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April 21, 2015

The **Lasley** Neighborhood Plan

Prepared by the Residents of the Lasley Neighborhood
& the City of Lakewood
Department of Community Planning & Development

August 2001



Cover Art Work by Jaquelyn Wilds, 3rd Grade, Lasley Elementary School

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Alternative formats of this document available upon request.

Acknowledgments

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MAYOR:	Stephen A. Burkholder
WARD I:	Barbara Green Martin Cheryl Wise
WARD II:	H.W. "Scat" Scatterday, Jr. Bob Murphy
WARD III:	Jackie Herbst Jean Saum
WARD IV:	Ray Elliott
WARD V:	Carol Kesselman Mike Stevens

LAKEWOOD PLANNING COMMISSION

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WARD II:	Andrea L. Hollen	WARD V:	Tom Quinn
WARD III:	Edward J. Peterson	AT LARGE:	Wilmae "Bunny" Malm Charles Yung Choi

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Louise Aron	Alberta Fouts	Bob & Adella Schulz
Gerald and Jan Bostwick	Crawford Hayes	Roy Shaw
Lloyd and Pat Bowles	Dennis & Charlotte Lennon	Mary Taylor
Clark Bragg	Joseph Lopez	Edsel & Irene Walitalo
Michael & Carol Byrd	Betty Moore	Annette Yarbrough
Gene Cress	Ray & Dagmar Nieson	
Janet Crouch	June Phillips	

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

Adoption and Amendment

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Special thanks to Sheryl Larsen and her art students at Lasley Elementary School

for their assistance with the cover design and art work

contained in the Lasley Neighborhood Plan.

The City Council of the City of Lakewood, by Resolution No. 2001-65, approved adoption of the Lasley Neighborhood Plan as an amendment to the Lakewood Comprehensive Plan by a 10-0 vote on August 27, 2001. The votes for adoption of the Plan were as follows:

Introduction

Stephen A. Burkholder, Mayor	Yea
Barbara Green Martin	Yea
Cheryl Wise	Yea
H. W. "Scat" Scatterday, Jr.	Yea
Bob Murphy	Yea
Jackie Herbst	Yea
Jean Saum	Yea
Ray Elliott	Yea
Carol Kesselman	Yea
Mike Stevens	Yea

ATTEST:

Margy Greer, City Clerk

The Planning Commission of the City of Lakewood adopted, and recommended to the Lakewood City Council approval of the Lasley Neighborhood Plan, as part of the Lakewood Comprehensive Plan, by a vote of 5 in favor and 0 in opposition on June 20, 2001, with the vote being as follows:

Kenneth H. Lloyd	Yea
Edward J. Peterson	Yea
Tom Quinn	Yea
Wilmae "Bunny" Malm	Yea
Charles Yung Choi	Yea

ATTEST:

Elaine Tuffing, Secretary to the Planning Commission

The Lasley Neighborhood Plan may be amended in the same manner in which it was adopted, in accordance with the City of Lakewood procedures for amendment of its Comprehensive Plan.

Introduction

Neighborhood Planning

The enhancement and protection of Lakewood's neighborhoods are key goals of the City of Lakewood's Comprehensive Plan. One avenue for achieving the stated goals is through the neighborhood planning process. Neighborhood planning is a collaborative effort between City staff, residents and property owners of a neighborhood to identify goals which provide guidance about the future direction of the neighborhood. This effort by the City and residents helps to foster strong communities which are the building blocks of a vital and active city.

A neighborhood plan affords residents the opportunity to become involved in their community and provides a pro-active, rather than reactive, approach to neighborhood concerns.

Implementation of the goals and action steps identified in the plan helps to resolve neighborhood issues and concerns and assures a more stable and cohesive neighborhood.

This Plan is intended to serve as a policy document to provide guidance to City officials and City staff regarding decisions in the neighborhood involving public works and traffic, community resources, community safety, land use and property maintenance. The intent of the Plan is to contribute to the economic, social and physical well-being of a neighborhood by serving as a tool for City staff to assist in enhancing the character and quality of the neighborhood.

In conjunction with the Wadsworth Boulevard Strategic Plan, the Sheridan Boulevard Strategic Plan, the Jewell & Wadsworth Specific Area Plan, and the Mississippi Avenue Strategic Plan, the Lasley Neighborhood Plan should help to create a solid base for directing and managing positive and desired changes for the neighborhood.

The Planning Process

To elicit public participation in the planning process, several methods of community outreach were used. Steps utilized to notify residents of meetings and to obtain input from residents and property owners included surveys, neighborhood open houses, neighborhood meetings and neighborhood newsletters.

Introduction

Surveys:

In the fall of 1999, the City of Lakewood mailed approximately 3,000 surveys to neighborhood residents, businesses and property owners. The survey process is the first step in gathering information from area residents about concerns, issues, strengths and weaknesses facing the neighborhood. The response rate from Lasley residents was 11%, one of the highest response rates for all neighborhood planning area surveys.

Open Houses:

The first of three open houses was held on February 24, 2000. The informational open houses provided a forum for residents and City staff to meet in an informal setting and discuss various programs and services offered by the City. It also provided an opportunity for residents to meet one on one with City staff and to begin discussing some of the issues challenging the neighborhood. The Open Houses held on February 24, March 3, and November 10, 2000, were attended by approximately 100 people.

Meetings:

From May 10 through September 27, 2000, ten neighborhood meetings were held. These meetings were open to all interested residents, property owners, and business representatives. Those who attended the meetings identified and assisted with the development of the issues, vision statement, goals and action steps, and the implementation schedule outlined in the Plan. Staff from the Departments of Community Planning and Development, Police, Community Resources and Public Works also were present at several meetings to share information about City services and programs.

Neighborhood Newsletters:

Throughout the planning process, residents were updated about the status of the planning process, and were advised of upcoming planning meetings, and neighborhood and city-wide events in the city-sponsored *Lasley Neighborhood Newsletter*. Articles about the Lasley Neighborhood Plan also appeared in *Looking at Lakewood* and the *Jewell & Wadsworth AveNews*.

The Planning Area

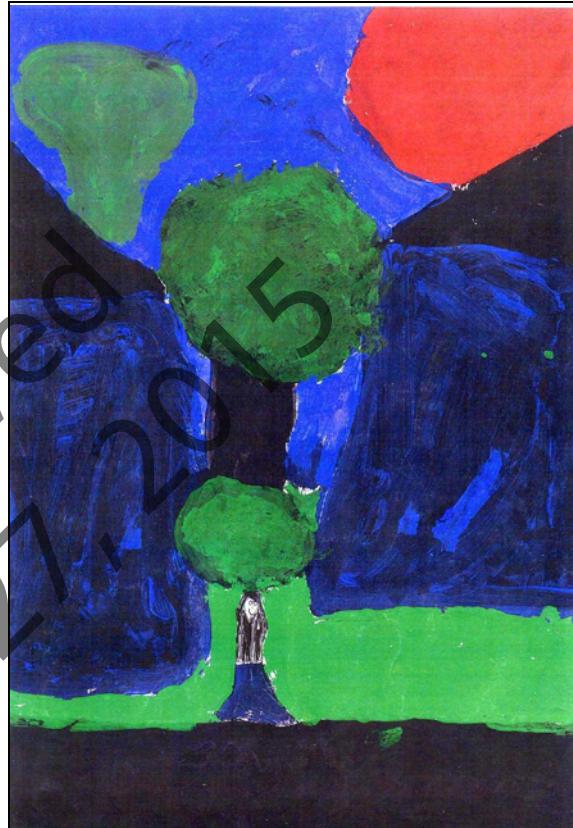
Neighborhood Character

The Lasley neighborhood, bounded by Sheridan Boulevard to the east, Wadsworth Boulevard to the west, Mississippi Avenue to the north and Jewell Avenue to the south (see *Location Map* attached under Appendix A), is home to approximately 8,338 Lakewood residents. The neighborhood, typical of a 1960s suburban development, is comprised mostly of single-family homes, with some multi-family residential units and businesses located on the perimeters. The residents take great pride in their neighborhood, and struggle with their desire to maintain an aesthetically pleasing neighborhood, strong property values, and solid, attractive businesses in an aging Lakewood neighborhood.

History:

Although little evidence remains, the Lasley area of Lakewood is rich with the history of the metropolitan area. The cornerstone of much of the history, Mississippi Avenue (formerly Old Morrison Road), served as a primary transportation route from Sheridan Boulevard to summer homes and large farms situated west of Sheridan Boulevard. One of the most famous travelers of Mississippi Avenue was Molly Brown and her caravan when in route to her summer home on South Wadsworth Boulevard.

Mississippi Avenue served as home to many Colorado newcomers and farmers including Frederick Bancroft. Bancroft's legacy continues to live on in the Lakewood area, where a former Bancroft Fire Department station still stands near Bancroft's property on Mississippi Avenue. Frederick Bancroft was a solid citizen, veteran of the Civil War, and dedicated physician. Bancroft arrived in the Lakewood area in 1866 and subsequently purchased 640 acres of land along Old Morrison Road where he began a dairy farm. Bancroft saw his dairy farm, Lambert's Dairy, as a possible answer to the mysterious deaths of many of his patients at St. Luke's Hospital. Bancroft was wary of the milk produced by neighborhood farmers and believed the milk produced on his farm by imported Holstein cattle would better serve the community. Bancroft's property eventually ended up in the hands of his son, George, who established Clover



Art Work by Haley Cox, 3rd Grade,
Lasley Elementary School.

The Planning Area

Knoll Farm near South Pierce Street and Old Morrison Road. The Cloverdale Subdivision in the Lasley neighborhood is named for Clover Knoll Farms. George continued his father's tradition of community interest and donated a small building on his land to the community. The donated building eventually became the Bancroft School and served the needs of many in the community.

