of little less than 15%, about average as compared to Denver as a whole. Even so, the quality of life appears to be relatively high.

Possible Issues

*The Berkeley neighborhood has several areas of social isolation caused by geographic subsections, diverse political jurisdictions, and highway interventions.

*Crime rate was cited as a major concern of the residents.

UTILITIES

Introduction

The knowledge of what utilities serve the Berkeley neighborhood and the conditions of such utilities is important information for present and future reference. Neighborhood utilities are usually "out-of-sight and out-of-mind" until there are problems. However, if problems do occur, they can dramatically affect the quality of life. For example, backed up storm sewers and inadequate power are utility problems that can have negative affects on a neighborhood. Therefore, having a grasp of neighborhood utilities can be beneficial if problems occur.

Sources of Data

The chief source of data about the utilities serving the Berkeley neighborhood is the Denver Water Department.

Observations

The Denver Water Department serves both Denver and Adams Counties. Denver Water directly serves the Denver portion of Berkeley; while, the Adams County section is served through Berkeley Water and Sanitation District which has a contract with the Denver Water Department.

SECTION 3

Issues, Goals, Actions, and Potential Implementors

ISSUES, GOALS, ACTIONS, AND POTENTIAL IMPLEMENTORS

The issue areas outlined in this section are the result of participation and input by the residents of Berkeley. The issues are categorized into eight areas of concern:

- (1) Transportation
- (2) Safety and security
- (3) Property upkeep
- (4) Environment
- (5) Political under-representation
- (6) Urban design
- (7) Social and economic justice
- (8) Education

Included in the broad issue areas are specific issues and their subsequent goals and helpful actions. Potential implementors are also listed naming the relevant people, organizations, and government bodies needed to carry out the desired actions.

(1) TRANSPORTATION ISSUES

ISSUE

The neighborhood has a number of discrete traffic problems, suggesting a lack of overall analysis and planning for the area. Specifics relate to heavy traffic on residential streets, signage, pedestrian safety, and bus routes, for example:

- *Dangerous icing on W 48th Ave from fence built to^o close to the street (resolved for now)
- *Lack of pedestrian and bicycle safety
- *Inadequate markings near Lowell Ponds
- *Location of new bus route
- *Walkway/Bikeway (52nd & Lowell to Sheridan)
- *Reduce speed limit to 25 mph
- *Handicapped ramps

GOAL

Address specific traffic issues through a comprehensive traffic

study and plan, addressing:

- *Traffic flow, especially on
 - 54th Ave reopened generating more traffic
 - W 53rd, Tennyson-Lowell -Place light at 52nd & Lowell
 - Have W 52nd Ave, Lowell to Sheridan remain a two lane collector street
 - Turn lane at Circle-K intersection
 - Four-way stop or traffic light at 54th & Lowell
 - Intersection of 48th & Lowell, get rid of hazardous I-70 entrance
 - Eliminate parking on north side from Meade to Raleigh
- *Pedestrian safety,
 - Tennyson, 52nd & Lowell, 52nd Ave traffic: stop, speed, no sidewalks
 - Better radar patrol
- *Bus routes, especially at
 - Bus route #52 from Sheridan to Lowell on W 52nd Ave East & West Bound
 - Have #50 bus go from 48th & Tennyson on north side of the highway to 46th Ave east to Lowell
- *Signage, especially at
 - On way to Lowell Ponds on Lowell
 - Yellow line 50th to 72nd Ave and Tennyson 52nd to 64th Ave
- *Complete alley paving ,
 - 46-47th, Osceola-Perry and 46-52nd Lowell-Tennyson
- *Speeding
 - * Handicapped ramps on every corner (especially on 50th, Lowell & K-Mart), ramps on alleys must be improved on the Denver side

HELPFUL ACTIONS

1. Prepare a clearly articulated set of issues
2. Talk with elected representatives in each county
3. Convene a meeting of elected and appointed officials from both jurisdictions
4. Request Denver and Adams Counties to jointly undertake traffic study and plan

WHO SHOULD IMPLEMENT

Neighborhood Association working with Denver and Adams County
Traffic Engineering Offices

(2) SAFETY AND SECURITY ISSUES

ISSUE 1

Resident's feel unsafe with rising crime and gang activity. There is a feeling of hopelessness and frustration; the police's territorial issues, and attitudes are not helpful. In addition, there is a possibility that the street system facilitates an easy escape for criminals.

