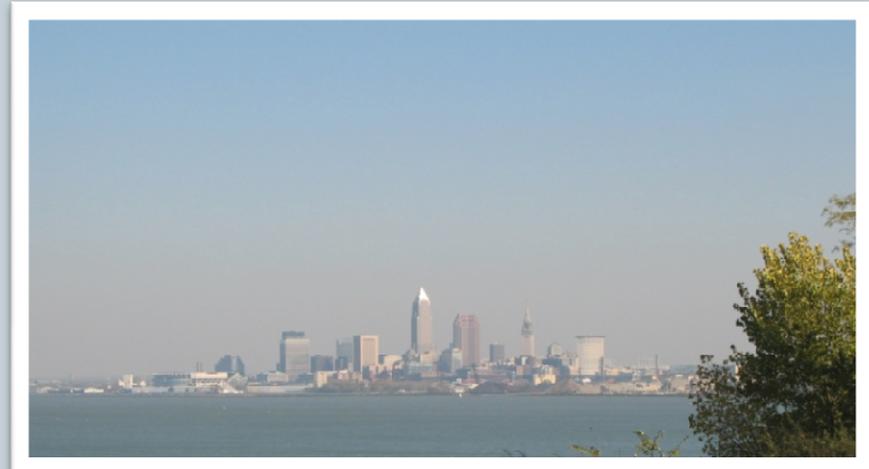




# GOLD COAST PROJECT



Lakewood Planning Commission Meeting  
June 4, 2009  
LAKEWOOD CITY HALL



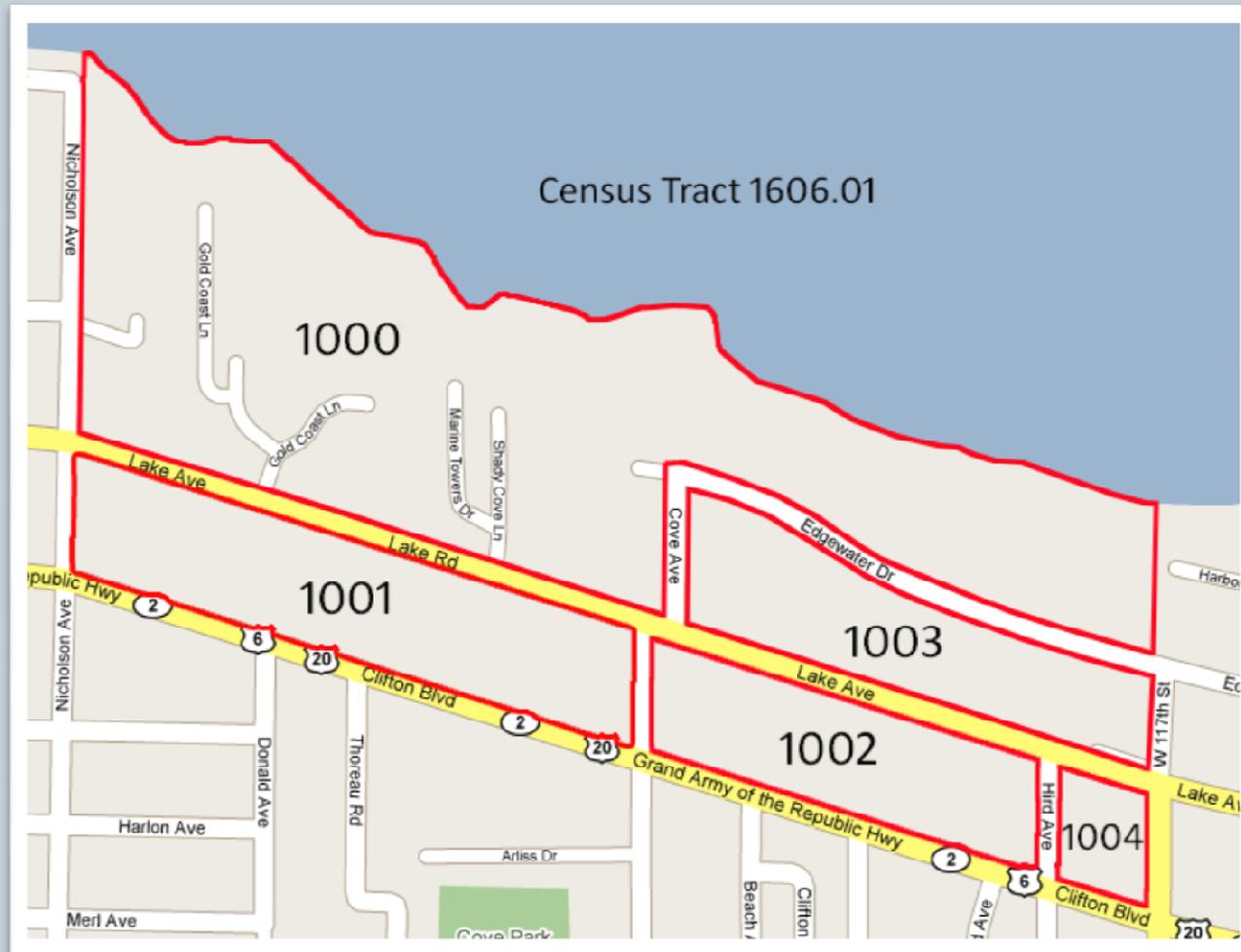
Presented by: Christine Dersi, Jason Russell, and Danielle Wonkovich

