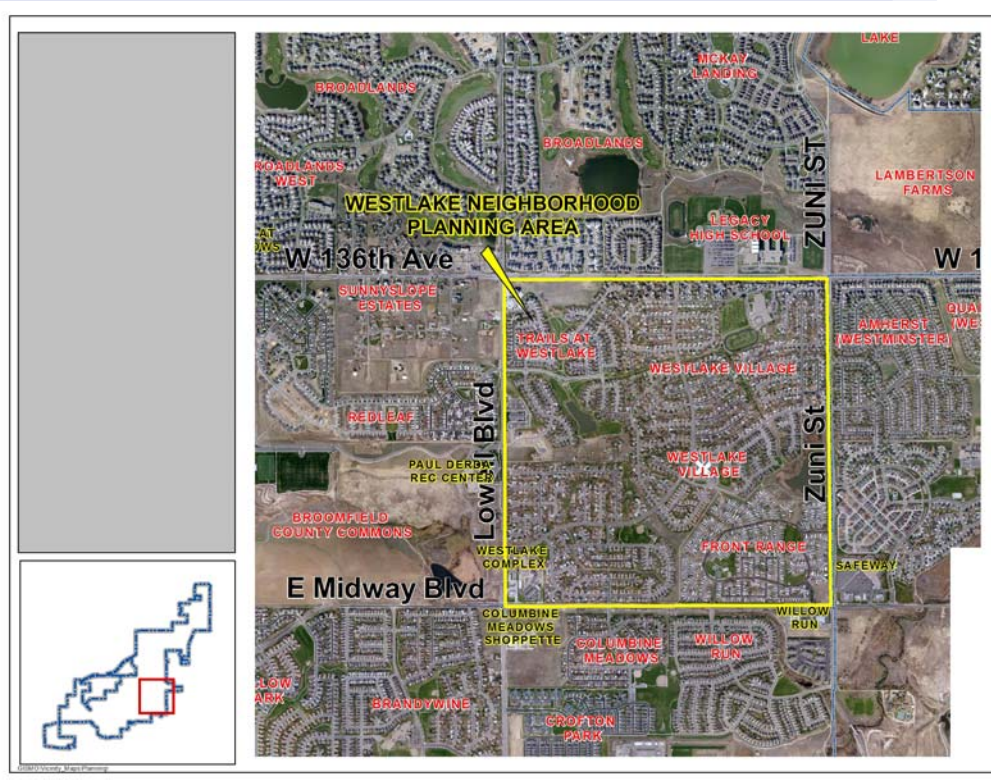




Westlake Neighborhood Sub-Area Plan Planning Study Overview May 2008

New Planning Study for the Westlake Neighborhood

The City and County of Broomfield has announced plans to undertake a neighborhood planning study for the Westlake neighborhood. The proposed planning area is bounded by Zuni Street on the east, W. 136th Avenue on the north, Lowell Boulevard on the west, E. Midway Boulevard on the south as shown in the aerial photograph below.



What is a sub-area plan?

A sub-area plan allows an in-depth look at and assessment of a specific area or neighborhood such as the Westlake neighborhood. Typically, the intent is to:

- Identify and address local needs and concerns,
- Consider solutions for improvements and enhancements,
- Formulate recommendations, and
- Establish priorities for action and implementation.

The planning process is envisioned as a collaborative undertaking by residents, business owners, any civic groups, and the City and County of Broomfield.



WESTLAKE SUB-AREA PLAN

May 2008

Why do a sub-area (neighborhood) plan?

The Broomfield City Council has identified the "Preservation of Property Values - Quality of Neighborhoods" as an on-going priority for residential areas in Broomfield. To address this, Broomfield typically will undertake a sub-area planning study of a given neighborhood to address specific needs of the area. For example, a neighborhood plan was approved for the Broomfield Heights community in 2002 and another plan is near completion for the Original Broomfield neighborhood.

The Broomfield City Council has prioritized the Westlake neighborhood as the focus of the next neighborhood/sub-area planning effort. This is a unique opportunity for the Westlake community to identify needs and concerns for further consideration, evaluation and potential investment in enhancements.

April 3, 2008 - Neighborhood Kick-Off Meeting

On April 3rd, Broomfield hosted an initial neighborhood planning meeting at Centennial Elementary School. At this meeting, Broomfield introduced the new Westlake planning study -- also known as a "sub-area plan" -- for the neighborhood. Broomfield also requested and took preliminary comments and concerns regarding issues and needs in the neighborhood. The meeting was a great success with over 100 attendees. A summary of the comments received and Broomfield's preliminary responses will be distributed at the next meeting (May 21st) and posted on Planning web page.

Anticipated Schedule

The planning process is anticipated to take approximately one year and should conclude in the Spring of 2009. The general schedule includes numerous meetings over the summer and fall. The planning process will include ample opportunity for public input. Once a draft of the Plan is complete, City Council will conduct a public hearing to consider adoption of the Neighborhood Sub-Area Plan. The general anticipated schedule is as follows:

April 3rd ('08)	Kick-Off Meeting with Neighborhood <ul style="list-style-type: none">• Reviewed Planning Area• Discussed Proposed Process and Timing• Identified Preliminary Neighborhood Concerns and Interests
May 21st	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-Focused Discussion on Code Compliance
June - Nov	Monthly Topic-Focused Meetings (i.e., code compliance, landscaping & maintenance, traffic & transit, etc.)
Dec/Jan ('09)	Prepare Draft Sub-Area Plan Document
February	Neighborhood Meeting - To review and comment on Draft Plan
March	Council Study Session - To review and comment on Draft Plan
April/May	City Council Public Hearing - To consider Plan approval/adoption



WESTLAKE SUB-AREA PLAN

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Next Steps

The next meeting is planned for Wednesday, May 21st at Centennial Elementary School. At this meeting, Broomfield staff will briefly review the neighborhood comments and issues raised during the April 3rd kick-off meeting and will present a draft work plan for the year-long planning process. In addition, Broomfield will begin the first topic-focused discussion on code compliance. Future topic-focused meetings will follow approximately once per month.

Communications

If you have comments or concerns to raise during the process, we encourage you to attend the meetings. If you are unable to attend, you may submit your comments in writing to:

Lynn Merwin, Principal Planner
Email: imerwin@broomfield.org
Phone: (303) 438-6381

To keep informed about the planning process and progress, please make sure we have your email address. As an alternative, you may request updates by mail.

Please also check the Broomfield Planning web page for periodic progress reports on the planning study. The website is located at:

www.broomfield.org/planning

Public Notification

The first two neighborhood-wide meetings have been noticed in the ***Broomfield Enterprise***. In addition, mailings have been sent to all owners of record announcing these meetings.

Over the next few months, the meetings will be noticed primarily through email or by mail upon request.

City Council public hearings are noticed through standard notice procedures, including the City Council.