ISSUE 2

After school programs

GOALS

1. Increased safety
2. Diminishing gang presence
3. Increased communication concerning crime and safety within the neighborhood, between neighbors, and between residents and law enforcement authorities
4. Examine whether any street pattern changes can enhance safety

HELPFUL ACTIONS

Strategy 1: Education and Communication

- 1) Educate the residents (gang classes), bring together various groups to determine appropriate actions, e.g., rap groups, BNA, public schools, police

Strategy 2: Neighborhood Action

- 1) Institute citizen patrols
- 2) Red ribbons on telephone poles showing drug-free zones
- 3) Street lights-"Light Up the Night"

Strategy 3: Working with Businesses

- 1) Request newspapers to print weekly gang watch

Strategy 4: After school programs

- 1) Implement at the schools and recreation centers

WHO SHOULD IMPLEMENT

Public schools
BNA, BNA block captains,
Police Departments
"Eyes and Ears"
D.A.R.E.
public safety workshops

(3) PROPERTY UPKEEP ISSUES

ISSUE 1

Neighborhood has too many people who do not keep up their property
Examples:

- Vacant lots which need new uses such as 58th & Tennyson, 48th & Raleigh, Newton
- Vacant business building at 50th & Quitman
- Vacant apartment building at 53rd & Quitman, in foreclosure
- Lack of landscaping at K-Mart
- 4801 Stuart, junk and lumber in yard
- 5221 Stuart, doing Lawn mower repair in residential area
- 52 Osceola, four unit condo in terrible condition
- 5240 Stuart, 4401 West 52 pl., 4503 West 52nd Ave, all in need of painting
- 5187 Lowell, parking cars on un-surfaced area

GOALS

1. Obtain stronger zoning enforcement on "trashy" lots
2. Return to R-1 zoning without the grandfather clause
3. Instill responsibility in landlords
4. Urge property owners to provide better care for trees
5. Keep dumpsters clean
6. Urge all businesspersons in neighborhood to landscape their property
7. Promote pride of ownership, where folks want to stay here or move into, giving more consistency of population
8. Assist people who need help with property upkeep
9. Greenscape, 50th Ave Regis to Federal and west side of Federal

ISSUE 2

County inaction on property upkeep leads to neighbors having to snitch

GOAL

Encourage Counties to institute routine patrols and inspections

HELPFUL ACTIONS

Strategy 1: Undertake projects in the neighborhood that the neighborhood association can start on its own,

- 1) Enlist volunteers to help in neighborhood cleanup
- 2) Use newsletter to praise improvements, give certificates for improvements
- 3) Paint-a-thon for houses in need, get paint from local businesses

Strategy 2: Work with Public Officials for better services,

- 1) Contact Solid Waste Department to clean and repair dumpsters
- 2) Call Zoning Officials on a weekly basis

- 3) Meet with County Officials to request routine patrols and inspections

Strategy 3: Work with property owners, residents and local commercial owners

- 1) Request K-Mart managers to work on landscaping
- 2) Neighborhood organization can help with enforcement

WHO SHOULD IMPLEMENT

Neighborhood Association
Solid Waste Department
Zoning Office
County Attorney
K-Mart Manager

(4) ENVIRONMENTAL ISSUES

ISSUE 1

Cooley Gravel project--possibility of drying up wells. Cooley offered to provide ditch water until project is finished. State Wildlife wants land but paper work will take six months. Possibility that School District 50 may want land.

