

# **STUDY SESSION AGENDA**

## **CITY COUNCIL CITY OF WHEAT RIDGE, COLORADO**

7500 W. 29th Ave.  
Wheat Ridge CO

April 1, 2019

6:30 p.m.

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Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Sara Spaulding, Public Information Officer 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

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### Citizen Comment on Agenda Items

1. Wheat Ridge · Ward Station area – overall update and review and approval of proposed 2E funded infrastructure projects
2. Neighborhood Revitalization Strategy (NRS) Update Retreat
3. Staff Report(s)
4. Elected Officials' Report(s)

ADJOURNMENT



## Memorandum

**TO:** Mayor and City Council

**FROM:** Kenneth Johnstone, Director of Community Development

**THROUGH:** Patrick Goff, City Manager

**DATE:** March 22, 2019 (for April 1, 2019 City Council study session)

**SUBJECT:** Wheat Ridge · Ward Station area – overall update and review and approval of proposed 2E funded infrastructure projects

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### **ISSUE:**

In November 2016, the Wheat Ridge voters approved ballot measure 2E, providing a temporary ½-cent sales tax increase to provide infrastructure funding for four areas of the City: Anderson Park, Clear Creek Crossing, Wadsworth Blvd., and the Wheat Ridge · Ward Station area. For the Wheat Ridge · Ward Station area, the ballot measure identified \$12,000,000 in funding that was intended for a variety of potential public infrastructure that would then facilitate and catalyze private sector investment in the area surrounding this end of line station.

The list of potential projects included local multi-modal streets, a pedestrian bridge over the railroad tracks, a regional park associated with the two ponds along I-70, Ward Road improvements, a linear park associated with the pedestrian bridge, regional stormwater improvements, pedestrian plazas, amenities, and other public improvements to the station area.

Since that approval, a staff working group has been meeting on a monthly basis to identify and prioritize projects, coordinate with adjacent jurisdictions, property owners, developers, consultants, etc. A variety of parallel efforts are also underway to facilitate the overall realization of the City's vision for this area, as established in the Northwest Subarea Plan, and the more recently developed 2016 WSP Vision Plan, which also identified the concept of outdoor recreation themes for the area and created the Base Camp brand.

At the January 7, 2019 City Council study session, staff briefed Council on the proposed list of 2E-funded infrastructure projects, including a possible public private partnership on a higher density multi-family project adjacent to the station area. The intent of this City Council Study Session is to get final direction from Council on the list of 2E-funded projects, in order to be able to move forward on final design and ROW acquisition, as needed. The deadline to spend 85% of the bond funds is May 2020, so design and ROW acquisition needs to start this spring.

The following will be covered in this memo, as well as during the staff presentation at the study session:

1. Update from Marilee Utter, Citiventure
2. Recap of January 7, 2019 study session
3. Review of 2E project list and budget

4. Presentation of concept designs for Pedestrian Bridge and Linear Park
5. Discussion of possible public-private partnership on TRAX multi-family project
6. Next Steps

### **BACKGROUND:**

#### **Citiventure Developer Outreach**

The City's Economic Development Division contracted with Marilee Utter in 2018 to serve as an extension of staff reaching out to transit oriented development (TOD) focused developers.

Citiventure is a Denver based firm with extensive research in facilitating TOD. Ms. Utter has had key roles in development of the Central Platte Valley area surrounding Denver Union Station and she previously worked for RTD as their first director of TOD and for the Urban Land Institute. She will provide an update on her outreach to developers in regards to the Ward TOD area, as well as general observations regarding the City's vision for the area.

#### **January 7, 2019 CC study session recap**

The City has been planning for transit oriented development (TOD) for the area surrounding the Wheat Ridge · Ward Gold Line Station for nearly 15 years, beginning during RTD's development of the Environmental Impact Statement for the Gold Line. The Northwest Subarea Plan was first adopted by City Council in 2006. At the January 7, 2019 meeting, a thorough update was provided as to various efforts that have been made by the City in the intervening years, to position the TOD area for successful development and redevelopment, as the commuter rail line nears opening day.

#### **2E Project List**

As noted previously, the 2E ballot language included several specific examples of types of infrastructure that shall and may be funded by the \$12,000,000 in voter approved bond funds. In the City's vision, there is certainly well more than \$12,000,000 that could be spent. Staff has been working on prioritizing based on a variety of factors, such as project feasibility, ability to leverage and catalyze private sector investment, partnership funding opportunities, etc. Staff provided City Council an initial project list in June 2018. At that time, the following was our draft project list.

- Local Streets – up to \$8,000,000
- Pedestrian Bridge over railroad tracks - \$1,500,000 to \$4,000,000
- Linear Park – up to \$4,000,000
- Regional Park – up to \$5,000,000
- Ward Road grade separation (state highway) – City's share up to \$2,000,000

The following developments have occurred in the intervening 10 months.

- Design of 52<sup>nd</sup>, Tabor, and Ridge are progressing through the 90% plan phase. ROW acquisition has started along Ridge Road.
- Hance Ranch townhome project identified additional off-site drainage and utility expenses related to the adjacent streets;
- Determination received from CDOT that a traffic signal would not be allowed at the Ward/Ridge intersection at this time;

- Pedestrian bridge and linear park have been further designed and appear feasible and within previous budget estimates;
- Partnership opportunities with the pond property owners have not yet materialized;
- Ward Road grade separation has been further considered and will likely be awarded DRCOG regional funding this fall for environmental and design work that would be done after the 2E funded projects are completed, and;
- Public/private partnership opportunity emerged on the TRAX multi-family project.

The current funding for the staff recommended priority projects breaks down as follows:

- Professional services (design, development review, ROW consultant, construction management, etc.) - \$2,000,000
- ROW acquisition - \$900,000, if easements can be obtained for Linear Park at no-cost, then \$400,000
- Construction projects - \$11,000,000, if no traffic signal at Ward/Ridge, then \$10,400,000
- TOTAL - \$13,900,000+, if no easement for the Linear Park and no traffic signal at Ward/Ridge, then \$12,800,000

The projected revenues/reimbursements break down as follows:

- Parkland dedication fees-in-lieu from private development - \$500,000 (toward Linear Park)
- Arvada reimbursement for streets - \$2,100,000, the amount for Ridge Road is still being negotiated.
- TOTAL - \$2,600,000

At this time, this leaves a net total allocation of \$11,300,000 in 2E funds; if no easement for the Linear Park and no traffic signal at Ward/Ridge, then \$10,200,000.

The proposed construction projects further break down as follows:

- Hance Ranch utilities/drainage - \$200,000
- 52<sup>nd</sup> Avenue - \$2,900,000
- Tabor Street - \$500,000
- Ridge Road - \$700,000
- Linear Park - \$700,000
- Pedestrian Bridge - \$3,200,000
- South Plaza - \$900,000
- Ward/Ridge Road intersection - \$700,000, if no traffic signal at Ward/Ridge, then \$100,000
- TRAX project - \$1,200,000

#### Pedestrian Bridge / Linear Park

A bicycle/pedestrian bridge over the railroad tracks was identified as a priority public infrastructure improvement in the City's Northwest Subarea Plan and the 2016 WSP Vision Plan



and was subsequently included in the 2E ballot language. The bridge and linear park will provide direct access to the station and station area for properties south of the railroad tracks, including the many existing employers as well as the vacant properties surrounding the two I-70 fronting ponds. All of these properties are within a ¼-mile of the station platform, considered by conventional norms to be highly walkable to the transit station.

AECOM has completed conceptual (15%) designs for the bridge, landing plaza (South Plaza) and linear park, which are included as attachments to this memo and will be further reviewed as part of the April 1 presentation to City Council. These designs were presented to adjacent affected property owners in group meetings on March 15 and were well received. The bridge would also include elevator access on both sides and the linear park is also designed to be ADA accessible. The bridge and linear park would include irrigated landscaping and pedestrian lighting to create a high quality pedestrian amenity and provide safe and convenient station access for all properties on the south sides of the railroad tracks. Based on the value-added staff believes these facilities represent for the properties impacted by the proposed linear park, staff has proposed that the necessary public access easements be dedicated without compensation. The City would also absorb ongoing maintenance costs for the existing landscaped slope, which are currently the responsibility of the property owners and condominium association.

#### 2E Funding for TRAX multi-family public/private partnership

One potential project for 2E funding is a public private partnership opportunity to develop TRAX, a 4-5-story, higher density, market rate multi-family project just to the northeast of the station platform. The site is 2.2 acres with approximately 220 – 280 units being proposed. The project would be highly amenitized, including structured parking, allowing the development team, HRE, to achieve the higher, transit-supportive densities. Without some form of public participation, the project does not make financial sense. None of the 2E funds will be utilized for the parking structure or the vertical construction of the multi-family building.

At its March 19 meeting, Renewal Wheat Ridge discussed a Tax Increment Finance (TIF) Agreement with HRE which would pledge the property tax revenues from the developments occurring in the station area. The overall financial gap for the project to be feasible is approximately \$9,500,000, with the property tax portion proposed to cover just over \$6,700,000. Pending City Council's direction on the use of 2E funds, Renewal Wheat Ridge has not yet formally approved any TIF agreement with HRE. As with all public private development agreements in the City, the City has been reviewing the pro forma closely with our economic/market consultants, Economic and Planning Systems.

HRE has requested \$1,200,000 in 2E funds to help close the remainder of the gap in the project pro forma. The City Attorney has reviewed the proposed partnership and has communicated to City Council via a separate memo that various public/private infrastructure improvements are eligible to receive 2E funds, including underground utilities that will be dedicated to other utility providers, such as water and sanitation districts. However, staff has identified \$1,200,000 in traditional City public improvements (street improvements, right of way landscaping, sidewalks, etc.) associated with this project, which we believe is the most appropriate use of these voter approved funds.