The Bancroft farm left the hands of the Bancroft family when it was sold to Thomas Kramm in the early 1900s. Seriously injured while working for the Denver Tramway, Kramm was forced to return to his prior livelihood as a farmer, and thought the Bancroft home and surrounding 400 acres of land would serve his needs. Soon after he purchased the home and land, Kramm was unable to afford it, and sold it to two brothers, Carl and Storrs Hall, who were already in the dairy business. The Hall brothers were quite successful in their undertaking and named their new farm Western Holstein Farm for the Holstein cattle they continued to raise on the land. The Kramm family continued to live in the area and built their new home in the area near where Kendall Street and Mississippi Avenue now intersect.

Perhaps the historic cornerstone of the neighborhood is the land near the intersection of Sheridan Boulevard and Old Morrison Road which served as a watering hole for many of the horses traveling along Old Morrison Road in the late 1800s. Originally known as Westfield Farms, the land changed hands several times before being purchased by Leo Hart and Lena Fisher in the early 1920s. Soon after, the Harts began to develop what now is affectionately referred to as Hart's Corner, located on the northwest corner of Sheridan



Hart's Corner at the intersection of Sheridan Boulevard and Mississippi Avenue serves as a friendly reminder of the area's history.

Boulevard and Mississippi Avenue. The Harts began their entrepreneurial undertakings with a root beer stand that quickly grew into a restaurant. In approximately 1926, Hart, being the visionary he was, added four gas pumps to his land to service the automobiles that were now beginning to replace the horses and oxen traveling along the Mississippi Avenue corridor. Hart continued to buy up surrounding land and expand his business. He eventually introduced curb service, sold "near beer" during prohibition, and added a movie screen in his parking lot. Hart's Corner was sold several times and eventually left the hands of the Hart family in 1973. Today it is

The Planning Area

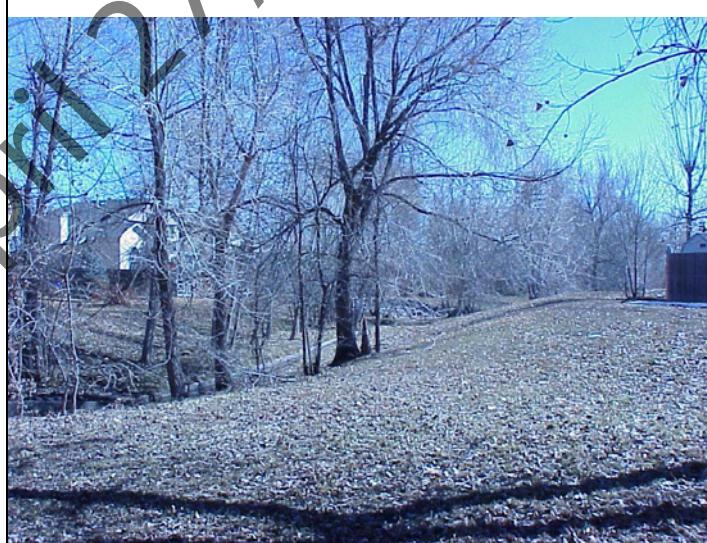
owned and operated by the Moutsos family who honors the history of the land and of the old Hart's Corner by displaying a large collection of historical photographs of the times gone by.

Another foundation of the Lasley Neighborhood, Lasley Elementary School, was named after an early resident and farmer of the area, Marion L. Lasley. Lasley held annual turkey shoots on Lasley Farm that were attended by many people from throughout the area. Lasley Elementary School was originally named Cloverdale Cottages, which incorporated the first cottage schools to be constructed in Lakewood. Today the cottages still stand and are utilized for a Before and After School Program and a Head Start Program.

The Lasley neighborhood has a special unrecognized geological feature as well. Sanderson Gulch, which runs along the southern edge of the Lasley neighborhood, is one of several minor streams running through Lakewood that date to the Ice Age. Sanderson Gulch, which begins in a glaciated area, flows eastward through the Lasley neighborhood until it runs into the South Platte River. With the addition of the Wilson Family Park, portions of Sanderson Gulch will provide residents a quiet and natural area for walking and viewing birds and other wildlife that occasionally visit the residents of Lasley.

Housing:

The majority of homes in the Lasley neighborhood were built in the mid-1960s. The homes are mostly one-story ranch homes with attached garages. The median home value of the Lasley neighborhood, based on the 1990 Census, is \$78,600, moderately below the median home value in the City of Lakewood of \$91,400. Based on the 1990 Census, there are 3,356 housing units in the neighborhood, with 71% of those units owner occupied. Compared with citywide owner occupancy of 56% and countywide owner occupancy of 65%, the Lasley neighborhood owner occupancy rate is quite strong. As of the 1990 Census, only 6% of the housing units in the area were vacant, slightly under the citywide vacancy rate of 7%. (See *Demographics Table* attached as Appendix B).



Sanderson Gulch running east from Pierce Street. The gulch will run adjacent to the Wilson Family Park when completed.

The Planning Area



Examples of Single Family Housing in the Lasley Neighborhood.

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Zoning and Land Use:

The majority of the Lasley neighborhood is zoned 2-R, one-family small lot residential. There is a pocket of larger lot single-family residential (1-R and R1A zoning) in the center of the neighborhood near Lasley Park. Both the 1-R (large-lot residential) and the R1A (residential one acre) zones allow for agricultural uses, livestock and assorted animals. The majority of higher density residential properties can be found in the northwest portion of the neighborhood.

Commercial uses are integrated along the border and are confined to the Wadsworth Boulevard, Mississippi Avenue and Sheridan Boulevard corridors. Very few possibilities exist for infill development, with few remaining vacant land parcels existing at the time of this writing. The largest vacant parcel, The White Fence Farm land located along Jewell Avenue, has been subdivided and will be developed within the next several years. Plans for the White Fence Farm land include both single-family and multi-family housing. A 13-acre park will be included in the development and will be connected with the Lasley neighborhood by pedestrian trails and city sidewalks.

The potential for an improved commercial corridor along Mississippi Avenue is strong. The neighborhood sees both the Mississippi Avenue and Jewell/Wadsworth intersection as areas which should provide neighborhood businesses and support the needs of the Lasley neighborhood. Residents are interested in seeing small businesses and neighborhood retail locate in these corridors.

Specific zoning and land use patterns can be seen in the *Zoning and Land Use* maps attached under Appendix A.

Public Facilities:

The Lasley area is home to two schools, Lasley Elementary School and O'Connell Middle School. There are two parks located within the neighborhood boundaries. Lasley Park, a ten-acre park located adjacent to Lasley Elementary School, was acquired from the Foothills Park and Recreation District in January 1999. It contains playground equipment, two tennis courts, two picnic gazebos and a playing field. Founders Park, originally named Florida Park, was renamed to honor the founders of the City of Lakewood. The three-acre park was developed in 1984 from land donated by a developer of multi-family rental units. The donation was in answer to the complaints of area residents who objected to the construction of additional rental properties in the neighborhood. A third park is planned for the White Fence Farm development, which is north of Jewell Avenue and south of Sanderson Gulch. When completed, the park will contain 13 acres of both active and passive park land. The Lasley neighborhood also houses one of the City's most comprehensive recreation centers, the LINK Recreation Center. The recreation center offers a wide array of services, including lessons and programs, a climbing wall, work-out facilities, and a ball park. Future plans for the recreation center call for the addition of a large indoor swimming pool, which is anticipated to be completed by the end of 2001.

The Planning Area

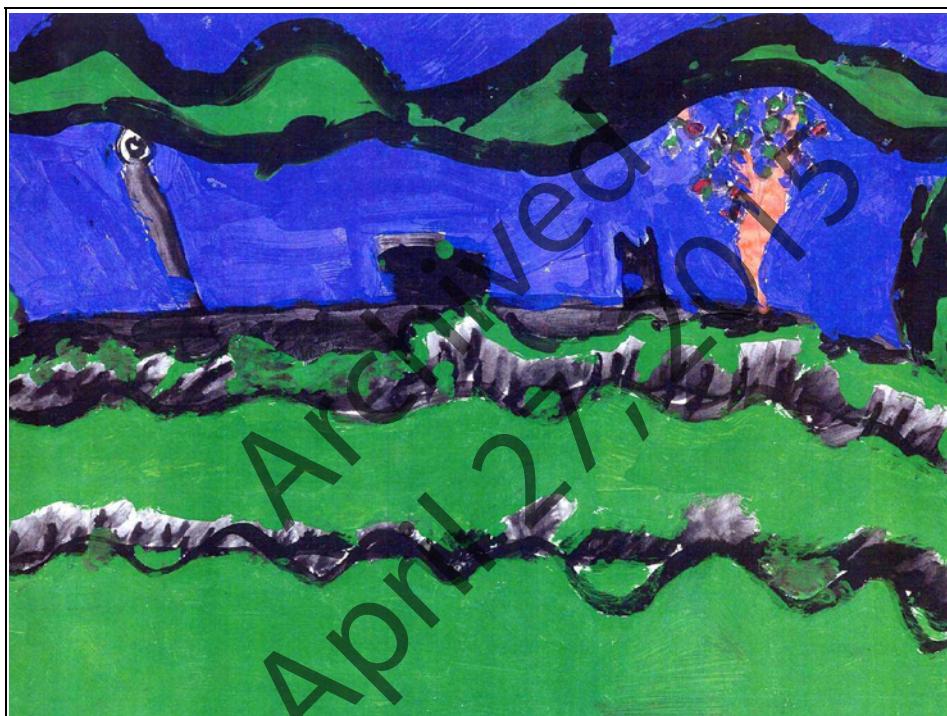


The LINK Recreation Center offers many amenities to Lasley residents including ballfields, a playground, and a gymnasium.