GOAL

Devise a satisfactory use for the land once the project is completed, including a resolution of the ownership issue

HELPFUL ACTIONS

1. Work with State Wildlife, District 50, state and local officials, and Cooley to find a home for Cooley's land
2. Create a task force for all relevant parties to address issues

WHO SHOULD IMPLEMENT

Neighborhood Association

ISSUE 2

Drainage siphons which lead nowhere are cleaned only when curbs and gutters are clogged

GOAL

Institute regular cleaning of drainage siphons

HELPFUL ACTIONS

Identify responsible agency, meet with responsible agency to make request

WHO SHOULD IMPLEMENT

Neighborhood Association

(5) POLITICAL UNDER-REPRESENTATION**ISSUE**

County priorities neglect Berkeley for more affluent areas.
For example:

- *Adams County's bias toward digging and not listening to residents
- *Failure to build promised park at I-76 & Tennyson
- *Rec Center at 72 Ave & Irving is taking precedence over Carl Park

GOALS

1. More community involvement in decisions
2. Make public officials more aware of Berkeley Neighborhood needs
3. Get action on specific County projects such as the Carl Park upgrade

HELPFUL ACTIONS

1. Prepare a proposal that gives neighborhoods more clout in decision making, take proposal to the County Commissioners
2. Maintain communication with officials of Berkeley's needs

WHO SHOULD IMPLEMENT

Neighborhood Association
Community residents
Public Officials

(6) URBAN DESIGN ISSUES**ISSUE 1**

Fuzzy neighborhood edges (not clear where Berkeley begins and ends)

GOAL

Erect gateway to neighborhood

HELPFUL ACTIONS

Gateways:

- 1) Decide or name the exact area(s)
- 2) Design gateways
- 3) Obtain resources for construction (50th & Lowell: applied for grant), consider also 52nd & Sheridan, 46th & Lowell, 46th & Tennyson
- 4) Install gateway entrance

WHO SHOULD IMPLEMENT

Neighborhood Association

ISSUE 2

Encouraging the visual, historical and social integrity of the neighborhood through historic preservation

GOAL

Give recognition to people who preserve or restore historic properties

HELPFUL ACTIONS

Historic preservation:

- 1) Create historic registry for Berkeley area from a list of actual and potential landmarks, identify owners
- 2) Work with people to find use for buildings to help prevent demolition
- 3) Praise those who preserve and restore properties
- 4) Photograph many of the homes on each street and put into album

WHO SHOULD IMPLEMENT

Neighborhood Association
Historic Denver
Denver Landmark Commission

(7) SOCIAL AND ECONOMIC JUSTICE ISSUES**ISSUE 1**

Residents experience the neighborhood as integrated but the schools are not adequately integrated to avoid busing

GOAL

Maintain and improve racial balance so that kids do not need to be bused

HELPFUL ACTIONS

Promote the neighborhood, especially to families whose children would help bring the schools into compliance with the court desegregation order

WHO SHOULD IMPLEMENT

Everyone in the community, residents and businesses

ISSUE 2

18% of residents living below the poverty line - per 1990 census

GOAL

Decrease poverty, e.g., systematically 5-10% a year

HELPFUL ACTIONS

1. Identify below poverty individuals, assist those in need by linking them with appropriate services
2. Work to educate officials and residents

WHO SHOULD IMPLEMENT

BNA
Social Services

ISSUE 3

Too many liquor outlets in the neighborhood (20) e.g., 46th, Federal to Lowell

GOAL

Reduce the number of liquor outlets in the neighborhood by weeding out undesirable ones

HELPFUL ACTIONS

Strategy 1: Enforcement

- 1) Have authorities check for sales to minors
- 2) Check drug sales, check licenses

Strategy 2: Neighborhood presence

- 1) Confront owners

Strategy 3: Licensing and learning

- 1) List licenses and date due
- 2) Learn license process, saturation and compliance issues