Next steps

City Council has previously approved contracts for a design consultant (SEH) and a right of way consultant (HDR). SEH has completed preliminary designs for the three local streets. AECOM (the City's overall 2E project support consultant) has completed conceptual design for the linear park and bridge and SEH could be tasked with furthering those design concepts into preliminary and final design. The Cities of Arvada and Wheat Ridge have entered into an IGA to cost share on 52<sup>nd</sup> Avenue and Ridge Road improvements. The exact cost split for Ridge Road will be based on traffic use and should be finalized this spring. The above estimate assumes a 50/50 cost split for Ridge Road improvements.

On the private sector side, three projects are going through the entitlement process and could be under construction within the next 3 to 12 months. These include the 63 townhomes (Hance Ranch by Remington Homes), which has all of the necessary city approvals, except building permits; 200 townhomes and live/work units and ±6,000 SF of commercial space on the former Jolly Rancher site (Toll Brothers); and the proposed TRAX multi-family project immediately adjacent to the transit platform (HRE Development). In total, these developments represent approximately \$150,000,000 in private sector investment, meeting the City's goals of using 2E funds to catalyze private sector investment.

**RECOMMENDATION:**

Staff requests concurrence from Council, in support of the current list of recommended 2E project funding allocations, including whether Council supports participation in a public/private development agreement of \$1,200,000 for public roads, landscaping and public infrastructure relating to the TRAX multi-family project.

Staff also requests concurrence from Council to enter into negotiations with SEH to complete a scope of work for preliminary designs for the pedestrian bridge and linear park. The task order for this work would be brought back to Council for approval in a few months.

**ATTACHMENTS:**

1. Citiventure memorandum
2. 2E Ballot language
3. Project Map
4. TRAX public improvement list
5. Pedestrian Bridge/Linear Park graphics
6. TRAX at Ward Graphics



**City of Wheat Ridge  
Ward Road Station District  
TOD Strategy Meeting  
March 1, 2019**

**Update:**

1. West Pond:
  - a. Landowner Mark Jolstad, development partner Donald Castor from Sagebrush Companies, and their designer met with City staff to present early concept plans for a 330-unit apartment project using structured parking. Access and topo challenges of the site were a key discussion point, as was the housing use and required zone change. The concept preserved the opportunity to keep a recreation use in the pond, though that was not explicitly discussed.
2. East Pond:
  - a. Landowner Bob Vermillion met with Bob Turner from Quadrant Properties regarding sale of the site for development into apartments. Both are interested and have had several conversations. Sale terms are highly dependent on anticipated City zoning process and requirements. Price and a quick close are important to the seller, as well as completing the walkway around the pond.
3. Outdoor Recreation Businesses:
  - a. A meeting was held with about 8 business owners on February 19, 2019. They uniformly liked their location based on its westside proximity to the mountains, and access to I-70. They indicated that there are many small outdoor rec businesses that could be brought to the area, and said the biggest detriment is the lack of a mixed-use, cool “vibe” to the district. Their main priority was a brew-pub, with coffee shop a close second and music and arts also mentioned. They also saw open space/recreation at the ponds as a key branding element for this district and for locating here.
4. Apartments:
  - a. Most recent information from property owner Pat Henry is that he has an executed LOI with an apartment developer for 220 units Using 221-D financing which indicates a that it will include affordable units as part of the mix.

5. Fred Orr:
  - a. Mr. Orr is a commercial real estate owner from Denver with multi-tenant buildings at 12100 West 52<sup>nd</sup>. He is very positive about the property and the area, and reports that his buildings are staying well leased to small businesses. He referenced a strong demand for spaces as small as 1500 SF.

### **Strategic Analysis:**

1. TOD Vision for the area: walkable, friendly, quasi-industrial and small business neighborhood with an outdoor vibe, punctuated by residential at all price levels, funky arts, local food and beverage.
2. Key for the City is to put in critical infrastructure and attract enough of the desired development to get to the “tipping point” where the private market takes over, and public investment is minimized.
3. Housing north of the station and increasing property values will dramatically change market dynamics of that area, causing industrial uses to change over time. Planned streetscape improvements on 52<sup>nd</sup>, Ridge Road and Tabor Street will also change perception of the area to more of a mixed-use, pedestrian district.
4. Signage and branding off Ward Road is important for attracting transit users as well as residents and businesses in the District. Currently, it is minimal and substandard. The corner of Ward Road and Ridge Road is a particularly important gateway for this area.
5. The bridge and linear park are backbone infrastructure connecting the south and north sides of the neighborhood which have previously been separated by the railroad track. Investing in them as so they are attractive landmarks creates a 360-degree neighborhood and gives a powerful bolster to transit usage.
6. Ponds are a visible and important branding element and amenity for the district, especially if public access and a recreational element can be maintained. They are particularly well-suited for a trail system which in itself can engender a different type of TOD: Trail-Oriented Development.
7. The outdoor recreation business is a valuable cluster with potential to grow. The industry is booming, and small businesses are a big part of it. Finding affordable, appropriately-zoned space and building a walkable, mixed-use community is key to any significant increase in the jobs base.
8. A coffee shop, brewpub, or other local food/beverage is a critical element to cementing the identity of the neighborhood, and to attracting more businesses.
9. The most likely first location for retail is north of the station, near residential, on Ward Road or Ridge Road.
10. Affordable housing for workers is an obstacle to growing small businesses in the area.

**Suggestions:**

1. Consider a branding effort to name the district. Using marketing professionals, select a district name (such as “Ward Station Basecamp,” “Basecamp Station,” or “Ward Station Place,” or something better), develop a logo, and then use it on Ward Road signage, wayfinding, and district amenities (i.e., Toll Brothers at Ward Basecamp, Jolly Rancher Bridge at Ward Station Place, Vermillion Pond at Basecamp Station, etc.)
2. Explore a Creative Place Making approach to branding the area and attracting a broader diversity of uses. A one-day summit sponsored by the City or the Business Association in conjunction with local artists bringing together arts groups, businesses, developers, and property owners could be the start.
3. Establish a business association in the district to build relationships, help attract more businesses, and work with the public sector on improvements to the area over time.
4. Find an existing building to repurpose as a small business incubator, perhaps focused on the outdoor recreation industry. A shared office space facility could be part of it or a separate offering. The Toll Brothers corner building could be a candidate for space like this.
5. Consider adding housing as an additional use permitted throughout the TOD study area so long as development maintains or increases existing commercial density and jobs on that site.
6. Rather than incorporating the ponds into a large regional park, encourage the creation of a small public park between the two ponds at the south terminus of the linear park that connects to the station. Design the park so it connects public trails encircling each pond and has room for a commercial supporting use.
7. Allow housing development at the ponds so long as water and trails around them are made available to the public. Consider small City investments if necessary, to insure public elements. Explore feasibility of first floor active and/or commercial uses near the park.
8. Expect new land use opportunities resulting from the onset of transit service, infrastructure improvements, additional uses, and the resultant increased activity in the area.

**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 38**  
Series of 2016

**TITLE:     A RESOLUTION OF SUPPORT FOR WHEAT RIDGE BALLOT QUESTION 2E, A TEMPORARY SALES TAX INCREASE AND ISSUANCE OF DEBT TO FINANCE CITY INVESTMENT IN PUBLIC INFRASTRUCTURE TO FACILITATE ECONOMIC DEVELOPMENT OPPORTUNITIES**

**WHEREAS**, in 2007 a citizen task force appointed by the Mayor to prioritize infrastructure needs, referred to as the "DIRT task force," identified numerous unfunded capital infrastructure needs within the City of Wheat Ridge for "drainage, infrastructure, roads, and trails;" and

**WHEREAS**, a second DIRT task force was initiated by the City Council on April 25, 2016 and was tasked with reprioritizing and updating the list of projects from the 2007 effort, and recommending priorities to the City Council; and

**WHEREAS**, The City Council met in study session on July 11, July 25 and August 1 and discussed the project list, the possibility of funding through a temporary sales and use tax increase, and whether to issue bonded debt; and

**WHEREAS**, based upon the recommendations of the 2016 DIRT task force, the City Council directed staff to move forward with drafting a ballot question requesting a temporary one-half of one cent (0.50%) increase in the City sales and use tax rate for 12 years and the issuance of debt to finance a significant portion of the DIRT task force recommendations; and

**WHEREAS**, based on estimated sales and use tax revenues for fiscal year 2016, a one-half of one cent increase in the tax rate would generate approximately \$3.5 million in 2017; over 12 years that would result in approximately \$42 million which would net approximately \$33 million in available project funds upon sale of the bonds in year one; and

**WHEREAS**, on August 22, 2016 the City Council adopted on second reading, Council Bill No. 17, Ordinance No. 1605, Series of 2016, giving notice of and calling for a special municipal election to be held November 8, 2016 and submitting the ballot question concerning the temporary increase of one-half of one cent in City sales and use tax rate for 12 years, without increasing property tax, and the issuance of debt to finance City investment in public infrastructure to facilitate economic development opportunities, as recommend by the 2016 DIRT task force; and

**WHEREAS**, the Jefferson County Clerk and Recorder has assigned this question "Wheat Ridge Referred Ballot Question 2E" and it will appear as such on the ballot for the coordinated election to be held on November 8, 2016; and



**WHEREAS**, the specific public investments which will be funded by the City in the event the ballot question is approved by the Wheat Ridge electorate on November 8<sup>th</sup> include the following:

- **ANDERSON PARK IMPROVEMENTS**

IMPROVEMENTS TO ANDERSON PARK TO PROVIDE UPGRADED, RENOVATED AMENITIES AND FACILITIES THAT ENHANCE RECREATIONAL OPPORTUNITIES AND MEET THE CURRENT NEEDS OF PARK AND FACILITY USERS AND TO REDUCE MAINTENANCE AND REPAIR COSTS; RENOVATIONS TO INCLUDE BUT NOT BE LIMITED TO, RENOVATION OF THE ANDERSON BUILDING AND OUTDOOR POOL LOCKER ROOMS AND IMPROVEMENTS TO SURROUNDING PARK AMENITIES - ESTIMATED PROJECT COST \$4,000,000;

- **WADSWORTH BOULEVARD RECONSTRUCTION - 35<sup>TH</sup> AVENUE TO INTERSTATE-70**

RECONSTRUCTION OF WADSWORTH BOULEVARD TO PROVIDE AN IMPROVED MULTI-MODAL TRANSPORTATION FACILITY AND STREETScape IMPROVEMENTS, TO RELIEVE AND MITIGATE SEVERE TRAFFIC CONGESTION AND FACILITATE REDEVELOPMENT AND ECONOMIC DEVELOPMENT OPPORTUNITIES - ESTIMATED CITY SHARE OF TOTAL PROJECT COST \$7,000,000;

- **WHEAT RIDGE - WARD COMMUTER RAIL STATION AREA**

CONSTRUCTION OF STREET, BICYCLE/PEDESTRIAN, PUBLIC AMENITIES AND OTHER INFRASTRUCTURE IMPROVEMENTS TO ADDRESS TRAFFIC GROWTH AND FACILITATE REDEVELOPMENT AND ECONOMIC DEVELOPMENT OPPORTUNITIES IN THE AREA SURROUNDING THE GOLD LINE STATION INCLUDING, BUT NOT LIMITED TO, RECONSTRUCTION OF RIDGE ROAD, 52<sup>nd</sup> AVENUE AND TABOR STREET, A TRAFFIC SIGNAL AT THE WARD ROAD / RIDGE ROAD INTERSECTION AND A PEDESTRIAN BRIDGE OVER RAILROAD TRACKS LINKING THE JOB CENTERS TO THE SOUTH - ESTIMATED CITY SHARE OF TOTAL PROJECT COST \$12,000,000;

- **CLEAR CREEK CROSSING - MIXED-USE DEVELOPMENT SITE ON THE WEST SIDE OF I-70 AT 38<sup>th</sup> AND YOUNGFIELD**

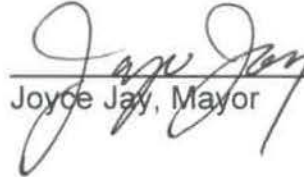
CONSTRUCTION OF ON AND OFF RAMP RAMP FROM INTERSTATE I-70 INTO THE CLEAR CREEK CROSSING DEVELOPMENT TO RELIEVE TRAFFIC CONGESTION AND IMPROVE VEHICULAR ACCESS AND TO FACILITATE REDEVELOPMENT AND ECONOMIC DEVELOPMENT IN A NEW MIXED-USE, SALES TAX GENERATING REDEVELOPMENT SITE - ESTIMATED CITY SHARE OF TOTAL PROJECT COST \$10,000,000; and

**WHEREAS**, the City Council is permitted to adopt this Resolution of support for Ballot Question 2E by virtue of Colorado Revised Statutes Section 1-45-117(1)(b)(III).

**NOW, THEREFORE, BE IT RESOLVED** that the Wheat Ridge City Council hereby expresses its enthusiastic support for Wheat Ridge Ballot Question 2E and as permitted by law, urges the electorate of the City of Wheat Ridge to support the same, in the interest of economic development and financial well-being of the entire community.

Effective Date. This Resolution shall take effect upon approval by the Council and signature by the Mayor.

**DONE AND RESOLVED** this 12<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Joyce Jay, Mayor

ATTEST:

  
\_\_\_\_\_  
Janelle Shaver, City Clerk







ATTACHMENT 3



# *Hance Ranch*

## *2E - Eligible Costs*

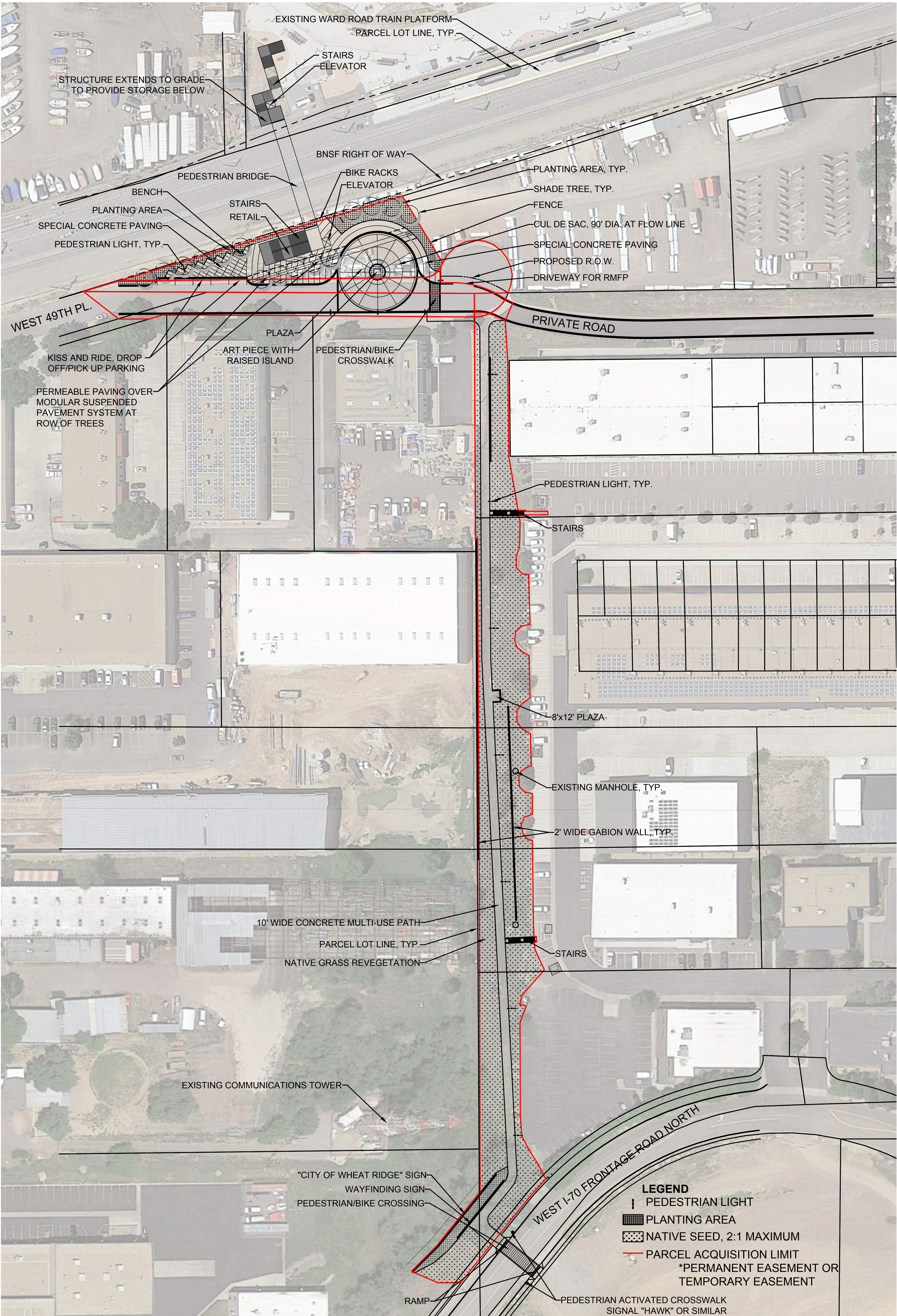
<b>Land Dedication for 51st Street</b>	0.679 acres	\$	591,545
<b>Landscape</b>		\$	660,524
<b>Offsite - South half of 51st, Tabor Street and adjacent improvements</b>			
Grading and Erosion Control		\$	76,712
Road Subgrade 3' Over Excavation		\$	7,862
Road Subgrade Preparation (Fine Grade)		\$	15,070
6" Full-Depth Asphalt (Tabor Street) 146.67lb/cf		\$	22,698
6" HMA Over Compacted Subgrade (Tabor Widening)		\$	2,837
6" Vertical Curb & 2' Gutter		\$	14,760
6' Detached Sidewalk		\$	43,290
Handicap Ramp		\$	2,340
6" Concrete On-Street Parking Area		\$	21,902
<b>TOTAL 2E COSTS</b>		<b>\$</b>	<b>1,459,539</b>

### **Other 2E Eligible Infrastructure (not included above)**

On-Site Utility Connections	\$	1,378,234
Extend Gas Line to Trax	\$	195,500
Soft Costs	\$	166,240

