



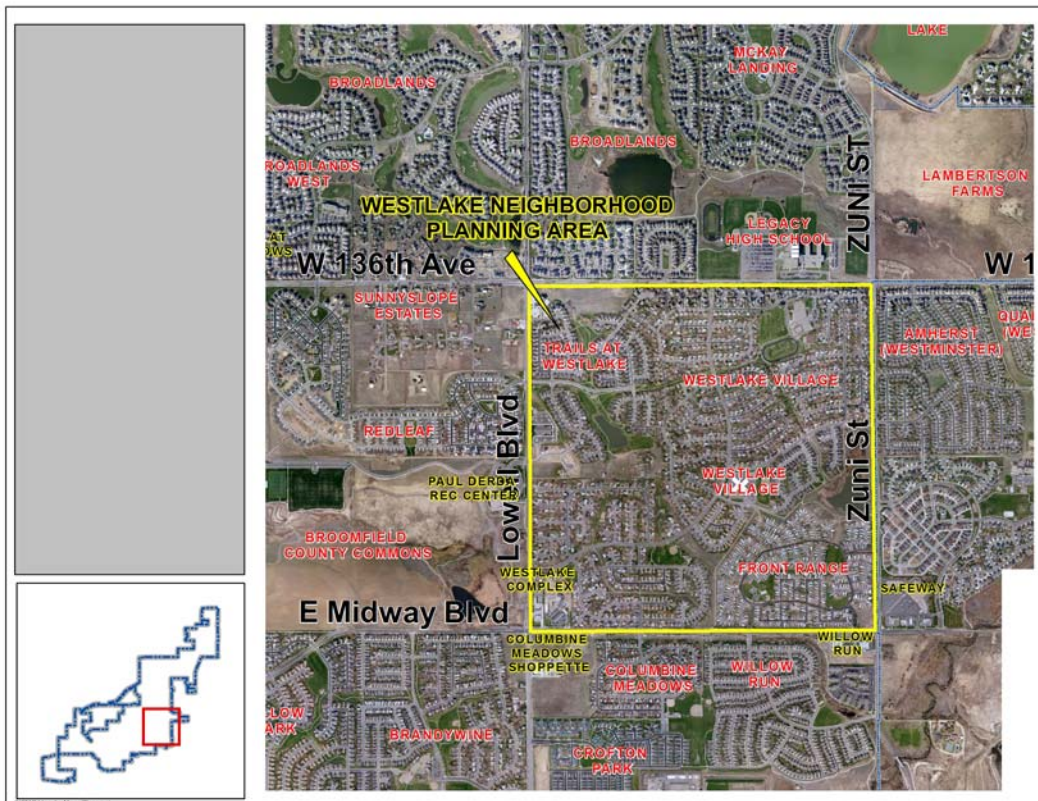
Proposed Work Plan Westlake Neighborhood Sub-Area Plan Neighborhood Meeting - May 21, 2008

Goal for the Westlake Neighborhood Sub-Area Plan

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

Planning Area

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



Summary of Public Comments

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

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

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

Meetings

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

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

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

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

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

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

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

Communications and Contact Information

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

Timeline

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

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

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

Final Plan Adoption

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

Implementation

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