# Gold Coast Project Process



- **Research Phase**
  - Historical Context
  - Demographics
  - Public Meetings
- **Design Phase**
  - Utilized Planning Principles & Recurring Themes
  - Public Meeting

# Research Phase: Gold Coast Demographics



# Demographics of Lakewood's Gold Coast



Census Tract 1606.01	Census Block				
	1000	1001	1002	1003	1004
<b>Total Population</b>	3,506	232	588	759	100
<b>Age (Median)</b>	50	34	31	32	32
<b>Race/Ethnicity</b>					
<b>White/Caucasian</b>	89%	91%	89%	82%	87%
<b>Black/African-American</b>	4%	1%	5%	7%	5%
<b>Hispanic/Latino</b>	2%	0%	3%	3%	3%
<b>Asian/Pacific Islander</b>	5%	1%	1%	4%	3%
<b>Other</b>	0%	0%	1%	2%	0%
<b>Households</b>					
<b>Total Households</b>	2,602	107	428	591	77
<b>Average Household Size</b>	1.35	2.17	1.37	1.28	1.30
<b>Households w/ no one under 18</b>	2,514	87	397	560	76
<b>Households w/ one or more over 60</b>	1,005	21	50	68	11
<b>Housing Units</b>					
<b>Total Housing Units</b>	2,856	110	456	656	79
<b>Total Occupied Housing Units</b>	2,602	107	428	591	77
<b>Owner Occupied Housing Units</b>	44%	41%	17%	6%	0%
<b>Renter Occupied Housing Units</b>	56%	59%	83%	94%	100%

Source: U.S. Census Bureau, 2000 Census

# Design Phase: Reoccurring Themes



- **Economic Sustainability**
  - Maintain Adult/Professional feel of neighborhood
  - Recruit next generation of renters and owners
- **Social Connectivity**
  - Improve social interaction and collaboration among residents
- **Convenience & Walkability**
  - Provide valuable neighborhood amenities
- **Safety**
  - Address safety concerns

# Project Overview: Addressing Reoccurring Themes



- **District Identity**
  - Encouraging social unification
- **Connectivity**
  - Building physical bonds
- **Redevelopment**
  - Creating new amenities

# District Identity



- Gold Coast District Logo
- Neighborhood Association
- Way-finding Signage
- Streetscape
- Edgewater Dr. Realignment