## **ATTACHMENT 4**





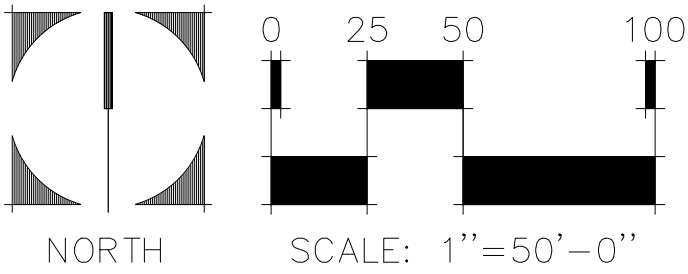
INVESTING 4 THE FUTURE  
WHEAT RIDGE - WARD ROAD STATION

LINEAR PARK POTENTIAL PARCEL ACQUISITION

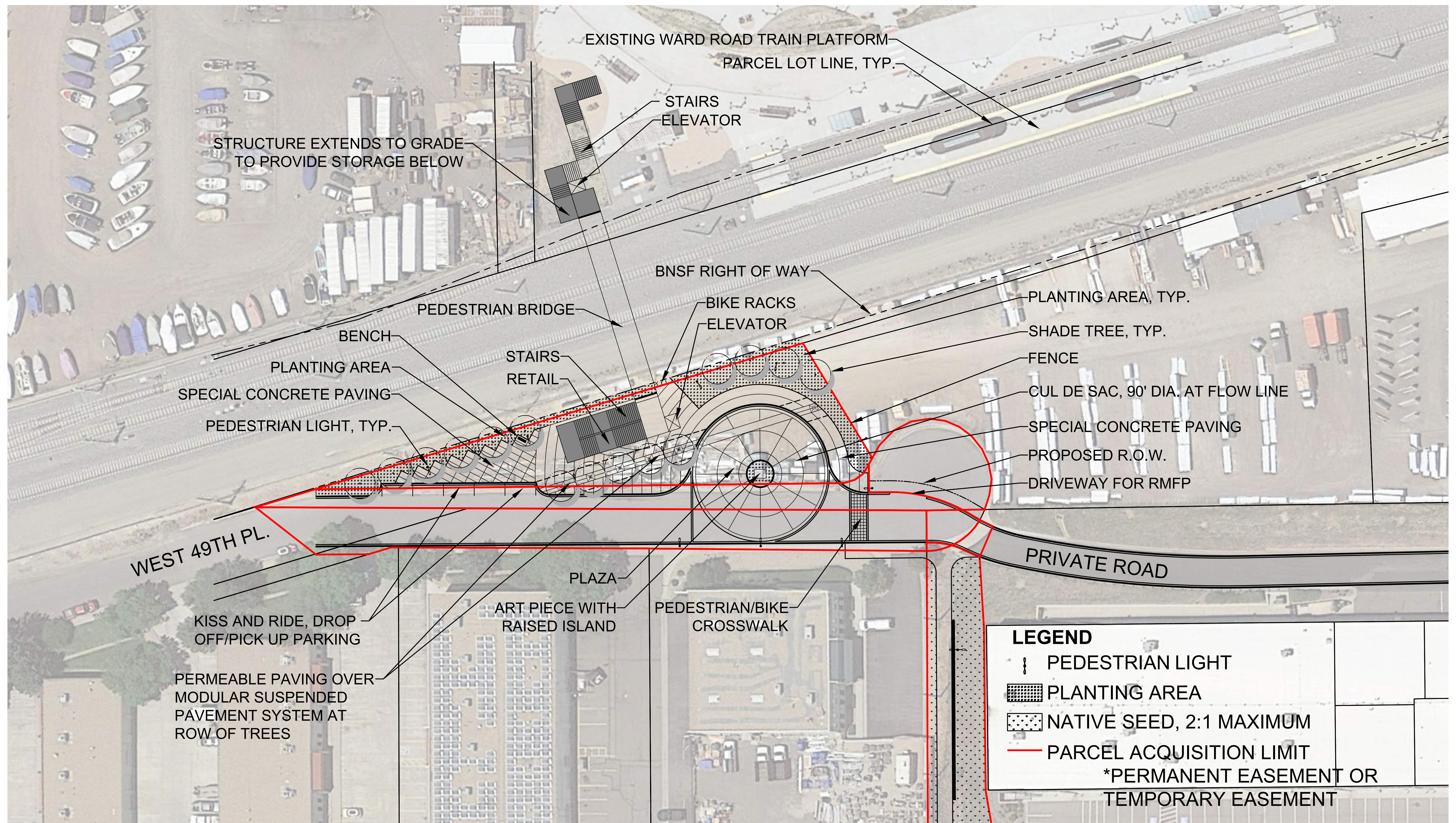
MARCH 12, 2019

ATTACHMENT 5

AECOM





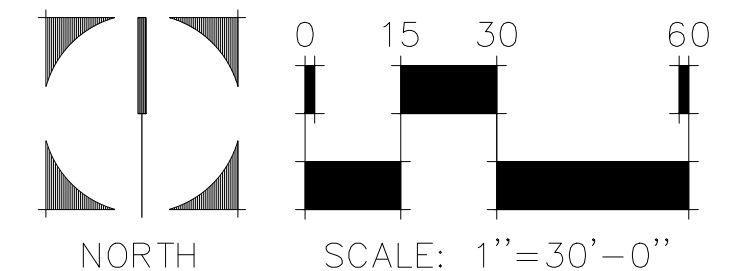


**INVESTING 4 THE FUTURE**  
**WHEAT RIDGE - WARD ROAD STATION**

LINEAR PARK POTENTIAL PARCEL ACQUISITION

MARCH 12, 2019

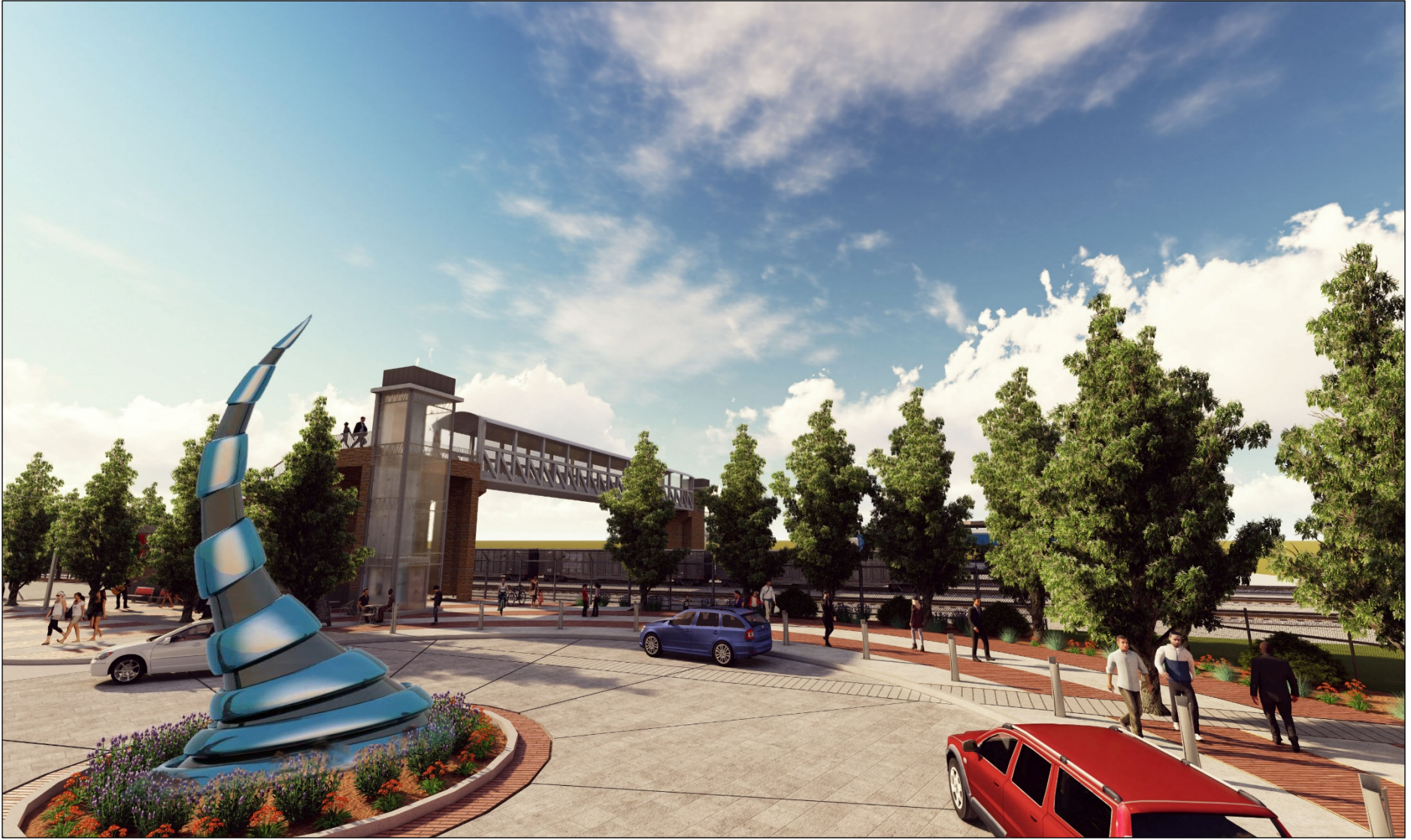
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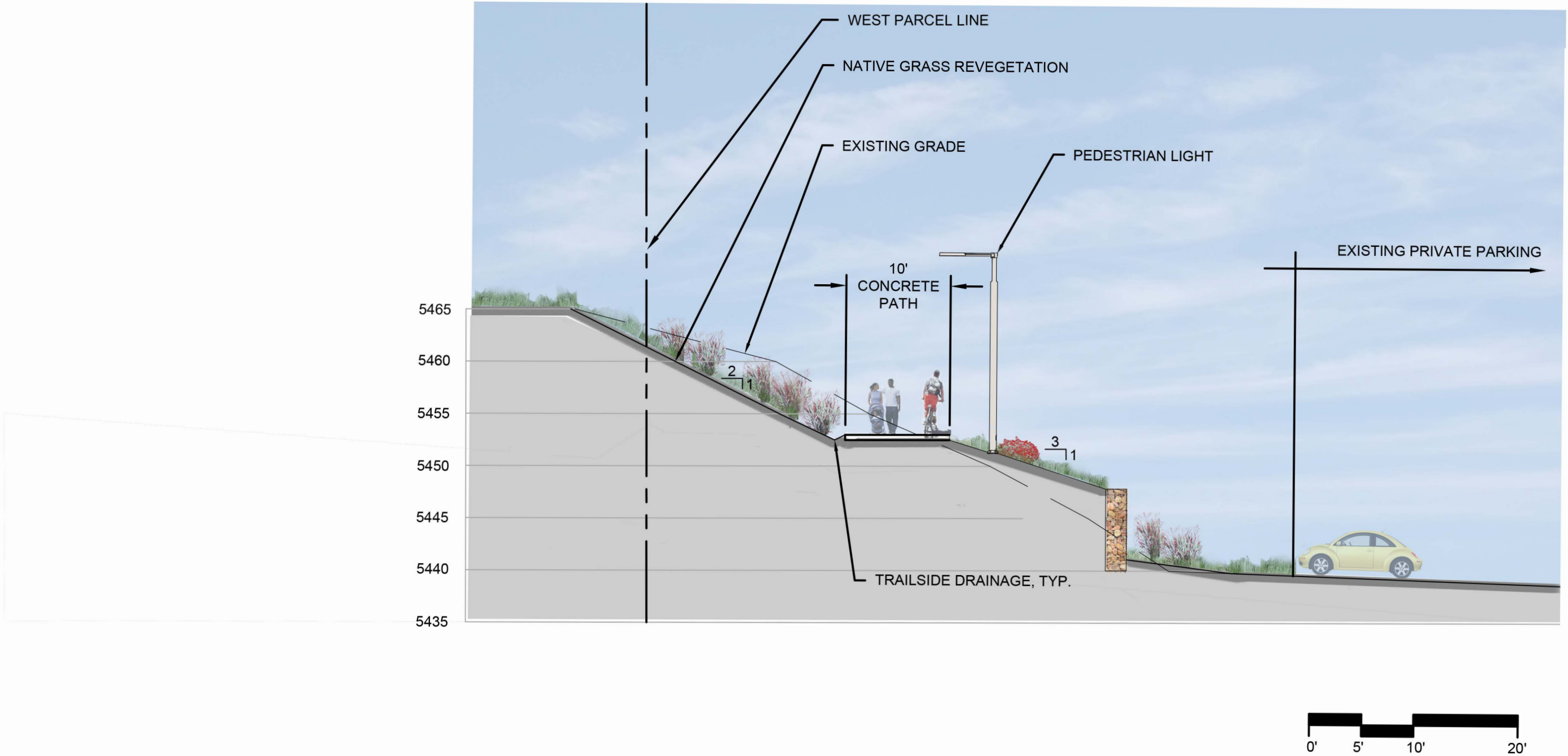