The Planning Area

Neighborhood Organizations

Strong neighborhood organizations are vital to the success of a neighborhood plan. Neighborhood organizations serve as a conduit for neighborhood unity and communication. The Lasley neighborhood is fortunate to have several strong homeowners' organizations within its boundaries (See *Neighborhood Organization Map* attached under Appendix A). The neighborhood organizations currently registered with the City and located within the Lasley neighborhood are listed below.



Art Work by Latrice Darnell, 3rd Grade, Lasley Elementary School.

The Greenbrier/Cloverdale Homeowners' Association is the largest neighborhood organization in the area and includes 2000 households. Boundaries are Sheridan Boulevard to Pierce Street and Mississippi Avenue to Jewell Avenue.

The Calahan Awareness Group is located from Pierce Street to Wadsworth Boulevard and Florida Avenue to Jewell Avenue and includes 650 households.

The Planning Area

Bit-O-Sea Association is located in the southeast corner of the Lasley Neighborhood and serves 17 households. Boundaries for the association are Sheridan Boulevard to Depew Street and West Colorado Avenue to West Jewell Avenue.

Cedar Place Homeowners' Association is located in the 1200 block of South Reed Street and includes 54 households.

Ponderosa Park Homeowners' Association, at the southwest corner of Mississippi Avenue and Pierce Street, includes 16 households.

Renaud Place Homeowners' Association runs from Lamar Street to Pierce Street and Mississippi Avenue to W. Mississippi Way. One hundred forty-two households belong to this association.

Sanderson Creek Homeowners' Association, adjacent to Sanderson Gulch, includes the area bounded by Lamar Street to Pierce Street and Iowa Avenue to Oregon Drive. Sixty-six households belong to this association.



The present O'Connell Middle School built in 1994 replaced the original 1970 school building.

The Planning Area

Related Plans

The Lasley neighborhood is served by several other plans. These plans include:

Lakewood Comprehensive Plan:

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

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

Wadsworth Boulevard Strategic Plan:

The Wadsworth Boulevard Strategic Plan was adopted as an amendment to the Lakewood Comprehensive Plan in April 1997. Recommendations contained in the Plan that are related to the Lasley area include:

- Identifying areas where pedestrian access between neighborhoods and retail areas can be enhanced
- Protecting and buffering neighborhoods along the corridor from encroachment and impacts associated with retail and office uses
- Enhancing the physical appearance of the corridor
- Enhancing the economic vitality of the corridor.

The Planning Area

Sheridan Boulevard Strategic Plan:

Adopted as an amendment to the Comprehensive Plan in August 2000, the Sheridan Boulevard Strategic Plan provides the following recommendations that impact the Lasley neighborhood:

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

Jewell & Wadsworth Specific Area Plan:

The Jewell & Wadsworth Specific Area Plan, adopted as an amendment to the Comprehensive Plan in August 1999, was developed to assist businesses located within the Jewell Avenue and Wadsworth Boulevard intersection address numerous issues and concerns facing them. The development and strength of this commercial area strongly affect the Lasley neighborhood to the east, and are seen by Lasley residents as a key component of the neighborhood. The key goals outlined in the Jewell & Wadsworth Specific Area Plan that impact the Lasley neighborhood area include:

- Revitalizing and beautifying the area
- Establishing effective communications between the City, businesses and residents
- Addressing specific site concerns such as trash, parking lot maintenance and circulation, and vacancies.

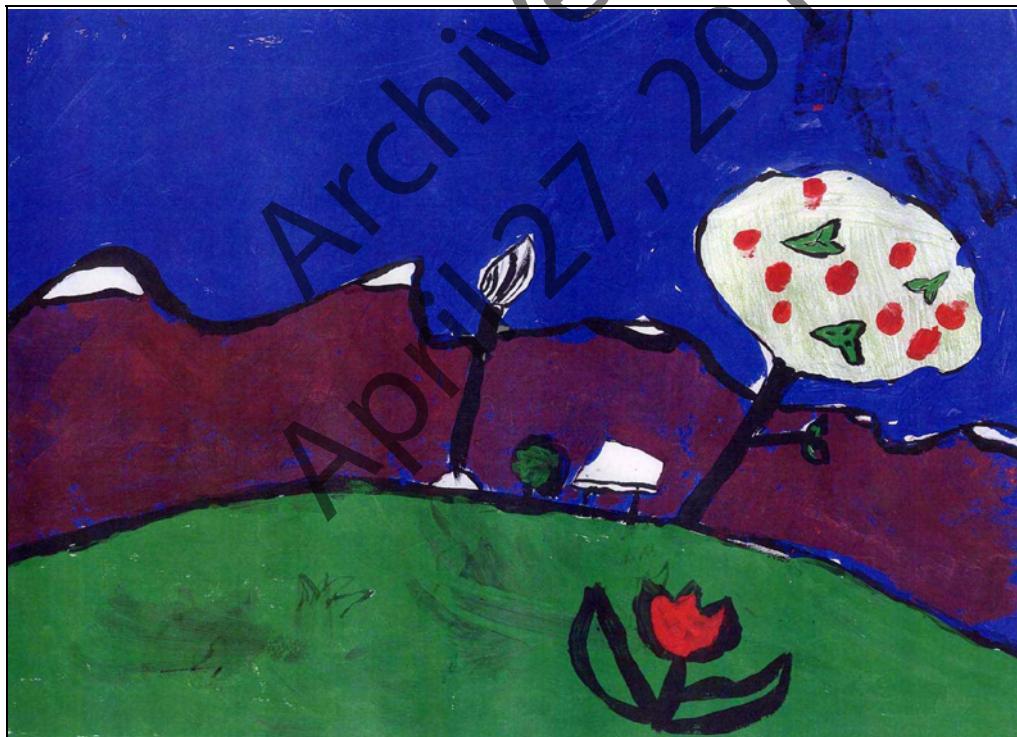
Mississippi Avenue Strategic Plan:

The Mississippi Avenue Strategic Plan was adopted in August 2001 as an amendment to the Comprehensive Plan. Because the Lasley neighborhood is directly impacted by the appearance, condition and function of Mississippi Avenue, the need for improvements was voiced strongly during the Lasley planning process. In March 2001, several Lasley residents participated in the design charrette for the Mississippi Avenue Strategic Plan. The goals targeted in the Mississippi Avenue Strategic Plan that are supportive and consistent with the Lasley Neighborhood Plan include:

- Buffering and integrating office, retail and residential land uses along the corridor with adjacent residential neighborhoods

The Planning Area

- Encouraging redevelopment of split zoned parcels fronting Mississippi Avenue
- Limiting and concentrating commercial uses to areas near Sheridan Boulevard, Pierce Street, and Lamar Street
- Improving pedestrian safety and mobility along Mississippi Avenue
- Improving public transit stops along Mississippi Avenue
- Enhancing the appearance of businesses and residences along Mississippi Avenue
- Enhancing landscaping along Mississippi Avenue.



Art Work by Jennifer Hamlett, 3rd Grade, Lasley Elementary School.

Vision Statement

The following Vision Statement was developed with input from Lasley residents. The Vision Statement is intended to help guide the future direction of the Lasley neighborhood.

One of the City of Lakewood's first neighborhoods, Lasley is a strong, quiet, family-oriented neighborhood. To preserve and enhance the neighborhood's spirit, vitality and cohesiveness, the Lasley neighborhood strives to foster and encourage the following:

- An attractive, well-maintained and aesthetically pleasing neighborhood with well-maintained yards and homes, beautiful parks, and landscaped roadways and corridors
- A strong partnership with surrounding businesses to assist with cultivating and maintaining attractive, family-oriented businesses that support the needs of the neighborhood
- A distinct neighborhood character that combines its unique urban and suburban qualities by supporting diverse flora and fauna, access to open space, and a good network of pedestrian and bicycle trails
- Strong educational and recreational facilities for residents of all ages.

By working toward and achieving the above qualities, the Lasley neighborhood will maintain and enhance its desire to be a strong, vital and dynamic Lakewood neighborhood.

Goals and Action Steps

The Lasley neighborhood is one of many Lakewood neighborhoods. Currently there are more than 100 neighborhood organizations registered with the City indicating the large number of resident-identified neighborhood areas. One challenge faced through the neighborhood planning process is the limited resources available to address residents' concerns and issues throughout all of the City of Lakewood's neighborhoods. Because accomplishing the Plan's goals and action steps is subject to budgetary constraints and dependent on available funding and city staff resources, the presence of a neighborhood organization, which can seek grant funds and work to implement projects identified in the plan, is critical to accomplishing stated goals.

All goals and action steps found in this Plan must be implemented in accordance with City Council policies and citywide priorities. The goals and action steps, derived from citizen input, have been categorized into four issue areas: Traffic and Public Works, Community Resources, Community Safety, and Land Use and Property Maintenance.

Traffic and Public Works:

Like many Lakewood communities, Lasley residents are concerned with the negative impact traffic may have on the neighborhood. Evaluating and addressing traffic and traffic-related problems are high on the list of priorities for residents. Both the amount of traffic and the speed of traffic are major concerns of the neighborhood, both from a safety standpoint as well as a quality of life standpoint. The neighborhood is interested in working closely with Traffic Engineering and the Police Department to determine areas where specific traffic concerns may exist and to address solutions for legitimate traffic-related problems. Lasley residents also advocate working with the Public Works Department to monitor street and road maintenance, to encourage adequate snow removal on neighborhood streets, and to ensure improved drainage along Mississippi Avenue.

The following Traffic and Public Works Goals and Action Steps have been earmarked by Lasley residents during the planning process.

Goal #1: Identify areas where traffic speeds are excessive and work to reduce speeds in those identified areas.

ACTION STEPS:

- (1-1) Work with the City of Lakewood Traffic Engineering Division to identify problem neighborhood streets and to develop effective traffic calming techniques.

