

STUDY SESSION NOTES

CITY OF WHEAT RIDGE, COLORADO

City Council Chambers 7500 W. 29th Avenue

May 16, 2016

Mayor Joyce Jay called the Study Session to order at 6:30 p.m.

Council members present: Janece Hoppe, Monica Duran, Kristi Davis, Tim Fitzgerald, George Pond, Zachary Urban, Genevieve Wooden, and Larry Mathews

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; City Manager, Patrick Goff; Public Works Director, Scott Brink; Community Development Director, Ken Johnstone; other staff, guests and interested citizens

PUBLIC COMMENT ON AGENDA ITEMS

Tim Tindle (WR) grew up in Englewood and wants WR to keep the small town feel. He thinks it's crucial to have the middle lane and be able to walk and ride bikes in our town. He wants a community space and thinks we all want businesses to be successful.

Gretchen Cerveny (WR) spoke to the process. She's not sure the results are valid because people who came to the 3rd meeting hadn't been to the first two. She talked about when 38th Avenue was our downtown. Now we have Town Center Park. The Rec Center process was good. Council may want to rethink this process.

Diane Potter (WR) noted that not everyone can come to these meetings, but they voted. 7,301 people voted no on 2B. Why are we even having this conversation? Why was there a Cre8 Your 38th process? She read the 2B ballot wording and reminded Council the majority voted against it. Don't we live in a democracy? If 2B had won, she doubts the opponents wouldn't still be whining. Council needs to figure out something else.

Vivian Vos (WR) spoke about the presentation to the businesses on 38th last week. She's glad people were given the opportunity to speak and noted that one business reported 74 accidents since the road diet. She asked for clarification on some costs. She believes most people want 4 lanes and the people who want to move the curb are a small minority. She thinks Council should bring forth more than one option to vote on.

Dianne Robb (WR) thanked Council for the Cre8 you 38 experience. She gave her impressions of what she felt was an exciting process. She urged Council to accept the results of the process -- making our main street 3 lanes and taking it to the next step.

Kim Ganeles (WR) participated in the process and apologized that Council still has to slog through this nonsense. Why are we still discussing this? She doesn't think we should be rehashing old election results from years ago. She's tired of the constant obstruction to progress. She charged that the advocates of 4 lanes are not for safety, walkability and gathering places. Her visiting father was flabbergasted that a few

business owners are leading the charge against this.

Deana Swetlik (WR) stated that revenues on 38th are up and average speeds are down, but more work needs to be done. The Comprehensive Plan and the 2011 corridor plan both call for this main street. She believes pedestrians should be strongly accommodated. She cited a quote that sidewalks are vital organs of a city.

Rachel Bronson(WR) explained how she thinks the reconstruction of 38th is critical to the future of the City. She thanked staff and Council for the Cre8 Your 38 process.

Kelsey Robb (WR) said having a main street is important to her – to be able to walk with her friends down to 38th Ave and visit all the businesses and bars. She believes we need safe sidewalks and bike lanes. She urged Council to move forward with 3 lanes.

Luke Schultz (WR) believes that 38th Ave needs to be revitalized and be safe for everyone. He thinks Cre8 Your 38 was a good process.

John Genova (WR) thanked Council for the inclusive process to create a vibrant downtown. He believes 3 lanes is the logical configuration to set the stage for smart redevelopment. He felt the second meeting was weighed down with too many details and that's why attendance at the third meeting was poor. The negative fliers against 2B said it was too expensive, but he thought it was unclear what they didn't like. Following this process he believes it's clear that 3 lanes is a popular solution.

Jerry Nealon (WR property owner) thanked Council for including so many people. They should move forward. He noted the 2011 plan and the Cre8 your 38 process both call for 3 lanes. He stated revenue is up, and speed and accidents are down. The street has to move cars but also has to be safe for bikes and pedestrians, and have open spaces and amenity zones to support the businesses. Council should move forward enthusiastically.

Kathleen Martell (WR) thanked Council for the Cre8 Your 38 process. She related her experience and how compromises were made. She thinks the plan being presented tonight is an example of compromise and wants Council to consider the compromises that came forward.

Scott DeJong (WR) thinks Cre8 Your 38 was a wonderful process. He's been here 2½ years. After living in Denver he expected 38th would be walkable, but he's found it difficult to get around. While he'd like to see bike lanes, he thinks wide sidewalks and amenity zones are more important so people can linger. He supports 3 lanes. He likes the green space and the opportunity for people to mingle.