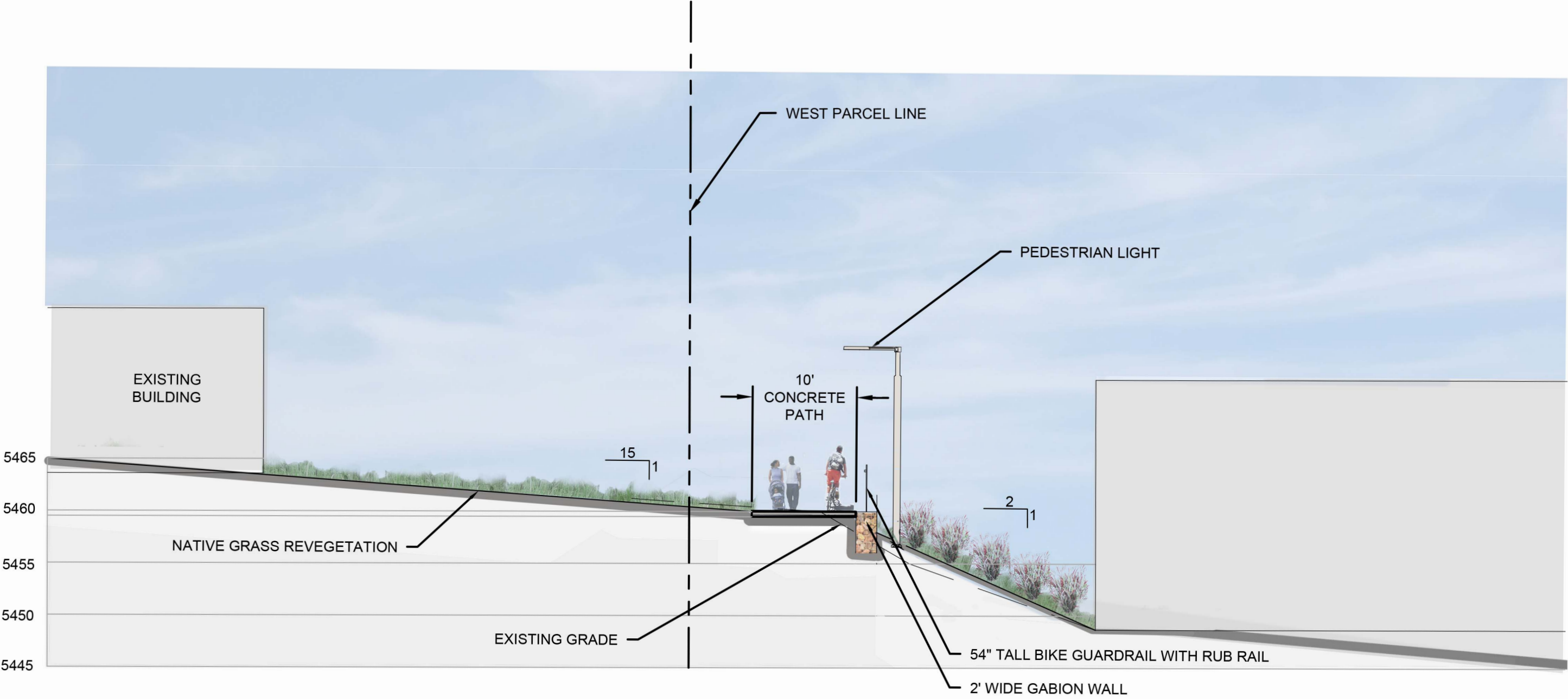


SECTION C SINGLE TRAIL





SECTION F SINGLE TRAIL





# TOD AT WARD STATION

TRAX At Ward



Graphic from Ward Station Vision Memo

Study Area

Existing Ward Station Area

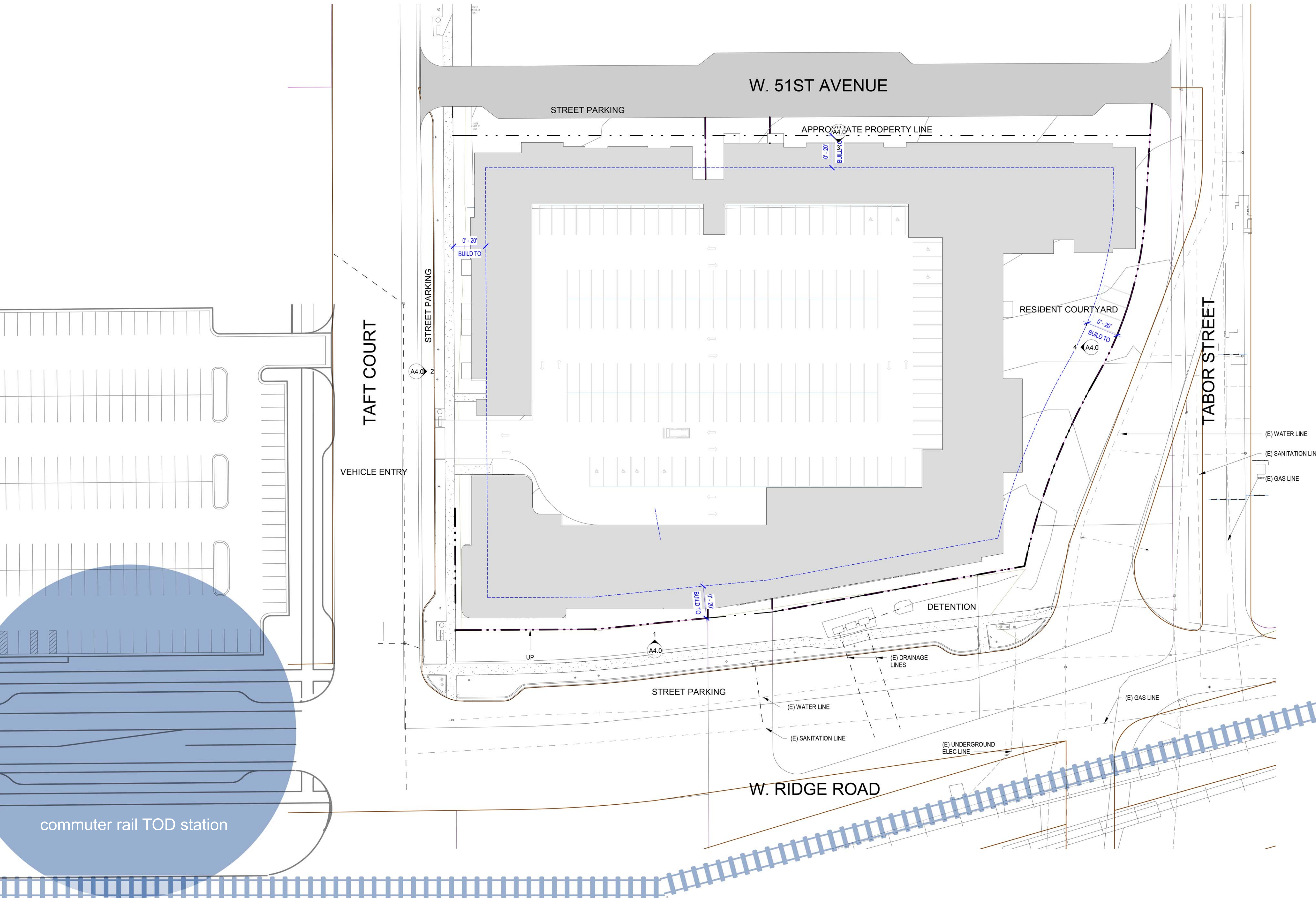
ATTACHMENT 6

JULY 27 2017



# SITE PLAN

## TRAX At Ward



PROJECT DATA			
<b>UNIT COUNTS:</b>			
STUDIO (525 NSF):	48 UNITS (22%) (25,200 NSF)		
1 BED/1 BATH (750 NSF):	88 UNITS (40%) (66,000 NSF)		
2 BED/2 BATH (1075 NSF):	43 UNITS (20%) (46,225 NSF)		
2 BED + DEN/1 BATH (1075 NSF):	42 UNITS (18%) (45,150 NSF)		
<b>TOTAL UNITS:</b>	<b>221 UNITS</b>	<b>(182,575 NSF)</b>	
<b>PARKING:</b>			
<b>REQUIRED PARKING:</b>			
STUDIO:	48 UNITS x 1 SPACE	=	48 SPACES (NO STANDARD)
1 BEDROOM:	88 UNITS x 1 SPACES	=	88 SPACES
2 BEDROOM:	85 UNITS x 2 SPACES	=	170 SPACES
			306 SPACES
VISITOR:	1 PER EVERY 10 REQ'D=		31 SPACES
<b>TOTAL REQUIRED:</b>			<b>337 SPACES</b>
<b>PROVIDED PARKING:</b>			
GARAGE LEVEL 1:	128 STANDARD SPACES		
	15 COMPACT SPACES		
	8 HANDICAP		
	151 TOTAL SPACES		
GARAGE LEVEL 2:	140 STANDARD SPACES		
	15 COMPACT SPACES		
	0 HANDICAP		
	155 TOTAL SPACES		
<b>TOTAL:</b>	<b>306 PARKING SPACES</b>		
	<b>(151 + 153) + 31 STREET PARKING = 337 SPACES</b>		
* CITY APPROVED CONCEPT PLAN REQUIRES 1 SPACE PER UNIT			