Goals and Action Steps

- (1-2) Work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.
- (1-3) Work with the City of Lakewood's Traffic Engineering Division to place the City's two speed monitoring awareness trailers at problem locations as requested by the neighborhood.

Goal #2: **Identify areas where excessive and cut-through traffic exists and work to address the associated negative impacts to the neighborhood.**

ACTION STEPS:

- (2-1) Work with the City of Lakewood Traffic Engineering Division to identify and address operational flow problems of adjacent arterial and collector streets that may impact the Lasley Neighborhood.
- (2-2) Work with Traffic Engineering to identify areas where cut-through traffic may exist, and identify design and operational techniques to alleviate or reduce identified problems.

Goal #3: **Address illegal parking problems that occur throughout the neighborhood, particularly at Lasley Park and at Lasley Elementary School.**

ACTION STEPS:

- (3-1) Work with Jefferson County Public School District to address traffic and parking problems associated with Lasley Elementary School.
- (3-2) Work with the City of Lakewood Police Department to enforce parking restrictions around Lasley Elementary School and Lasley Park, particularly Florida and Arkansas avenues.
- (3-3) Work with the City of Lakewood's Traffic Engineering Division and Community Resources Department to address the concerns of inadequate parking at Lasley Park. Address and identify appropriate parking needs in the new Lasley Park Plan when it is developed.

Goals and Action Steps

Goal #4: Identify and improve street drainage problems along Mississippi Avenue between Sheridan Boulevard and Pierce Street.

ACTION STEPS:

- (4-1) Work directly with the City's Public Works Department and Strategic Planning Division during the planning process of the Mississippi Avenue Strategic Plan to identify improved drainage as a priority goal.

Goal #5: Increase and improve street lighting in the Lasley Neighborhood to further community safety.

ACTION STEPS:

- (5-1) Work with the City of Lakewood's Public Works Department to identify areas within the community where additional street lighting is necessary.
- (5-2) Apply to the City of Lakewood's Neighborhood Participation Program, identify other community grant programs, and utilize neighborhood fund raising to obtain funding for street lighting in conformance with citywide standards.

Goal #6: Work with Xcel Energy and the City's Public Works Department to address neighborhood concerns relating to public utilities.

ACTION STEPS:

- (6-1) Work with the City of Lakewood's Public Works Department and Xcel Energy to target and prioritize areas within the neighborhood where utilities should be placed underground in an effort to beautify the neighborhood.
- (6-2) Work with Xcel Energy and the Public Utilities Commission to determine causes and to identify solutions to reduce the frequency and length of power outages in the neighborhood.

Goals and Action Steps

Goal #7: Improve pedestrian connections within the neighborhood as well as with adjoining neighborhoods and commercial districts.

ACTION STEPS:

- (7-1) Work with the City of Lakewood's Public Works Department to prioritize the completion of sidewalk connections throughout the neighborhood.
- (7-2) Encourage new developments and redevelopments within the Lasley Neighborhood and adjacent neighborhoods to incorporate landscaped streetscapes with detached sidewalks as part of development plans.

Goal #8: Identify where street maintenance, street snow removal, and street cleaning can be improved throughout the community.

ACTION STEPS:

- (8-1) Communicate and work with the City of Lakewood's Public Works Department on an ongoing basis to identify problem areas.



Florida Avenue serves as a significant east-west route through the Lasley neighborhood, providing automobile, bike, and pedestrian connections.

Goals and Action Steps

Community Resources:

Of concern to some residents of the Lasley Neighborhood is the condition of Lasley Park. Although the park generally is well-maintained, it lacks certain quality improvements. Residents do not believe there are any identifying strengths of the park that create a sense of space or community. Residents desire Lasley Park to be the tremendous asset that many parks provide to neighborhoods, and strongly support and encourage the development of a new park plan to provide definitive and appropriate guidelines for the park's future redevelopment. Residents realize funding for implementation of a park plan is limited, and therefore have identified the need to secure appropriate and available funding sources as a necessary part of the Neighborhood Plan.

Lasley residents also recognize a strong component of a unified and involved community is the availability and accessibility of educational and recreational programs for retired individuals and school-aged children. Providing information about existing programs, as well as developing additional educational programs, help maintain a vital community, and as such, are acknowledged as an important aspect of the Neighborhood Plan.

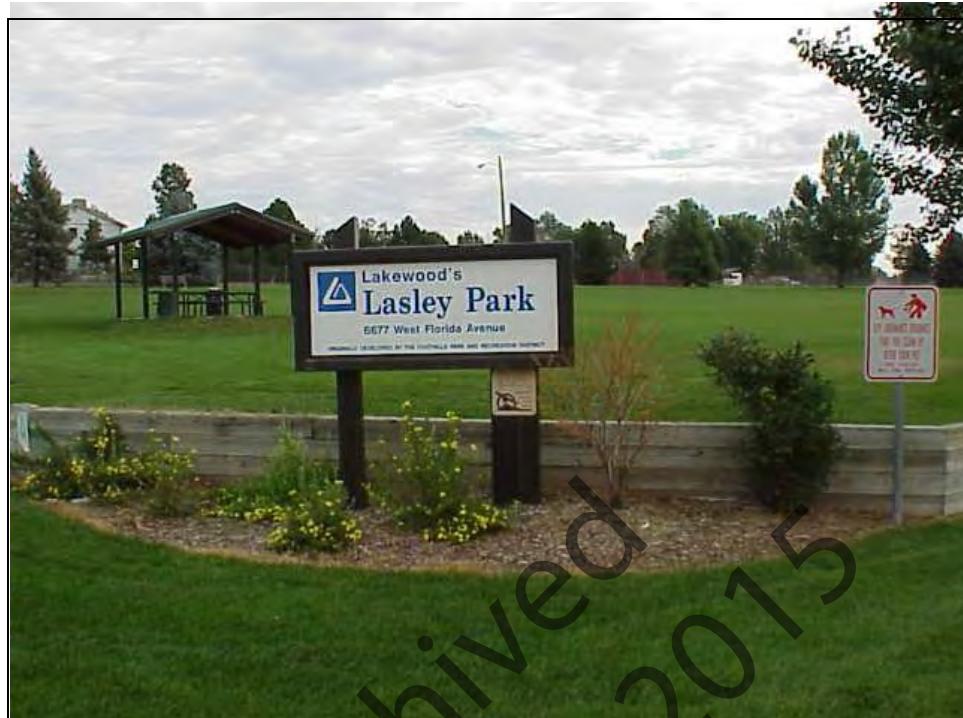
The specific Community Resources Goals and Action Steps recognized by Lasley residents include the following:

Goal #1: Enhance and improve Lasley Park to create a functional, multifaceted, attractive neighborhood park.

ACTION STEPS:

- (1-1) Work with area residents, neighborhood organizations, and the Community Resources and Community Planning & Development Departments to develop a new comprehensive park plan for Lasley Park.
- (1-2) Work with the City's Community Resources Department, the Strategic Planning Division, and within City processes to implement the goals set forth in a new Lasley Park Plan when it is developed.

Goals and Action Steps



Lasley Park is an important neighborhood focal point for area residents.

(1-3) Apply to various grant programs, as appropriate, to obtain funding to realize the goals set forth in the new Lasley Park Plan when developed.

Goal #2: **Provide and support programs for individuals in the community who are unable to care for their property.**

(2-1) Work with neighborhood organizations and appropriate City departments to promote programs that are available to aid those unable to care for property.

(2-2) Develop and implement neighborhood property clean-ups for individuals requesting assistance.

Goal #3: **Promote community services, both recreational and educational, for retired individuals and school-aged children in the Lasley community.**

Goals and Action Steps

ACTION STEPS:

- (3-1) Promote existing city-wide programs available to both retired individuals and school-aged children through community newsletters and other neighborhood publications.
- (3-2) Investigate working with the Jefferson County School District and the City's Housing and Family Services to develop appropriate, challenging, and quality educational programs for school-aged children and retired individuals.



Built in 1961, Lasley Elementary School is attended by approximately 760 students, making it one of the most populated elementary schools in the Jefferson County School District.

Goals and Action Steps

Community Safety:

Although neighborhood residents believe their community to be a relatively safe area, residents maintain several safety concerns need to be addressed to further the neighborhood's goal of community-wide safety and awareness. Residents assert continued neighborhood safety is essential to the quality of life now enjoyed. Foremost on residents' list is to work with the City of Lakewood's Police Department to target crime areas and develop avenues to correct crime problems in or surrounding the neighborhood. Safety concerns associated with Lasley Park, the need for increased membership in the Neighborhood Watch Program, and the desire for police safety presentations were also identified as vital to promoting the community safety goals of the Plan.

Specific Community Safety Goals and Actions Steps recommended by residents include:

Goal #1: Increase involvement with, and encourage participation in, the Neighborhood Watch Program.

ACTION STEPS:

- (1-1) Work with the City of Lakewood Police Department to organize a Neighborhood Watch Program for those areas desiring involvement in the program.
- (1-2) Work with neighborhood organizations to provide information and education on the Neighborhood Watch Program and to promote participation in the program.

Goal #2: Cultivate community-wide safety through active citizen participation.

ACTION STEPS:

- (2-1) Work with neighborhood organizations to arrange for police presentations to address the community's concerns of safety, home protection and neighborhood awareness.
- (2-2) Work with the City's Police Department to arrange for individual home safety checks.
- (2-3) Establish a "Graffiti Removal Committee" to promote early removal of graffiti in the neighborhood. Work with the City's Graffiti Removal Program to assure prompt removal of neighborhood graffiti.

Goals and Action Steps

- (2-4) Organize neighborhood-wide events such as park parties, block parties, and safety seminars to promote awareness, develop a sense of community pride, and to support community involvement.
- (2-5) Work with the City's Police Department to assist with targeting problem crime areas in the community and developing avenues to correct the problems.