# Neighborhood Logo



*“Discover the treasure on the North Coast!”*

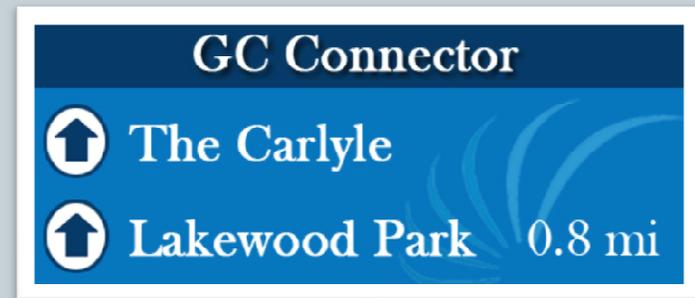
# Neighborhood Association



# Neighborhood Signage



- The signage program includes street name signs, as well as signage oriented to pedestrians and automobile traffic.
- Gold and blue color scheme carried by all signage represents the namesake of the Gold Coast
- The neighborhood logo is incorporated into all signage, to create uniform identity.

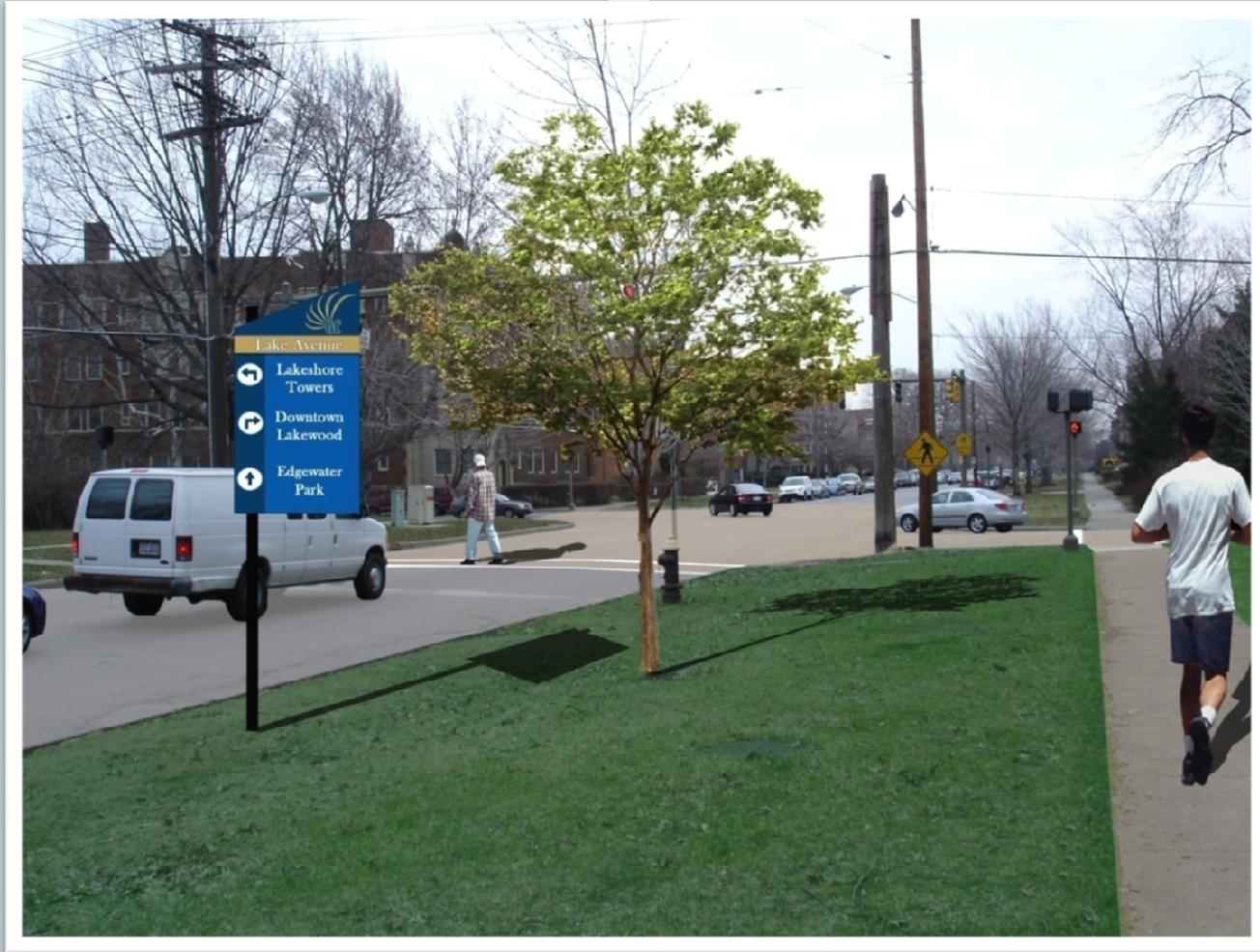