WHO SHOULD IMPLEMENT

DPD-vice
 Manager of Excise and Licenses

(8) EDUCATION ISSUES**ISSUE**

Inadequate education as exemplified by children who can not read and write, and overcrowded classrooms

GOAL

Improve schools

HELPFUL ACTIONS

1. Required testing for graduation for **each grade**
2. Institute volunteer/paid teacher aids
3. Institute more communication with students
4. Require administrators to teach part-time
5. Start Junior group, get university students as leaders
6. Institute "Scared-Straight"

WHO SHOULD IMPLEMENT

Neighborhood Association
 Regis University
 School District
 Collaborative Decision Making Team (CDM)
 Parent Teacher Student Association (PTSA)
 T y i n g N e i g h b o r h o o d s T o g e t h e r (T N T)

SECTION 4

Conclusion

CONCLUSIONS

Berkeley is generally a healthy neighborhood and has many positive features resulting in a pleasant community environment. The neighborhood is endowed with two beautiful lakes, a wildlife preserve, and an overall agreeable natural environment. Berkeley has a convenient location, being situated near shopping opportunities and a major highway, I-70. The neighborhood is also fortunate enough to have a young, vibrant neighborhood organization dedicated to neighborhood betterment. Consequently, Berkeley is a basically sound neighborhood, with no major threats that would jeopardize the integrity of the neighborhood. However, it is not without its problems and, thus, there is still room for improvement.

The primary areas in which problems have been identified are transportation, safety and security, property upkeep, the environment, political under-representation, urban design, social and economic justice, and education. Berkeley residents and the UCD students addressed these issues and set specific goals for the future. Potential implementors and the actions to be taken were subsequently given. This document, therefore, is designed to be used as a guide in the implementation of the desired goals.

This neighborhood plan can help serve residents of Berkeley neighborhood in establishing future goals, possible implementation methods, and future direction. It should be noted, however, that although a neighborhood plan may add a level of legitimacy to the Berkeley area, it is not an end all solution to existing problems. Economic, as well as political realities may stifle promising plans and goals for the area. Furthermore, troublesome issues may continue to exist and more problems could possibly develop. However, this neighborhood plan can ultimately demonstrate to local government entities, encroaching interests, and to surrounding communities that the residents of Berkeley neighborhood have a vested interest in the future of their area.

SECTION 5

List of Contacts

CONTACT SOURCES USED

<u>ENTITY</u>	<u>ADDRESS</u>	<u>PHONE</u>
Historical Society of Colorado	1300 Broadway Denver, CO	866-3682
Adams Co. Assessor	450 S 4th Ave Brighton, CO	659-2120
Denver Co. Assessor	1445 Cleveland Pl Denver, CO	640-3021
Adams Co. Traffic Engineering	4955 E 74th Ave Commerce City, CO	287-5249
Adams Co. Zoning	4955 E 74th Ave Commerce City, CO	287-5249
Denver Zoning	200 W 14th Ave Denver, CO	640-2191
City of Arvada (Jim Root or Joe Resseguie)	6901 Wadsworth Arvada, CO	421-2550
Berkeley Recreation Center (Lori Stonebreaker, Director)	46th and Sheridan	458-4898
Willis Case Golf Course (B. Hutchison, Manager)	50th and Tennyson	458-4878
Rocky Mountain Park (B.J. Brooks)	46th and Lowell	964-2581
Smiley Library (Teresa Burkhart, Manager)	46th and Sheridan	477-3622
Hyland Hills Recreation Dist.	1850 W 89th Ave Federal Heights, CO	428-7488
Carl Park	5401 Meade	477-9251
Environmental Planning (Cindy Bosco)	4955 E 74th Ave	287-5249
Denver Water Department (Mary Hoddinott, Planner)	1600 W 12th Ave Denver, CO	628-6000
Berkeley Water and Sanitation	5445 Federal Blvd Denver, CO	477-1914

SECTION 6

Appendices