Goal #3: Improve safety at Lasley Park.

ACTION STEPS:

- (3-1) Work with the City's Police Department to enforce after hours park violations and juvenile loitering ordinance violations.
- (3-2) Identify the need for additional lighting at Lasley Park as a goal in a new Lasley Park Plan when developed.

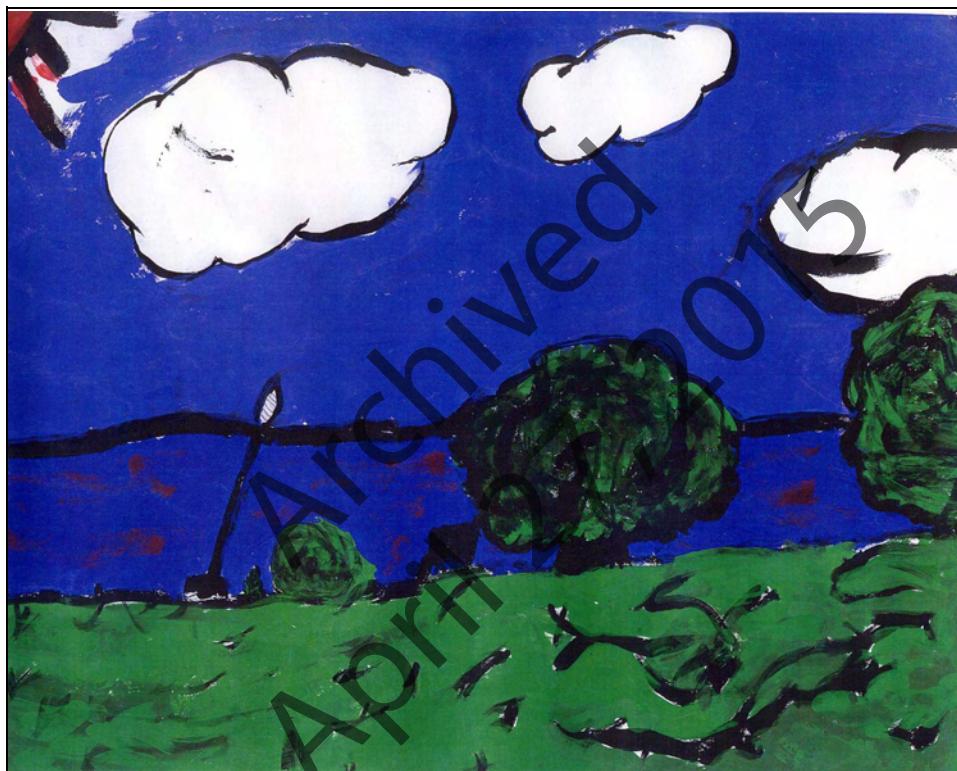


Art Work by Zach Pruitt, 4th Grade, Lasley Elementary School.

Goals and Action Steps

Land Use and Property Maintenance:

Lasley residents take great pride in their neighborhood, and strongly believe appropriate land uses and well-maintained properties, both residential and commercial, are vital to the integrity of the neighborhood. Lasley residents understand that working with the Jewell/Wadsworth Area Business Association and participating in the upcoming Mississippi Avenue Strategic Plan are important steps in addressing concerns associated with vacant, run down, and unkempt commercial properties.



Art Work by Kirsten Musgrave, 3rd Grade, Lasley Elementary School.

Residents encourage developments that provide open space, natural vegetation and pedestrian and bicycle trails. Lasley residents recognize the importance of targeting neglected or inadequately maintained apartments and single-family dwellings. Residents wish to be pro-active about code enforcement and to work with area businesses, landlords and apartment managers to encourage improved property maintenance. Because the Lasley neighborhood consists primarily of residential properties, residents endorse limiting new commercial properties to the Sheridan, Wadsworth and Mississippi corridors.

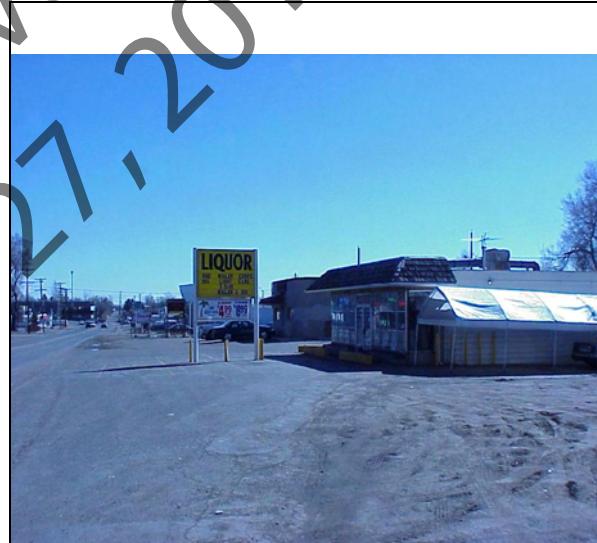
Goals and Action Steps

Land Use and Property Maintenance Goals deemed critical to maintaining a vital neighborhood include the following:

Goal #1: Work to improve relationships with local businesses within and adjacent to the neighborhood to encourage businesses to improve property maintenance and landscaping.

ACTION STEPS:

- (1-1) Actively work with the Jewell/Wadsworth Area Business Association to foster good communication between residents and businesses. Work with the business association to effectively improve the area and to address the neighborhood's needs and concerns.
- (1-2) Participate in the Mississippi Avenue Strategic Plan process. Identify key issues and set priority goals for corridor improvements that will positively impact the neighborhood, including the formation of a business organization for businesses located along the Mississippi corridor.
- (1-3) Provide information to businesses along the Mississippi corridor regarding available funding to assist with property improvements.
- (1-4) Work with the City's Community Planning and Development Department during development and/or redevelopment processes to support and encourage solid commercial development that emphasizes high architectural standards, provides good pedestrian access, is reflective of the neighborhood setting, and provides, to the best extent possible, neighborhood-oriented businesses.



Implementation of the Mississippi Avenue Strategic Plan and upcoming public works improvements should help improve the appearance and safety of Mississippi Avenue.

Goals and Action Steps

Goal #2: Encourage and support neighborhood participation in maintaining and improving the quality, appearance and condition of properties and streets in the neighborhood.

ACTION STEPS:

- (2-1) Work with the City of Lakewood's Code Enforcement Division to develop a proactive approach to code enforcement, such as the Community Code Advisory Program, within the area. Encourage citizen outreach and education to inform and educate area residents about code violations that affect the appearance of the neighborhood.
- (2-2) Work with area businesses, landlords, and apartment building managers and residents to encourage property maintenance and improved property appearance. Develop a notification letter to be sent to landlords and businesses from neighborhood organizations that addresses concerns of inadequate property maintenance and upkeep.
- (2-3) Organize and promote regular neighborhood clean-ups and beautification efforts. Work with area businesses and neighborhood organizations to encourage participation in clean-up efforts and promote long-term efforts at neighborhood beautification and improved property conditions.
- (2-4) Encourage participation in a consolidated neighborhood trash collection service to reduce the number and frequency of trash haulers in the neighborhood, and to eliminate the unsightliness of curb-side residential trash. Work through neighborhood organizations to assist with organizing and implementing the consolidated trash service.
- (2-5) Work with the City of Lakewood's Public Works Department, or other appropriate entity, to address odor and trash concerns associated with Sanderson Gulch.
- (2-6) Work with the Public Works Department and participate in the City of Lakewood's Adopt-A-Street Program to help minimize litter on neighborhood streets.

Goals and Action Steps

Goal #3: Encourage development and redevelopment of property and land that respects the neighborhood's desire to preserve and enhance the natural environment and to maintain its residential character.

ACTION STEPS:

- (3-1) Work with the City's Community Planning and Development Department to encourage new and additional commercial development be restricted to the Mississippi Avenue, Wadsworth Boulevard and Sheridan Boulevard corridors. Work closely with the Community Planning and Development Department to encourage that the commercial developments provide for the needs of the neighborhood, as is reasonably possible.
- (3-2) Work with the City's Community Planning and Development Department to encourage development that provides open space, natural vegetation, and pedestrian and bicycle trails.



Art Work by Sheridan Furrer, 4th Grade, Lasley Elementary School

Implementation Schedule

The following tables outline the implementation schedule recommended by Lasley residents. The time frames for project completion have been broken down into three categories: First Priority Projects (those Action Steps to be completed in the 2001-2006 time period), Second Priority Projects (those Action Steps to be completed in the 2007-2012 time period), and Ongoing. **Project implementation and completion must be consistent with City Council policies and citywide priorities, and are subject to available funding and City staff resources.**

First Priority Projects 2001-2006		
Issue Area*	Action Steps	Responsibilities*
TPW (4-1)	Work directly with the City's Public Works Department and Strategic Planning Division during the planning process of the Mississippi Strategic Plan to identify improved drainage as a priority goal.	PW, CPD, NO
TPW (6-2)	Work with Xcel Energy and the Public Utilities Commission to determine causes and to identify solutions to reduce the frequency and length of power outages in the neighborhood.	CPD, XE, NO, PUC
TPW (7-1)	Work with the City of Lakewood's Public Works Department to prioritize the completion of sidewalk connections throughout the neighborhood.	PW, NO
TPW (1-2)	Work with the City of Lakewood Police Department to assist with prioritizing areas for speed limit enforcement.	PD, NO

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
CR Community Resources
HFS Housing & Family Services
MC Municipal Courts
NO Neighborhood Organizations
NRC Neighborhood Resource Center
PD Police Department
PUC Public Utilities Commission
PW Public Works Department
UD Urban Drainage
XE Xcel Energy