# Streetscape



Location: Lake Avenue, between Cove and W. 117<sup>th</sup>, looking east

# Streetscape



Location: Lake Avenue at Cove, looking east

# Edgewater Dr. Realignment



# Edgewater Dr. Realignment



Location: Marine Towers Entrance onto Lake Avenue

# Connectivity

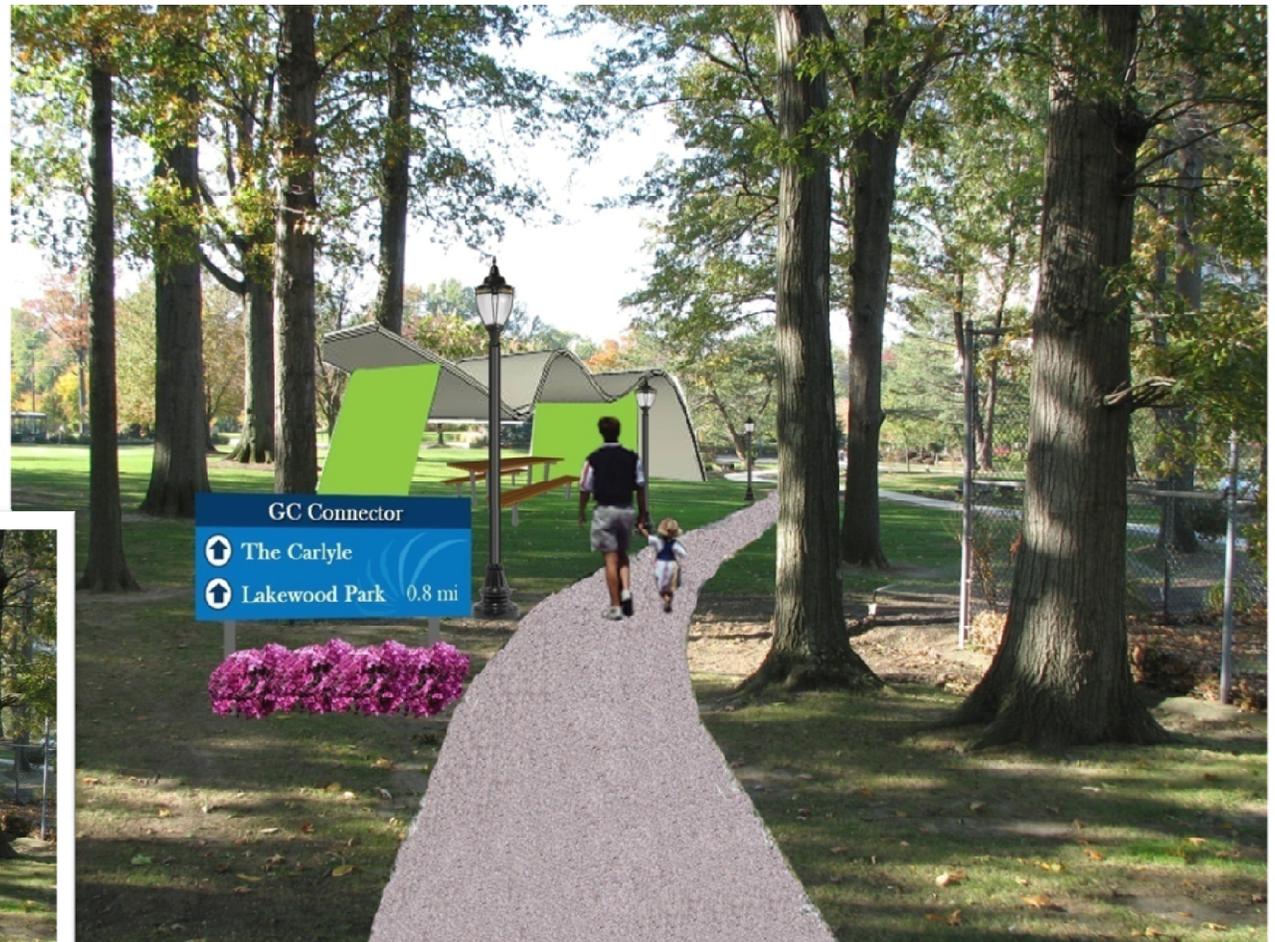


- Gold Coast Connector
- Recreational Trail
- Gateways
- Cornerstones

# Gold Coast Connector

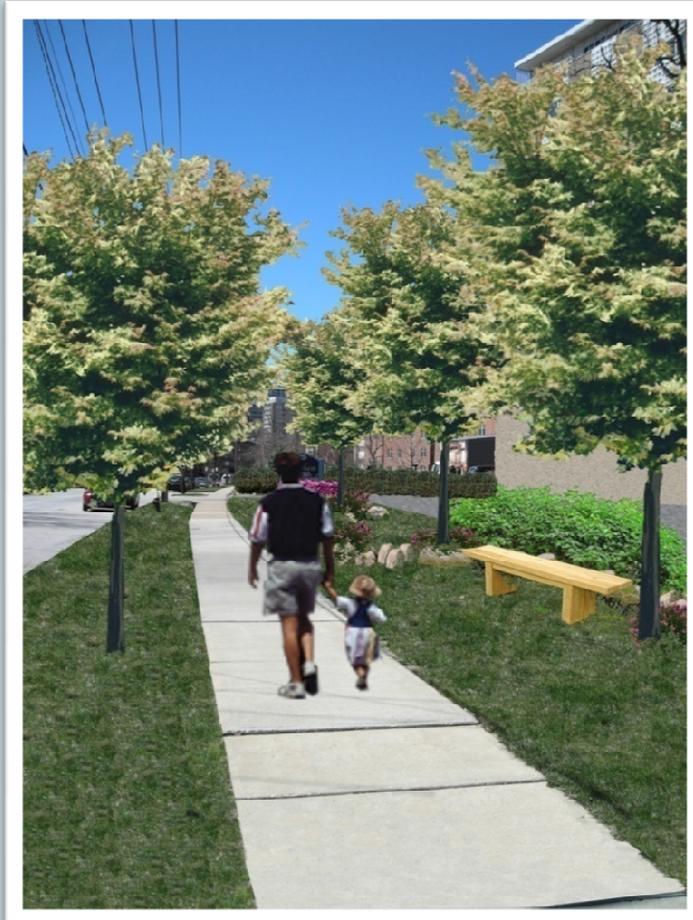