* CITY APPROVED CONCEPT PLAN ALLOWS STREET PARKING TO BE INCLUDED			
* 25% PARKING REDUCTION IS ALLOWED FOR PROXIMITY TO LIGHT RAIL STOP			
* 20% OF PARKING SPACES CAN BE COMPACT			
<b>OVERALL AREAS:</b>			
SITE AREA:	129,721.68 SF (2.9780 ACRES)		
UNIT AREA:	182,575 NSF		
PARKING AREA:	97,310 GSF		
CIRCULATION AREA:	64,422 GSF		
COMMON AREA:	14,744 GSF + (11,820 EXT. COMMON @ 3RD)		
<b>TOTAL BUILDING:</b>	<b>372,201 GSF</b>		



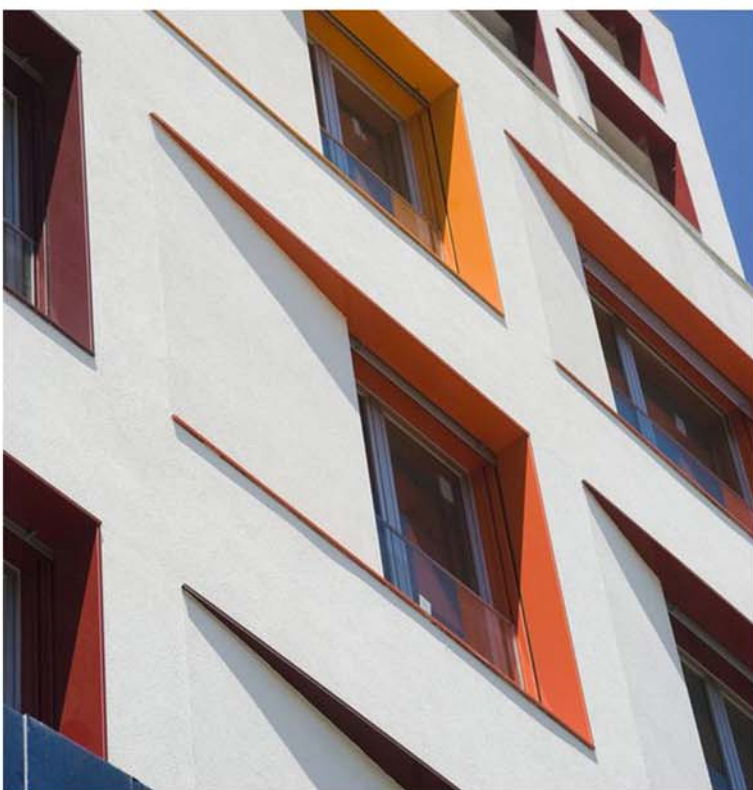
# INSPIRATION

## TRAX At Ward

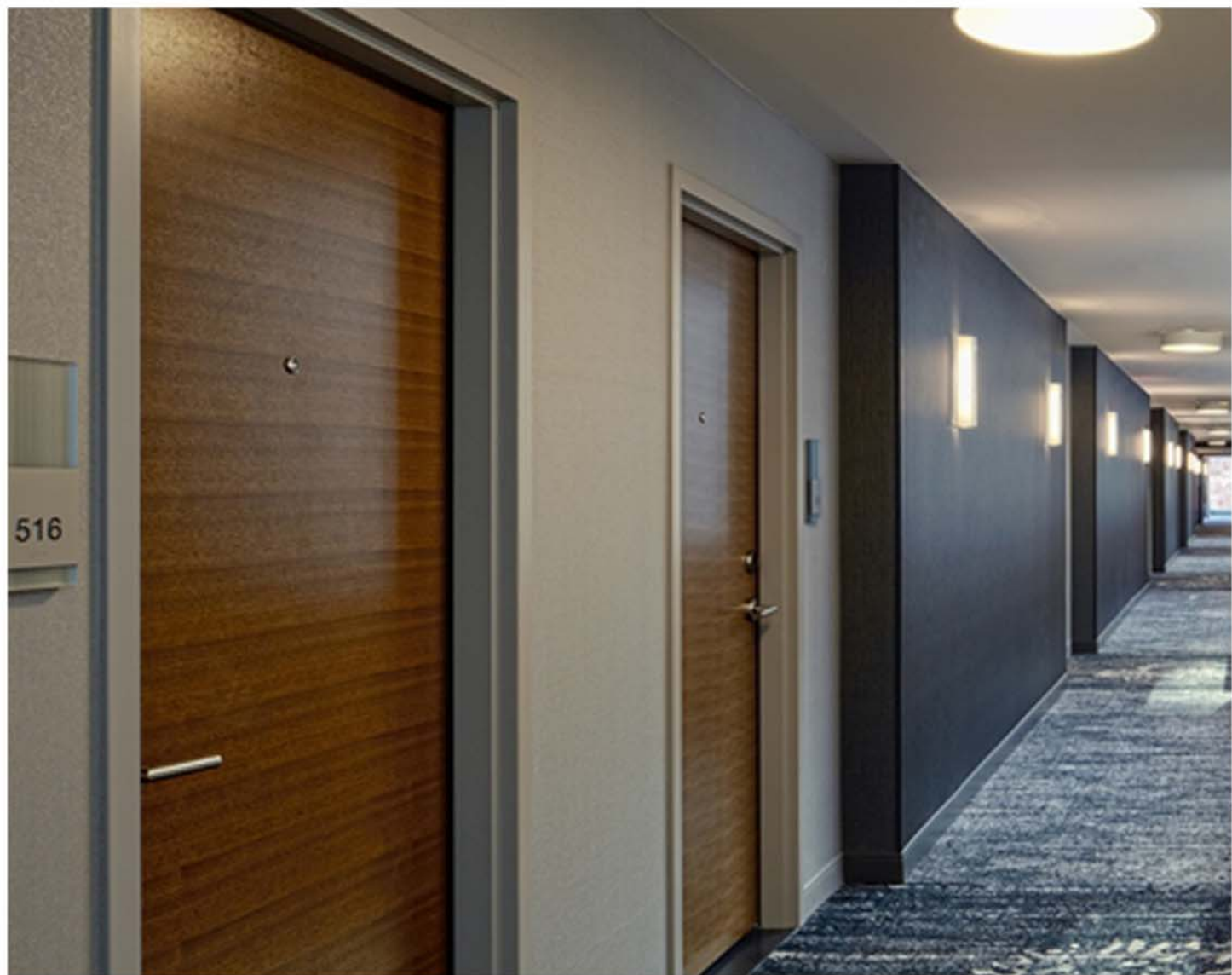


### URBAN + OUTDOOR

- Masonry
- Wood/Laminate
- Metal Accents
- Sandblast Accents
- Large Glazing Walls
- Warm Colors



angled entries  
break in the corridors



bike + board storage  
built-in for grab and go





# CORNER VIEW

TRAX At Ward



Concept Rendering

JULY 27 2017



## LEGEND

- ① Existing Streetscape
- ② Entrance to Parking
- ③ 3rd Floor Amenity Spaces (TBD)
- ④ Entry Plaza
- ⑤ Artificial Turf Fenced Dog Park
- ⑥ Drop-off / Loading Area
- ⑦ Trash Pickup Connection
- ⑧ Drainage Swale
- ⑨ Enhanced Existing Streetscape

## NARRATIVE

As a Transit Oriented Development (TOD), Trax at Ward connects residents easily to the Gold Line Light Rail to Denver, while conveniently being located near the Ward exit of I-70.