Implementation Schedule

First Priority Projects 2001-2006		
Issue Area*	Action Steps	Responsibilities*
TPW (5-1)	Work with the City of Lakewood's Public Works Department to identify areas within the community where additional street lighting is necessary.	PW, NO
TPW (3-3)	Work with the City of Lakewood's Traffic Engineering Division and Community Resources Department to address the concerns of inadequate parking at Lasley Park. Address and identify appropriate parking needs at Lasley Park in the new Lasley Park Plan when it is developed.	PW, CR, CPD, NO
TPW (2-2)	Work with Traffic Engineering to identify areas where cut-through traffic may exist, and identify design and operational techniques to alleviate or reduce identified problems.	PW, NO
TPW (2-1)	Work with the City of Lakewood Traffic Engineering Division to identify and address operational flow problems of adjacent arterial and collector streets that may impact the Lasley Neighborhood.	PW, NO
TPW (3-1)	Work with Jefferson County Public School District to address traffic and parking problems associated with Lasley Elementary School.	R-1 School District, NO
CR (2-2)	Develop and implement neighborhood property clean-ups for individuals requesting assistance.	CPD, NO, HFS
CR (2-1)	Work with neighborhood organizations and appropriate city departments to promote programs that are available to aid those unable to care for property.	CPD, NO, HFS

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 HFS Housing & Family Services
 NO Municipal Courts
 MC Neighborhood Organizations
 NRC Neighborhood Resource Center
 PD Police Department
 PUC Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

First Priority Projects 2001-2006		
Issue Area*	Action Steps	Responsibilities*
CR (1-3)	Apply to various grant programs, as appropriate, to obtain funding to realize the goals set forth in the new Lasley Park Plan when developed.	CR, CPD, NO
CR (1-1)	Work with area residents, neighborhood organizations, and the Community Resources and Community Planning & Development Departments to develop a comprehensive park plan for Lasley Park	CPD, CR, NO
CR (3-1)	Promote existing city-wide programs available to both retired individuals and school-aged children through community newsletters and other neighborhood publications.	CR, NO
CS (2-5)	Work with the City's Police Department to assist with targeting problem crime areas in the community and developing avenues to correct the problems.	PD, NO
CS (3-2)	Identify the need for additional lighting at Lasley Park as a goal in the new Lasley Park Plan when developed.	NO, CR, CPD, PW
CS (3-1)	Work with the City's Police Department to enforce after hours park violations and juvenile loitering ordinance violations at Lasley Park.	PD
CS (1-1)	Work with the City of Lakewood Police Department to organize a Neighborhood Watch Program for those areas desiring involvement in the program.	PD, NO

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 HFS Housing & Family Services
 MC Municipal Courts
 NO Neighborhood Organizations
 NRC Neighborhood Resource Center
 PD Police Department
 PUC Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

First Priority Projects 2001-2006		
Issue Area*	Action Steps	Responsibilities*
CS (2-3)	Establish a “Graffiti Removal Committee” to promote early removal of graffiti in the neighborhood. Work with the City’s Graffiti Removal Program to assure prompt removal of neighborhood graffiti.	CPD, NO, MC
LUPM (2-2)	Work with area businesses, landlords, and apartment building managers and residents to encourage property maintenance and improved property appearance. Develop a notification letter to be sent to landlords and businesses from neighborhood organizations that addresses concerns of inadequate property maintenance and upkeep.	NO, CPD
LUPM (2-1)	Work with the City of Lakewood’s Code Enforcement Division to develop a proactive approach to code enforcement, such as the Community Code Advisory Program, within the area. Encourage citizen outreach and education to inform and educate area residents about code violations that affect the appearance of the neighborhood.	CPD, NO
LUPM (1-2)	Participate in the Mississippi Avenue Strategic Plan process. Identify key issues and set priority goals for corridor improvements that will positively impact the neighborhood, including the formation of a business organization for businesses located along the Mississippi corridor.	CPD, NO
LUPM (1-3)	Provide information to businesses along the Mississippi corridor regarding available funding to assist with property improvements.	NO, CPD

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 HFS Housing & Family Services
 MC Municipal Courts
 NO Neighborhood Organizations
 NRC Neighborhood Resource Center
 PD Police Department
 PUC Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

Second Priority Projects 2007-2012		
Issue Area*	Action Steps	Responsibilities*
LUPM (2-4)	Encourage participation in a consolidated neighborhood trash collection service to reduce the number and frequency of trash haulers in the neighborhood, and to reduce the unsightliness of curb-side residential trash. Work through neighborhood organizations to assist with organizing and implementing the consolidated trash service.	NO
TPW (1-1)	Work with the City of Lakewood Traffic Engineering Division to identify problem neighborhood streets and to develop effective traffic calming techniques.	PW, NO
TPW (3-2)	Work with the City of Lakewood Police Department to enforce parking restrictions around Lasley Elementary School and Lasley Park, particularly Florida and Arkansas avenues.	PD, NO
TPW (5-2)	Apply to the Neighborhood Participation Program, identify other community grant programs, and utilize neighborhood fund raising to obtain funding for additional street lighting in conformance with citywide standards.	NO, CPD
TPW (6-1)	Work with the City of Lakewood's Public Works Department and Xcel Energy to target and prioritize areas within the neighborhood where utilities should be placed underground in an effort to beautify the neighborhood.	XE, PS, NO

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
 CR Community Resources
 HFS Housing & Family Services
 MC Municipal Courts
 NO Neighborhood Organizations
 NRC Neighborhood Resource Center
 PD Police Department
 PUC Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

Second Priority Projects 2007-2012		
Issue Area*	Action Steps	Responsibilities*
LUPM (2-6)	Work with the Public Works Department and participate in the City of Lakewood's Adopt-A-Street Program to help minimize litter on neighborhood streets.	NO, PW
LUPM (2-5)	Work with the City of Lakewood's Public Works Department, or other appropriate entity, to address odor and trash concerns associated with Sanderson Gulch.	PW, NO, UD, CR
CR (3-2)	Investigate working with the Jefferson County School District and the City's Housing and Family Services to develop appropriate, challenging, and quality educational programs for school-aged children and retired individuals.	NO, HFS, R-1 School District

*Issues:

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

*Responsibilities:

CPD	Community Planning & Development
CR	Community Resources
HFS	Housing & Family Services
MC	Municipal Courts
NO	Neighborhood Organizations
NRC	Neighborhood Resource Center
PD	Police Department
PUC	Public Utilities Commission
PW	Public Works Department
UD	Urban Drainage
XE	Xcel Energy

Implementation Schedule

Ongoing Projects		
Issue Area*	Action Steps	Responsibilities*
TPW (1-3)	Work with the City of Lakewood's Traffic Engineering Division to place the City's two speed monitoring trailers at problem locations as requested by the neighborhood.	PW, NO
TPW (8-1)	Communicate and work with the City of Lakewood's Public Works Department on an on-going basis to identify and target problems regarding street maintenance, snow removal and street cleaning.	PW, NO
TPW (7-2)	Encourage new developments and redevelopments within the Lasley Neighborhood and adjacent neighborhoods to incorporate landscaped streetscapes with detached sidewalks as part of development plans.	NO, CPD
CR (1-2)	Work with the City's Community Resources Department, the Strategic Planning Division, and within City processes, to implement the goals set forth in the new Lasley Park Plan.	CR, CPD, NO
CS (1-2)	Work with neighborhood organizations to provide information and education on the Neighborhood Watch Program and to promote participation in the program.	PD, NO
CS (2-1)	Work with neighborhood organizations to arrange for police presentations to address the community's concerns of safety, home protection and neighborhood awareness.	PD, NO
CS (2-2)	Work with the City's Police Department to arrange for individual home safety checks.	PD, NO

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
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 PD Police Department
 PS Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

Ongoing Projects		
Issue Area*	Action Steps	Responsibilities*
CS (2-4)	Organize neighborhood-wide events such as park parties, block parties, and safety seminars to promote awareness, develop a sense of community pride, and to support community involvement.	NO, CPD, ER***
LUPM (1-1)	Actively work with the Jewell/Wadsworth Area Business Association to foster good communications between residents and businesses. Work with the business association to effectively improve the area and to address the neighborhood's needs and concerns.	NO, CPD
LUPM (1-4)	Work with the City's Community Planning and Development Department during development and/or redevelopment processes to support and encourage solid commercial development that emphasizes high architectural standards, provides good pedestrian access, is reflective of the neighborhood setting, and provides, to the best extent possible, neighborhood-oriented businesses.	NO, CPD
LUPM (3-3)	Organize and promote regular neighborhood clean-ups and beautification efforts. Work with area businesses and neighborhood organizations to encourage participation in clean-up efforts and promote long-term efforts at neighborhood beautification and improved property conditions.	NO, CPD, PW

*Issues:

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

*Responsibilities:

CPD Community Planning & Development
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 PD Police Department
 PUC Public Utilities Commission
 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Implementation Schedule

Ongoing Projects		
Issue Area*	Action Steps	Responsibilities*
LUPM (4-1)	Work with the City's Community Planning & Development Department to support and encourage new and additional commercial development be restricted to the Mississippi Avenue, Wadsworth Boulevard and Sheridan Boulevard corridors. Work closely with the City's Community Planning & Development Department to encourage commercial developments that provide for the needs of the neighborhood.	NO, CPD
LUPM (4-2)	Work with the City's Community Planning & Development Department to encourage development which provides open space, natural vegetation, and pedestrian and bicycle trails.	NO, CPD

*Issues:

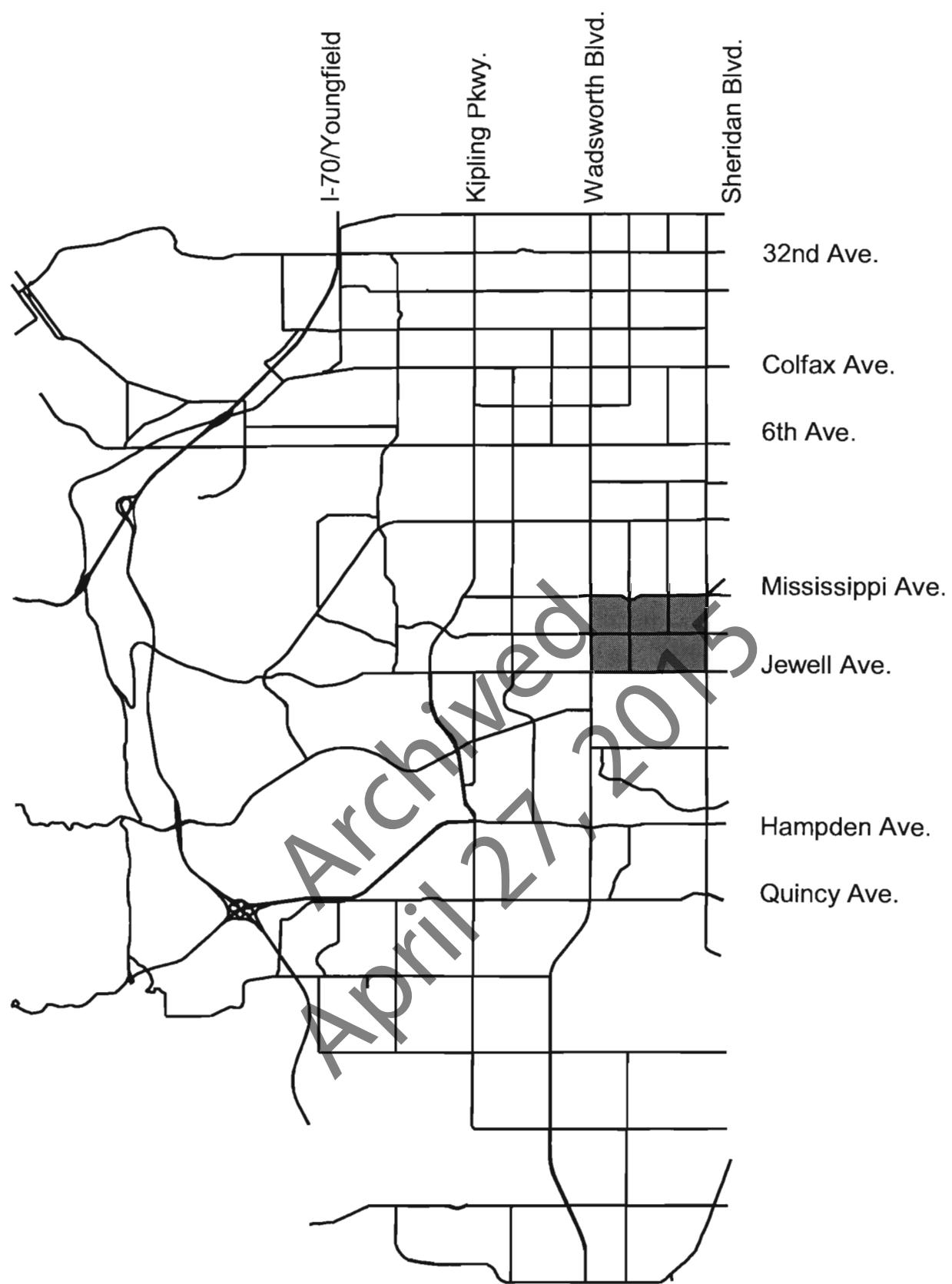
TPW Traffic and Public Works
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*Responsibilities:

CPD Community Planning & Development
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 HFS Housing & Family Services
 MC Municipal Courts
 NO Neighborhood Organizations
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 PW Public Works Department
 UD Urban Drainage
 XE Xcel Energy

Appendix A: Maps

Archived
April 27, 2015



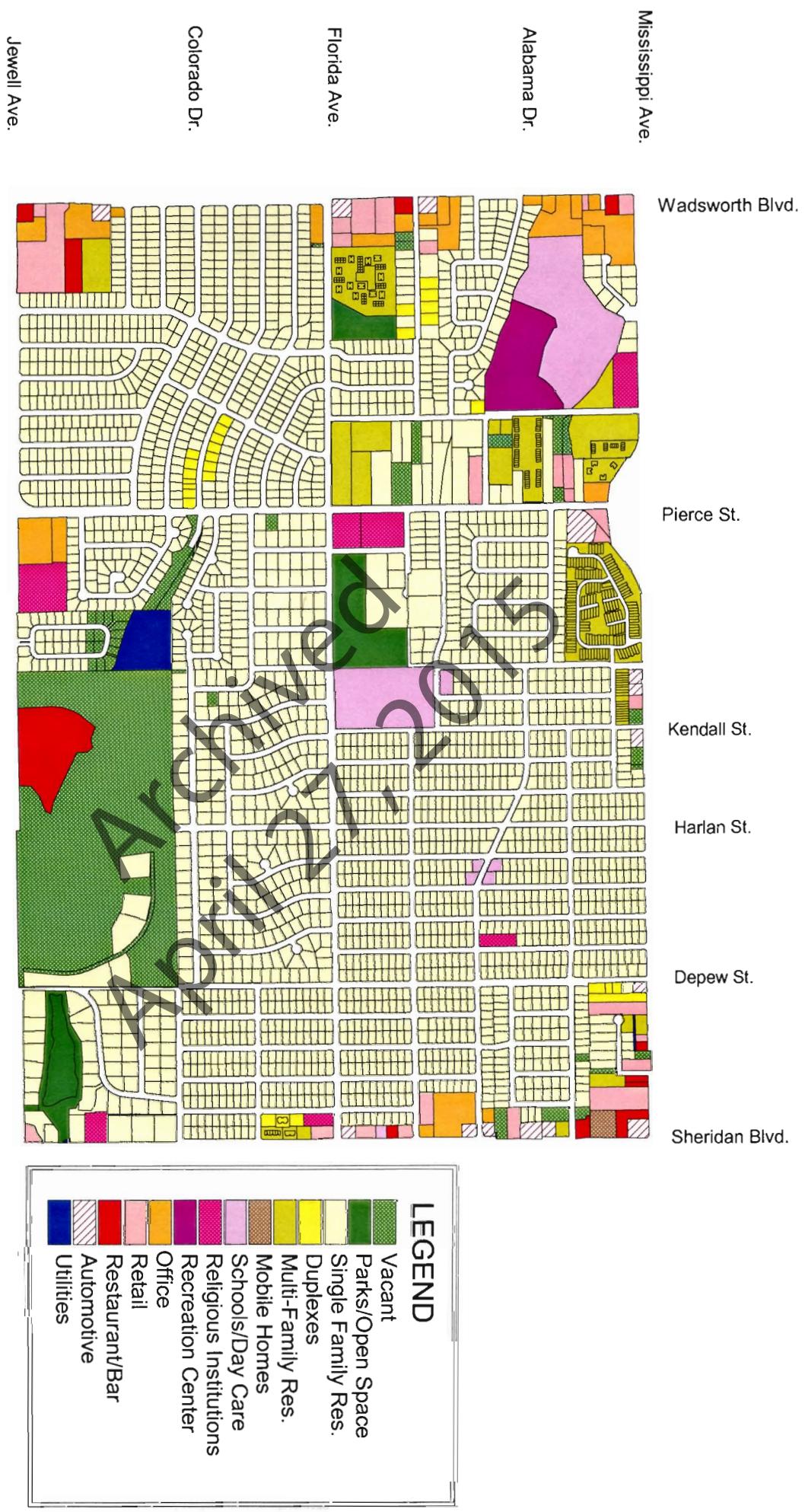
LASLEY NEIGHBORHOOD LOCATION MAP



Not to scale.

For planning purposes only. Not an official map.