# Trail



Location: South of Winton Place

# Greenspace

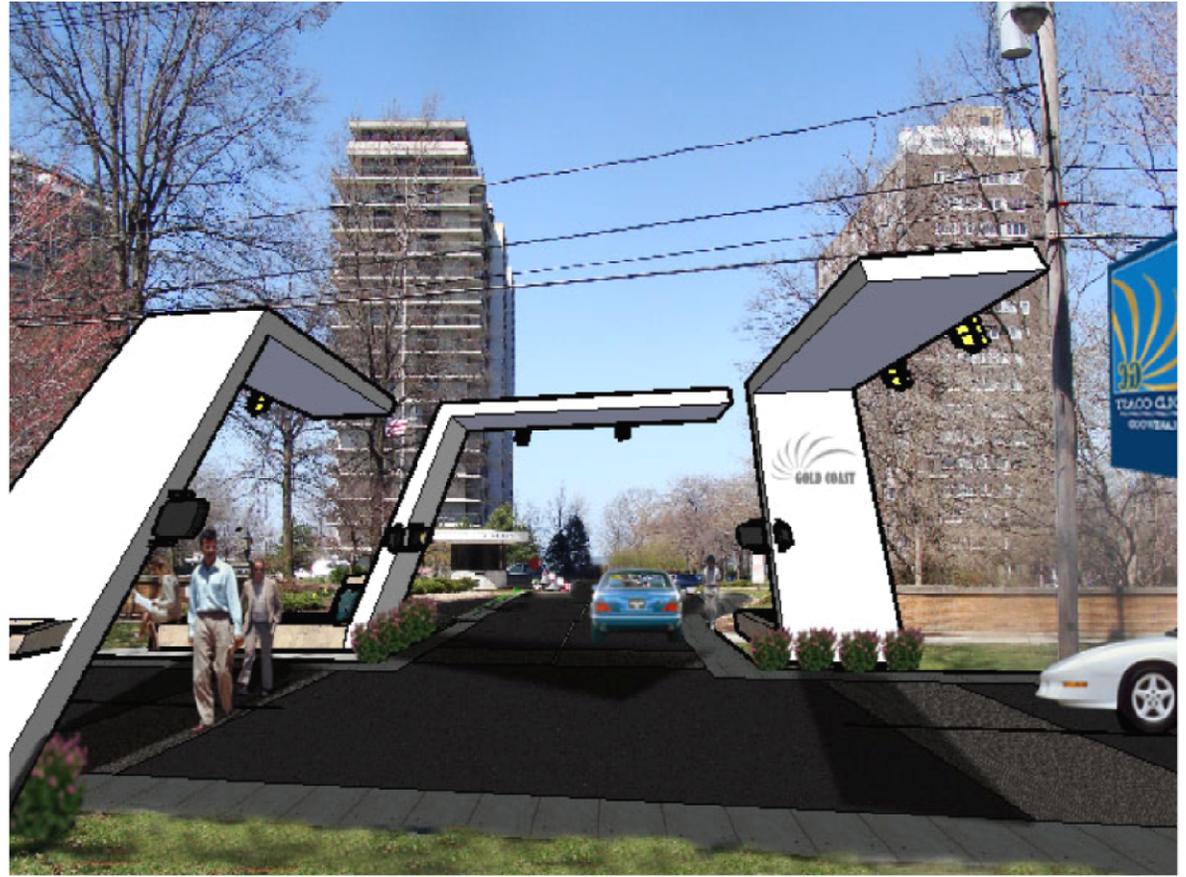
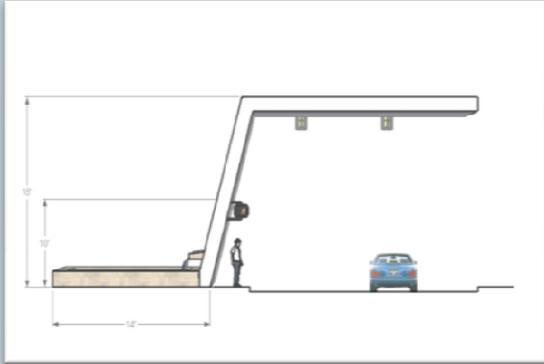


Location: South of The Shoreham

# Cove Pedestrian Street



# Gateways



Location: Recommended Edgewater Drive extension and Lake Avenue

# Gateways (cont'd)



Location: W.117<sup>th</sup> and Edgewater Drive

# Cornerstone



Location: Cove and Clifton Blvd.

# Redevelopment Opportunities



- Mr. Tire
- Cove and Lake Avenue
- W.117<sup>th</sup> and Lake Avenue
- Days Inn
- Travelodge

# Mr. Tire Redevelopment



# Intersection of Cove & Lake: Existing Conditions



# Intersection of Cove & Lake: Existing Conditions



# Redevelopment Principles



- Emphasize the density, diversity, and walk ability of Gold Coast.
- Create a discernible neighborhood center
- Provide neighborhood services within walking distance of majority of residents
- Introduce new housing types to Gold Coast

# Cove Redevelopment



# Cove Redevelopment



# Questions?