Britta Fisher (WR) thanked everyone who worked very hard on the Cre8 Your 38 process. As we go forward to the implementation process, she encouraged transparency and including citizens in the process. She thanked the school board members attending tonight for the opportunity to use the school grounds for events. She recommended using the Ridge at 38 leadership and marketing team to help promote businesses during a construction phase. She encouraged that the metrics for 38th Ave be updated.

Rachel Hultin (WR) noted how everyone cares about the community. In 2014 2B was voted down, but some of the information wasn't correct. Council then moved forward and engaged another consultant. Whatever plan moves forward she believes everyone is

compromising -- no one is getting what they want. Whatever we end up with will be our main street. If we stay at each other's throats we aren't being a main street community.

Rolly Sorrentino (WR) is upset with the direction this council is going. His tax dollars paid for 38th to become 4 lanes and it's disconcerting to see what it is today. He reminded Council that 38th is a collector street and the current design is a bottleneck. He charged that staff, supported by Planning Commission and Council, has orchestrated a plan to dupe constituents in a direction people don't want to go. Not one of the website options had 4 lanes. He urged Council to put it back the way it was; people are upset.

APPROVAL OF AGENDA

1. Staff Reports(s) (none)

2. Jeffco Schools Facility Master Plan (FMP) Presentation

Dan McMinimee – Superintendent
 Ron Mitchell, School Board President
 Ali Lasell, School Board First Vice-President
 Steven Bell, Chief Operating Officer
 Terry Elliott, Chief School Effectiveness Officer

The group gave a 30-minute power point presentation about Jeffco schools. Mr. McMinimee presented funding history and building ages.

Terry Elliott spoke on goals and needs, grade reconfiguration, a 13-year implementation plan, a new stadium in the south, renovating and expanding existing facilities, past projects completed, the scope of future projects, and the first 6-year timeline.

Steve Bell presented some history on bond and mill levy financing in the last 18 years. Their proposed plan has two phases. Phase 1 (Years 1-5) requires \$420M; Phase 2 (Years 7-13) requires \$194M (which will likely cost over \$300M by then). Each phase also has a supplement of \$120,000 transferred from the General Fund.

Mr. Bell outlined the debt model

- Residential house would pay \$13.53/yr per \$100K in value (\$1.12/mo)
 Example: \$300K house = \$40.59/yr
- Nonresidential property would pay \$49.30/yr per \$100K in value (\$4.11/mo)

Mr. McMinimee outlined the plans for Wheat Ridge area schools

- WRHS -- Phase II Master Plan
- Everitt Middle – Renovation; convert to 6-8
- Kullerstrand -- Close Kullerstrand, move students to Prospect
- Maple Grove -- Add 4 classrooms; convert to K-5
- Pennington -- Convert to K-5
- Prospect Valley – New replacement facility K-5; consolidate with Kullerstrand
- Stevens -- Convert to K-5

- Stober – Close Stober; move students to Vivian
- Vivian – New replacement facility K-5; consolidate with Stober
- Wilmore-Davis -- Convert to K-5
- Demo 13 temps

Questions from Council

- There are no plans to reopen Martensen.
- Converting from K-6 to K-5 opens new classrooms for revitalized neighborhoods with changing demographics.

A break was taken from 8:12 to 8:22pm

3. 38th Avenue Streetscape Discussion ~ Mark Westberg

Mr. Westberg gave some recent history of the Main Street process.

- The Cre8 Your 38 process lasted from Sept through March.
- Last Thursday meetings were held with the business/property owners on the street to give them an opportunity to ask questions.
- There are four options for Council to consider: no action, full reconstruction, a retrofit project, or implement the streetscape design manual

Features of the options are:

No Action

- 3 travel lanes
- 5 ft sidewalks
- No amenity zones (some planters and pop-up cafes)
- On-street parking on south side only
- Bike lanes west of Pierce
- No right-of-way

Full Reconstruction

- 3 travel lanes
- 8 ft sidewalks
- 4-ft amenity zones
- On-street parking in wider sections around High Court
- No bike lanes
- No right-of-way

Retrofit

- 3 travel lanes, 5 ft sidewalks
- Disconnected amenity zones (limited amenities, south side only east of Pierce)
- On-street parking around High Court
- No bike lanes
- No right-of-way

Streetscape design manual

- 3 travel lanes
- Maintain existing conditions until redevelopment occurs
- Incremental construction with redevelopment
- 8-ft sidewalks & 6-ft wide amenity zones
- On-street parking south side only
- Bike lanes east of Pierce
- Up to 9 feet of right-of way needed

The Green Proposed enhancements include:

- Enhanced entry and landscape buffering along 38th Ave
- Amphitheater/ice rink area at north end near the school
- Retaining wall seating to the south of the amphitheater
- Remaining area enhanced as civic space (bike corrals, walkways, vendor spaces)

Funding requirements

- No Action – Maintenance only
- Reconstruction -- \$7.5-\$9.75 million
- Retrofit -- \$4.5 - \$6.5 million
- Street Design Manual -- Owner with development, \$700/ft of frontage

Street Width Designation Required only with Retrofit or ReconstructionDriveway Consolidation Yes, with all options except No ActionRestriping

- No Action – Maintenance only
- Reconstruction -- No
- Retrofit -- No
- Street Design Manual -- Maintenance only

Mr. Westberg outlined the various "Next Steps" of a 38th project including budgeting, scoping, funding, engineering, working with property owners, street width designation, public meetings and hiring a contractor.

Council questions

- There are locations in the design where a chase (cover) can be installed between the sidewalk and the amenity zone.
- Amenity zone doesn't have to be ADA compliant; sidewalk does.
- Access to trashcans, benches, etc. on the islands requires ADA compliance
- Difference in construction time (retrofit vs reconstruction) is unknown at this time.
- Mr. Dahl explained "flow line": Council determines the flowline. Reconstruction and retrofit plans would both change the flowline and trigger Charter provisions.

Opinions and discussion ensued.

Councilmember Hoppe supports the retrofit design as it is cheaper and requires less construction time.

Councilmember Mathews' research indicates that when traffic counts reach 20K/day a road diet needs to make sure accommodations are being made on parallel streets.

Additionally, he noted:

- It was projected we'd have 20K cars/day by 2035; we are already at 19K
- Double turn lanes off Wadsworth will cause congestion and unsafe conditions.
- Need to design for bus pullouts at every stop
- As I-70 gets more congested traffic will come to 38th.

Councilmember Urban expressed it's important to consider recent input from the businesses and property owners. He believes any ballot issue should have both alternatives. He passed out design options for 60 and 72 foot ROW. He ensured this was not meant to denigrate the product of Cre8 Your 38, but to give voters an option.

Councilmember Duran supports giving citizens a choice.

Councilmember Davis believes it will go to a vote and thinks it needs to be well-defined and have a cost. She's not sure about having alternatives on the ballot.

Councilmember Fitzgerald doesn't support giving two choices. He thinks Council should choose one of the staff options. He doesn't think Mr. Urban's new options are different from the ones that were rejected in Cre8 Your 38. He believes we need to honor the Cre8 results. He prefers the complete rebuild, but will compromise on the retrofit option.

Councilmember Wooden is concerned the options presented by Mr. Urban do not follow what the majority of Cre8 Your 38 participants wanted. That wouldn't be listening to the people.

Councilmember Mathews does not understand why we must respect 1,000 people from Cre8 Your 38th, but the 7,800 who voted no on 2B don't count. He cited last years' City survey which very specifically shows a preference for 4-5 lanes by 72% of residents.

Councilmember Pond supports a ballot question with a definitive answer. He doesn't believe complete reconstruction with four lanes is a good option to present. He believes the retrofit option provides multiple features and has lower overall cost.

Councilmember Urban said from what he's heard from business owners, the options he presented would not trigger a protest. He prefers having A or B options for voters.

Mr. Dahl explained several issues related to potential ballot questions.

- The Retrofit and Reconstruction models both require street width designation.
- The TABOR part (funding) would be voted on by the whole city.
- Street width designation would only be voted on by Districts 1 and 2.
- There is a way to put both options to the voters – by having two ballot measures.
- A single ballot question cannot be either/or; it has to be yes or no.
- 2B was a referred question.

More protracted discussion of ballot options followed.

Councilmember Hoppe received consensus of 7-1 to move forward and flush out details on the Retrofit option.

Councilmember Hoppe received consensus of 7-1 to move Mr. Urban's design to staff for review of its feasibility.

Councilmember Hoppe received unanimous consent to include ballot wording that it be funded by a sunseting sales tax of not more than ½ penny.

Councilmember Hoppe received consensus for staff to work with property owners on access points and consolidation of curb cuts.

Councilmember Mathews did not receive consensus to have staff flush out cost details on the full reconstruction option.


Mr. Goff anticipated that details could be ready for the June 6 study session.

There was consensus to have staff respond to Mr. Mathews' traffic questions.

4. Elected Officials' Report(s) Not considered due to the lateness of the hour.

ADJOURNMENT

The Study Session adjourned at 10:51p.m.



Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON June 13, 2016

George Pond, Mayor Pro Tem