Landscape improvements include updating the streetscape along West 50th Place to increase screening of the proposed complex, while continuing similar treatments along Tabor Street to the East and the street to the North, while retaining the improvements already completed along Taft Court. Along Tabor Street a plaza space with seating connects to the dog park accessible by residents.

The 3rd Floor Amenity Spaces will be completed and updated at time of submittal, with ideas surrounding a Pool Deck as well as Game Lawn being included in the design.



\*Note Rendering Scale Intended to be Printed at 24" x 36"





## Memorandum

**TO:** Mayor and City Council

**FROM:** Patrick Goff, City Manager

**DATE:** March 27, 2019 (for April 1, 2019 City Council study session)

**SUBJECT:** Neighborhood Revitalization Strategy Update Retreat

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**ISSUE:**

A City Council retreat has been scheduled for Saturday, April 6 to review and discuss the initial findings from the NRS update. Charles Buki, Eric Ameigh, and Thomas Eddington from czb LLC will assume the role of lead facilitators for the retreat. Staff is working with czb LLC to develop an agenda and a facilitation approach 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.

I sent an email to City Council on March 23 asking for additional feedback concerning what your goals are for the retreat, what areas of the NRS process/themes you would like to dig deeper, what questions you would like to have answered at the end of the retreat, etc. With your feedback, staff will work with czb LLC to finalize the retreat agenda by April 4.

Attached is the current 2018/2019 Strategic Plan for your reference of current goals and priorities. The intent of the NRS Update retreat is not to update this Plan. A City Council retreat to update goals and priorities for 2020/2021 will be scheduled in the first quarter of 2020.

**ATTACHMENTS:**

1. 2018/2019 Strategic Plan
2. NRS Update for City Council, March 18, 2019



## 2018/2019 STRATEGIC PRIORITIES

- Update the Neighborhood Revitalization Strategy
- Develop an I-70/Kipling Corridor Strategy to Address Crime, Aesthetics, Redevelopment Opportunities
- Finalize Design of 38th Avenue Streetscape
- Work with the Colorado Department of Transportation to prioritize I-70/Kipling Improvements
- Set a Policy on “Shared Housing” (e.g. Airbnb, VRBO)



## 2035 VISION

Wheat Ridge is an attractive and inviting city and community for families. Wheat Ridge has great neighborhoods, is a hub of commerce with a choice of economically viable commercial areas, and has diverse transportation. Wheat Ridge is committed to environmental stewardship and its residents enjoy an active, healthy lifestyle, and are proud of their hometown.



# 2035 VISION

Wheat Ridge is an attractive and inviting city and community for families. Wheat Ridge has great neighborhoods, is a hub of commerce with a choice of economically viable commercial areas, and has diverse transportation. Wheat Ridge is committed to environmental stewardship and its residents enjoy an active, healthy lifestyle and are proud of their hometown.

## WHEAT RIDGE IS AN ATTRACTIVE AND INVITING CITY WITH:

- Well-maintained streets, rights of way, sidewalks, and streetscapes that support walkability and the transportation and commercial needs of residents.
- Attractively designed commercial areas with directional signs that encourage people to stop, shop, and enjoy.
- Inviting and well-maintained public buildings, facilities, and parks that invite residents and visitors to engage in the community
- Distinctive and consistent gateways that signify the entrance to, and exit from, Wheat Ridge and celebrate the City's unique brand.
- New residential, commercial, and landscape developments that are designed for visual appeal, architectural timelessness, and financial sustainability.
- Residences and landscapes that positively add to the character of the community.

## WHEAT RIDGE IS A COMMUNITY FOR FAMILIES, IN WHICH:

- All generations are valued and have the opportunities that they desire to live, play, shop, and invest in the town, including a choice of diverse and inclusive amenities.
- Services encourage families to feel safe and secure.
- Public, private, faith-based, and charter schools draw families to Wheat Ridge due to the quality of education and unique programs.
- Families have access to resources for physical, mental and emotional health and well-being.



# 2035 VISION

## WHEAT RIDGE HAS GREAT NEIGHBORHOODS, SUCH THAT:

- Each neighborhood has a sense of identity and pride, with neighbors sharing responsibility for appearances and safety.
- Neighborhoods are pedestrian friendly.
- Residents invest in Wheat Ridge by buying and maintaining homes, and homeowners have the opportunity to upgrade their residences.
- There is a diversity of neighborhood types available to residents, with different housing types, amenities, and other characteristics.
- Neighborhood commercial businesses are walkable and serve the needs of residents.

## WHEAT RIDGE OFFERS A CHOICE OF ECONOMICALLY VIABLE COMMERCIAL AREAS, INCLUDING:

- A wide range of offerings, such as local and chain restaurants, recreational centers, small and large retail businesses, residential opportunities, professional offices, and commercial links to agriculture through nurseries and local food initiatives.
- Several commercial and manufacturing anchors throughout the City that offer employment and other retail opportunities.
- A business-friendly environment that encourages businesses to thrive and evolve.

## WHEAT RIDGE HAS DIVERSE TRANSPORTATION, SO THAT:

- Residents and businesses have convenient access to major highways and the interstate system.
- Residents have access to multiple modes of public transportation, with the highest level of service possible.
- Residents have convenient parking and easy access to centers and commercial businesses.
- Residents have access to a multi-use bike and pedestrian system and trails that create regional linkages and connect Wheat Ridge's neighborhoods, parks, and commerce centers with one another and with the surrounding communities.

## WHEAT RIDGE IS COMMITTED TO ENVIRONMENTAL STEWARDSHIP SO THAT:

- Residents have opportunities to recycle, to compost, to reduce air pollution, emissions, litter, and water waste, and to pursue urban agriculture.
- Innovation on sustainability is supported and encouraged so that the City can continue to promote a safe and healthy environment and stewardship.

# 2035 VISION

## WHEAT RIDGE RESIDENTS ENJOY AN ACTIVE, HEALTHY LIFESTYLE THROUGH:

- Recreation programs and services that are responsive to the unique needs of each generation.
- Trails that are used for biking, walking, and jogging.
- City support of personal fitness, as well as City/hospital partnerships that promote personal and community wellness.
- Top-quality parks that provide a variety of venues and are integrated into our neighborhoods and active centers.
- Programs that support the pursuit, maintenance, and restoration of residents' physical, mental, and emotional health.

## WHEAT RIDGE RESIDENTS ARE PROUD OF THEIR HOMETOWN, AS DEMONSTRATED BY:

- A City government that is relied upon to be transparent, honest, and responsive to its residents.
- Residents taking ownership of and engaging in our governance process.
- Neighborhoods that physically facilitate a cohesive community, where residents are given the opportunity to communicate openly and develop relationships with each other.
- Neighbors who know and help neighbors and contribute to our community.
- History and heritage that are respected, valued, and celebrated.
- Professional services from businesses and government.
- New and long-standing residents are welcomed in our community.

**WHEAT RIDGE - A GREAT PLACE TO LIVE, WORK AND PLAY!**

2035 VISION TOPIC 1: Wheat Ridge is an attractive and inviting city					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Develop a visual art presence in the City</b>					
<b>Strategy 1.1.1:</b> Define the best place for an art presence through a public engagement process and support the Cultural Committee in creating a master art plan	<i>The Cultural Commission developed a Cultural Vision for the City. They received public input through 2015 citizen survey and attended Wheat Ridge City Council study session for additional input and are requesting adoption of the Cultural Vision by resolution at April 9 City Council meeting. Still to do: update site map (appendix to Public Art Management Plan) for possible public art projects locations.</i>	<i>Cultural Commission, Parks and Rec Dept.</i>			
<b>GOAL 2: Ensure that the City has attractive and inviting open space and parks</b>					
<b>Strategy 1.2.1:</b> Renovate Prospect Park	<i>Phase I construction in process – completion spring of 2018. Phase II Design and construction documents in process – Construction begins in summer of 2018. Phase III includes the renovation of the Berbert House and new restroom at north end of park – not currently funded or in process. GOCO grant awarded for Phase II - \$350,000</i>	<i>Parks and Rec Dept.</i>			
<b>Strategy 1.2.2:</b> Renovate Anderson Park	<i>Consultant contract awarded for design development and construction drawings. Contract award for preconstruction services are completed. Construction begins September 2018, completed by June 2019.</i>	<i>Parks and Rec Dept.</i>			
<b>GOAL 3: Underground utility lines in commercial corridors to improve streetscapes</b>					
<b>Strategy 1.3.1:</b> Plan, assess, and prioritize options to underground utility lines	<i>Staff has been working extensively with XCEL Energy and property owners to underground overhead utility lines at two locations: Youngfield Street and 38th Avenue (adjacent to the Applewood Shopping Center) and 38th Avenue between Kipling Street and approximately Lena Gulch. These projects are being pursued in conjunction with redevelopment activities at those two locations. Staff and property owners jointly have been successful in getting XCEL to move in a timely fashion on both projects, and undergrounding/utility work is expected to commence in the spring of 2018. The City intends to tap its 1% XCEL fund to assist in paying for this work. However, the actual cost is not yet known, pending the receiving of bids/estimates for the work from XCEL.</i>	<i>Public Works</i>			

