

**STUDY SESSION NOTES**  
**CITY OF WHEAT RIDGE, COLORADO**  
**City Council Chambers 7500 W. 29<sup>th</sup> Avenue**  
**April 1, 2019**

Mayor Bud Starker called the Study Session to order at 6:30 p.m.

Council members present: Amanda Weaver, George Pond, Janeece Hoppe, David Kueter, Zachary Urban, Kristi Davis, Larry Mathews, and Leah Dozeman

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; other staff, guests and interested citizens.

Citizen Comment on Agenda Items

**Vivian Vos** (WR) remarked that the gala the City put on a few weeks ago to celebrate the City's 50<sup>th</sup> Anniversary was excellent in every way. Concerning Item 1, she does not favor using 2E money for a public/private partnership. The fact that a study session is necessary and the City Attorney has to weigh in indicates this is not a way to proceed. She urged Council not to abuse the 2E vote. She suggested using the money designated for "The Green" – which she feels is a want, not a need. She thinks spending WR tax dollars on property not owned by the City is wrong.

1. Wheat Ridge · Ward Station area – overall update and review and approval of proposed 2E funded infrastructure projects

The City Manager gave opening remarks. **Ken Johnstone** proceeded.

- The G Line is scheduled to open April 26.
- Tonight's agenda is to

June 2018 projectionsCurrent project phase costsThe Plan

- Arvada reimbursement (cost sharing for Ridge Road and 52<sup>nd</sup>) - \$2,100,000
- No cost for linear park (owners may provide easements) – save \$500,000
- Parkland dedication fees (north residential) - \$500,000 (toward linear park)
- Ward/Ridge traffic signal not happening now

Net result is \$11,300,000 in total infrastructure costs (including Ward/Ridge signal)

Current project costs

- Local Streets
  - Hance Ranch utility/drainage/storm sewer - \$200,000
  - 52<sup>nd</sup> - \$2,900,000 (Arvada will reimburse about half)
  - Tabor - \$500,000
  - Ridge - \$700,000 (cost share with Arvada not yet determined)
- Pedestrian Bridge
  - Pedestrian Bridge -\$3,200,000 (includes elevators)
  - South Plaza -\$900,000
- Linear Park - \$700,000

Ped Bridge/Plaza/Linear Park

TRAX Funding Request 2.2 acre site with 270 -280 market rate units, depending on if there's a 5<sup>th</sup> floor

- Balcony's and common area spaces
- Business Center
- Rooftop pool and other amenities (tenants only)
- *Structured parking – fully URA TIF funded, is an eligible cost* [will use TIF money, not 2E money]
- Overall funding gap of over \$8M
  - Verified through 3<sup>rd</sup> party review by Economic & Planning Systems; done for URA; paid for by developer
- Project not feasible without public funding assistance
- Request is for \$1.2M in 2E assistance (leveraging a total project valued at \$54M)
- RWR is considering TIF Agreement for \$6.9M
  - Decision deferred, pending City Council decision about using 2E funds
- 2-story parking structure for residents will be surrounded by the apartments
- 2E funds will be used for construction of ½ of 52<sup>nd</sup> Ave tying into Tabor, and amenities surrounding the project (sidewalk, grass and trees)

TRAX funding request for 2E eligible costs

- Next steps
- Finalize roadway design/bid documents and acquire ROW
  - Continue Arvada partnership on 52<sup>nd</sup> Ave and Ridge Road
  - Citiventure (Marilee Utter) outreach to property owners and developers
  - Approval from Council for Scope of Work (SOW) for design and ROW acquisition contracts for pedestrian bridge and linear park

Council Questions

Mayor Starker called a break 8:16. The study session resumed at 8:27pm

## 2. NRS Update Retreat

Patrick Goff provided details about the Saturday's retreat scheduled at the Seniors Resource Center. Continental breakfast will be at 8:30. The retreat will go from 9am to 2pm. The new director of the SRC will be there to introduce himself.

A tentative agenda is in the packet. Czb will be facilitating to accomplish the following:

- Address pending City Council questions.
- City Council understanding of process findings to date and emerging recommendations.
- City Council understanding of potential implications:
  - New approaches to certain City activities such as planning projects and resident engagement.
  - Personnel needs for implementation.
  - Budget impacts for additional planning projects.
  - Budget impacts for future capital work.
  - Other desired outcomes as may arise in the retreat planning.

He emphasized this is not a strategic planning retreat. The current strategic plan will be updated next year after the election to incorporate NRS recommendations.

Councilmember Hoppe encouraged councilmembers to look at the strategic goals prior to Saturday so the items discussed at the retreat can be linked to the goals.

Mr. Goff advised that:

- Documents such as the Citizen Survey and the Comprehensive Plan are available online if needed.
- The meeting will be noticed publicly like any other meeting.

Councilmember Hoppe noted this will be a working session. Citizens are welcome to attend and observe, but no public comment will be taken.

## 3. Staff Reports

Mr. Goff reported the ribbon cutting for the Gold Line will be on Friday, April 26<sup>th</sup>. Details to follow. Three days of celebration are planned: Thursday evening a VIP event; Friday the ribbon cutting; Saturday the community event. There will be no whistles on April 26. The whistles stop April 19 and all intersections will be quiet zones.



4. Elected Official Reports

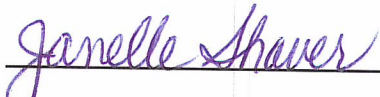
**Leah Dozeman** invited all councilmembers to the STEM Gala on Saturday, May 4. The City has a table. The public can purchase tickets at [fasefoundation.org](http://fasefoundation.org).

**Zachary Urban** reported on S.B. 008 regarding substance abuse treatment related to the criminal justice system. It was amended to remove the expansion of programs from 4 to 10, but the original provisions of the bill remained.

**ADJOURNMENT**

The Study Session adjourned at 8:37 pm.

APPROVED BY CITY COUNCIL ON June 10, 2019



Janelle Shaver, City Clerk



Janece Hoppe, Mayor Pro Tem