LASLEY NEIGHBORHOOD LAND USE PATTERNS

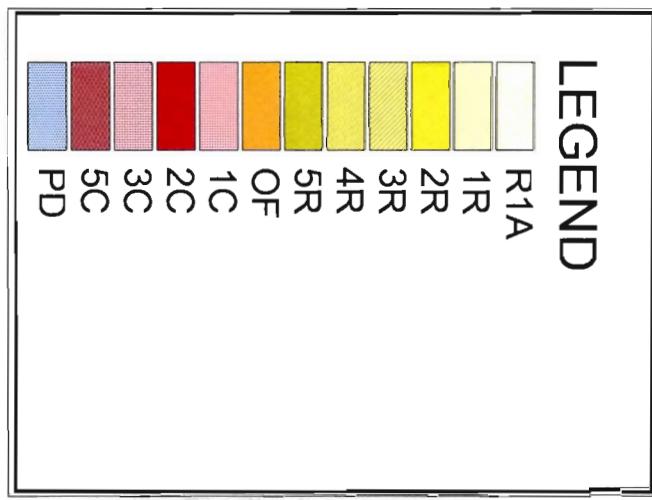
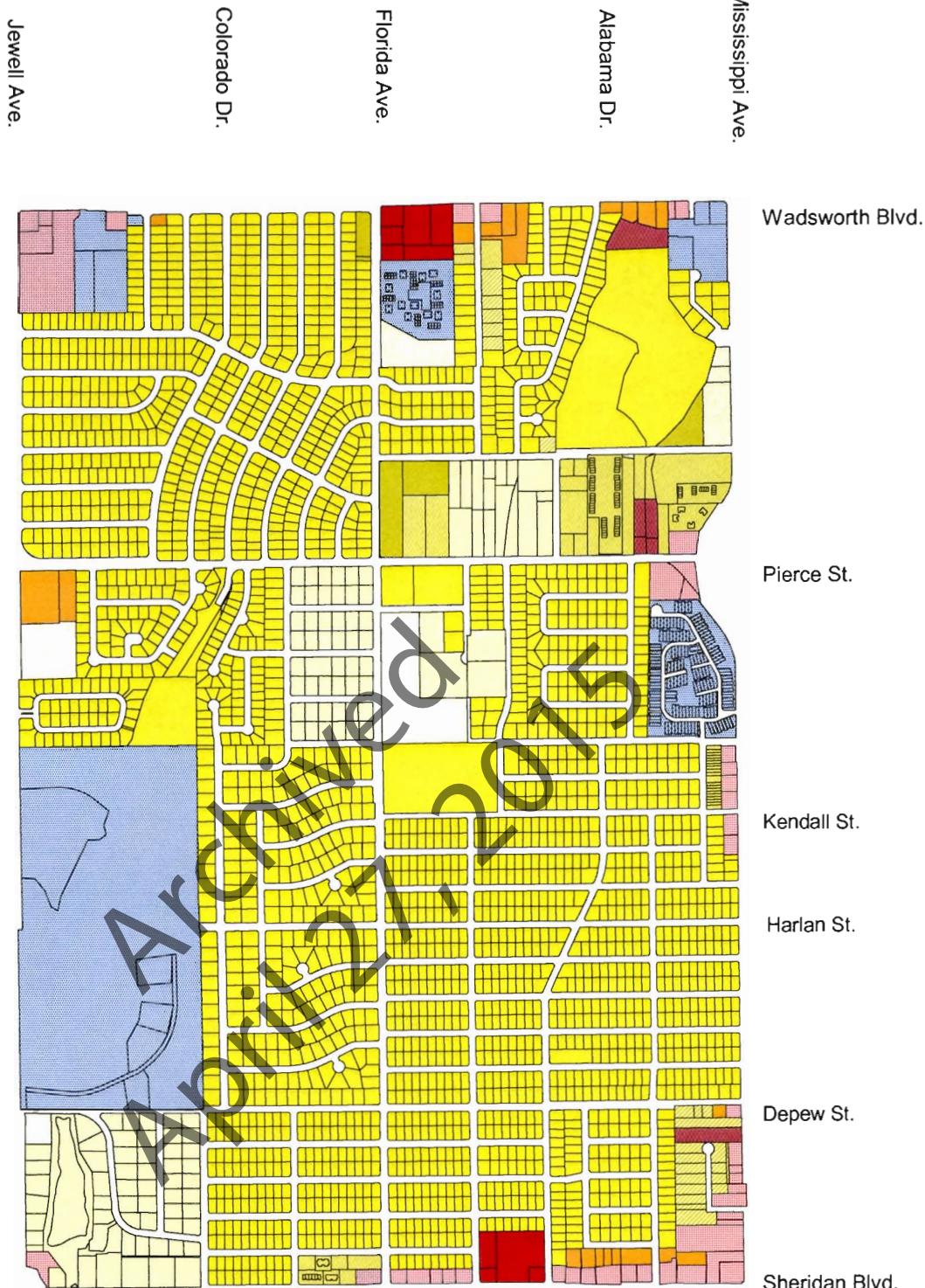


For planning purposes only. Not an official map.

LASLEY NEIGHBORHOOD ZONING PATTERNS

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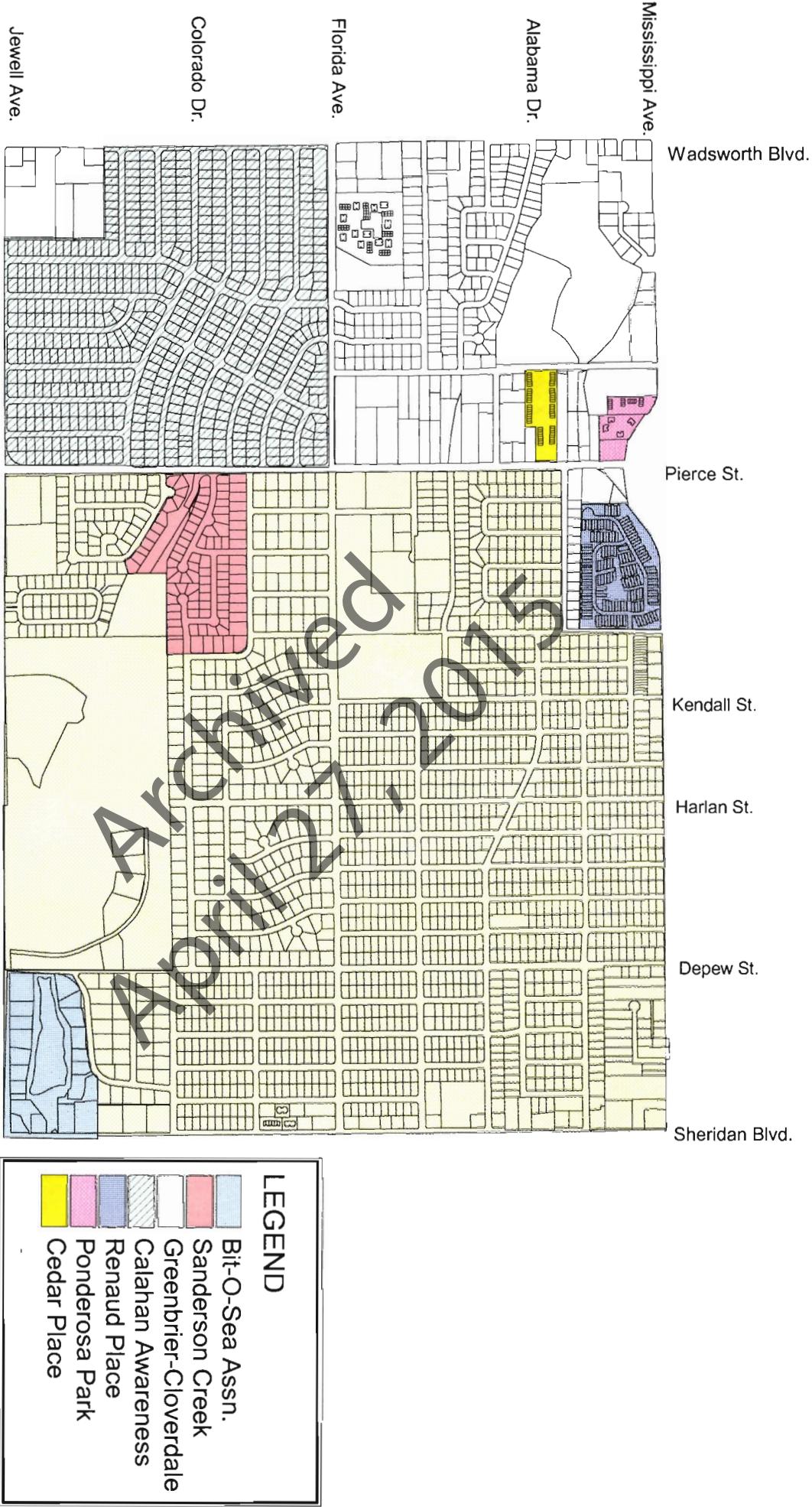


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LASLEY NEIGHBORHOOD NEIGHBORHOOD ORGANIZATIONS



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Appendix B: Demographics Table

Archived
April 27, 2015

Table 1: Lasley Area Demographics

	LASLEY AREA		CITY OF LAKEWOOD		JEFFERSON COUNTY	
	1980	1990	1980	1990	1980	1990
Total Population	8,785	8,338	112,860	126,481	371,753	438,430
Race						
White	8,288 (94%)	7,647 (92%)	107,661 (95%)	117,819 (93%)	356,966 (96%)	414,542 (95%)
Black	31 (.3%)	49 (.6%)	581 (.5%)	1,316 (1%)	1,933 (.5%)	3,231 (.7%)
American Indian, Eskimo, Aleut	24 (.2%)	77 (.9%)	494 (.4%)	872 (.7%)	1,443 (.4%)	2,428 (.5%)
Asian and Pacific Islander	91 (1%)	165 (2%)	1,446 (1.3%)	2,435 (1.9%)	3,631 (1%)	7,630 (1.7%)
Other Race	354 (4%)	400 (5%)	2,678 (2.4%)	4,039 (3%)	7,780 (2%)	10,599 (2.4%)
Hispanic Origin	927 (11%)	1,172 (14%)	6,624 (6%)	11,506 (9%)	19,476 (5%)	30,791 (7%)
Persons per Household	2.9	2.64	2.7	2.38	2.82	2.59
Median Household Income	\$23,313	\$33,263	\$23,250	\$34,054	\$24,044	\$39,084
Persons Below Poverty Level	319 (4%)	657 (8%)	5,509 (5%)	9,348 (7%)	16,761 (5%)	24,926 (6%)
Number of Households	3,081	3,174	4,111	51,657	129,271	166,545
Family Households	2,400 (78%)	2,401 (76%)	30,149 (73%)	33,717 (65%)	99,538 (77%)	119,462 (72%)
Non-Family Households	681 (22%)	773 (24%)	10,962 (27%)	17,940 (35%)	30,253 (23%)	47,083 (28%)
Number of Housing Units	3,178	3,356	43,403	55,678	137,189	178,611
Owner Occupied	2,467 (78%)	2,387 (71%)	27,226 (63%)	31,250 (56%)	93,633 (68%)	116,830 (65%)
Renter Occupied	614 (19%)	787 (23%)	13,966 (32%)	20,407 (37%)	36,145 (26%)	49,715 (28%)
Vacant	97 (3%)	182 (6%)	2,211	4,021	7,411	12,066
Median Home Value	\$66,750	\$78,600	\$75,400.00	\$91,400.00	\$76,300.00	\$93,600.00

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

Data based on 1980 and 1990 U.S. Census Count Statistics