ONGOING = 

COMPLETED = 

2035 VISION TOPIC 1: Wheat Ridge is an attractive and inviting city					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 4: Expand proactive code enforcement</b>					
<b>Strategy 1.4.1:</b> Update and create stricter and more proactive code enforcement	<p>Staff would like further direction from city council on the areas of the nuisance enforcement code that need to be updated, as well as what city council means by the term stricter. The department has been proactive in three areas to address neighborhood issues: the administrative citation model, education and marketing and the TLC (Traffic, Life Quality and Crime) Program. The administrative citation process has greatly assisted in expediting nuisance code issues and resolving them. The TLC program is used by the Patrol Operations Division and Community Services Team to identify neighborhoods and commercial areas as project areas. It is very much a community policing model to address citizen concerns. The Community Services Team surveys the area in an effort to identify the specific problems or issues. A neighborhood meeting is held to provide information to the property owners on the problems/issues identified, as well as listen to feedback from the property owners on what they feel are challenges. Other city departments and Localworks participate in these meetings. We then enter into a response phase that includes extra-patrols related to the issues presented, bicycle patrols, and providing dumpsters for clean-up efforts. After this process is completed, we enter an enforcement phase, which can include abatement if all other options fail. Our efforts to date have been successful; however they are time intensive. The department utilizes print and social media, as well as the city website to promote education in the areas of nuisance code and animal control. The police department and community development are currently exploring options to address the issues in the I70 and Kipling corridor, which may include recommendations for new ordinances. Reviewing the current code and determining what needs to be updated will require a consultant to assist the department. The department has not begun the process to review the current code due to other significant projects in the Police Department.</p>	Police			
<b>Items not associated with a specific goal</b>					
<b>Strategy 1.X.1:</b> Update the sign code	<p>Limited updates are scheduled for City Council hearing first reading: April 9 second reading: April 23</p>	Community Development			

2035 VISION TOPIC 2: Wheat Ridge is a community for families					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Improve the quality of Wheat Ridge's public schools</b>					
<b>Strategy 2.1.1:</b> Increase enrollment in neighborhood schools; identify problems that are specific to those schools and research how other cities have addressed similar problems	<i>No action to date</i>	<i>Wheat Ridge Education Alliance</i>			
<b>GOAL 2: Provide options for seniors are to age in place</b>					
<b>Strategy 2.2.1:</b> Conduct a needs assessment of current senior programs	<i>No action to date</i>	<i>Admin. Services</i>			
<b>Strategy 2.2.2:</b> Develop a plan to initiate a senior crime prevention program	<i>The police department provides crime prevention training to seniors when it is requested. Current staffing limits our ability to add a specific program without additional staffing. The department will be looking at federal grants in 2018, which may be able to address this specific objective in 2019 and beyond.</i>	<i>Police Dept.</i>			
<b>Strategy 2.2.3:</b> Resolve the status of accessory dwelling units (ADUs)	<i>ADU public meetings were held in Spring 2016 and discussed at City Council Study Session June/July 2016. Efforts are currently on hold pending NRS update and resident survey results. Research was done in 2016 and could be restarted in 2018 depending on how much additional outreach City Council desires.</i>	<i>Community Development</i>			
<b>GOAL 3: Support residents in taking an active role in community policing</b>					
<b>Strategy 2.3.1:</b> Assist residents in setting up a neighborhood watch program	<i>The police department promotes the Neighborhood Watch program at various community events. Currently, the police department has 23 neighborhood watch programs throughout the community, with several more working to earn the designation. The police department has proactively promoted the Dog Walker Watch program in 2017/2018, which has had a great response from community members.</i>	<i>Police Dept.</i>			
<b>Strategy 2.3.2:</b> Further develop and expand community-wide crime prevention program	<i>The police department has one officer assigned to crime prevention efforts and multiple programs related to crime prevention. To further develop and expand our efforts in this area will require additional staffing. The department is awaiting the announcement of the 2018 federal grants from the Department of Justice, to try to determine if there will be opportunity to augment additional staffing through federal grants to enhance community policing and crime prevention citywide. The current staffing situation in the department limits our ability to provide more robust services in this area.</i>	<i>Police Dept.</i>			

2035 VISION TOPIC 2: Wheat Ridge is a community for families					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 4: Build a new library in Wheat Ridge</b>					
<b>Strategy 2.4.1:</b> Identify funding source and potential location	<i>The Mayor and City Manager met with the Jefferson Library District in January 2018. The District has initiated a facilities study to determine future needs. Initially the District has identified the need for two additional libraries and over 150,000 of additional square footage. The District recently increased its mill levy and therefore has more capacity to provide additional services. A City funding source or a new location in Wheat Ridge has not been identified at this time.</i>	City Manager			

2035 VISION TOPIC 3: Wheat Ridge has great neighborhoods					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Set a clear policy to achieve diverse housing options</b>					
<b>Strategy 3.1.1:</b> Update the Neighborhood Revitalization Strategy	<i>Negotiating scope of service with consultant, will brief City Council on scope at the April 2, 2018 study session. Initiate contract and start work May/June 2018, estimated 9-12 month process.</i>	<i>City Manager, Community Development</i>			
<b>Strategy 3.1.2:</b> Set policy on "shared housing" (e.g., AirBnB, VRBO)	<i>Including question on this topic in resident survey. Staff research completed in 2017. Could initiate public outreach process in 3rd/4th quarter of 2018.</i>	<i>Community Development</i>			
<b>GOAL 2: Facilitate neighbor-to-neighbor relations</b>					
<b>Strategy 3.2.1:</b> Market Localworks neighborhood programs	<i>Ongoing - meet with Executive Director of Localworks monthly to discuss programming and areas where the the City and Localworks can work together.</i>	<i>City Manager, Community Development, Police Dept.</i>			

2035 VISION TOPIC 4: Wheat Ridge has a choice of economically viable commercial areas					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Build out key development sites along I-70 corridor by 2025</b>					
<b>Strategy 4.1.1:</b> Work with CDOT to prioritize I-70/Kipling improvements	<i>CDOT is moving forward with completion of an environmental assessment (EA), anticipated for completion in late spring 2018. Upon completion of this document, CDOT intends to pursue funding to proceed with completing construction plans. At this time, there is no funding identified or a construction year or schedule established. Staff has been supportive of CDOT through this process, including working with CDOT and adjacent property owners to identify ROW and access issues and potential redevelopment opportunities.</i>	City Manager, Public Works			
<b>Strategy 4.1.2:</b> Develop an I-70/Kipling Corridor Strategy to address crime, aesthetics, redevelopment opportunities	<i>Met with strategy consultant in February and March 2018. Kipling is budgeted for a corridor plan in 2018 but a complete corridor plan, including robust public input, may be delayed to allow staff to work on the NRS update.</i>	City Manager, Police Dept., Community Development			
<b>Strategy 4.1.3:</b> Market sites to the development community	<i>Ongoing - an Economic Development newsletter is distributed to the development community monthly which include development opportunities in Wheat Ridge. Staff created a marketing flyer and are working on a marketing video for the WR - Ward Station area.</i>	City Manager			
<b>GOAL 2: Provide support to existing commercial areas</b>					
<b>Strategy 4.2.1:</b> Finalize design of 38th Ave streetscape	<i>Completed the Cre8Your 38 public outreach processs to identify future streetscape improvements to 38th Avenue. City Council has postponed final decision on how to proceed.</i>	City Council			
<b>Strategy 4.2.2:</b> Provide funding for business area marketing and organized support	<i>City Council annually appropriates funding to assist 38th Avenue, 44th Avenue and 29th Avenue business corridors and other business groups for marketing and economic development efforts.</i>	City Manager			
<b>Strategy 4.2.3:</b> Maintain and expand commercial grant/loan program	<i>City Council annually appropriates \$45,000 for the WRBD grant program and provided an additional \$50,000 in 2017 for the Façade Plus Grant Program.</i>	City Council, Localworks			



2035 VISION TOPIC 4: Wheat Ridge has a choice of economically viable commercial areas					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 3: Proactively identify emerging redevelopment areas</b>					
<b>Strategy 4.3.1:</b> Create a plan identifying mid- and long-term redevelopment sites	<i>2018 priority for Economic Development Manger</i>	<i>City Manager, Community Development</i>			
<b>GOAL 4: Become a leader in technological infrastructure</b>					
<b>Strategy 4.4.1:</b> Take ballot question to voters allowing City to create broadband	<i>No action to date</i>				
<b>Items not associated with a specific goal</b>					
<b>Strategy 4.X.1:</b> Assess internet sales tax leakage	<i>The City hired a new Accounting Manager in March 2018. This item will be prioritized by late 2018 or 2019.</i>	<i>Admin Services</i>			
<b>Strategy 4.X.2:</b> Educate the community on urban renewal, tax increment financing and enhanced sales tax incentive program	<i>In August 2017, Renewal Wheat Ridge entered into a service agreement with The 27th Letter to provide marketing and public relations services for Renewal Wheat Ridge.</i>	<i>City Manager, Renewal Wheat Ridge</i>			

2035 VISION TOPIC 5: Wheat Ridge has diverse transportation					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Improve and identify areas of need for public transportation</b>					
<b>Strategy 5.1.1:</b> Work on connections between public transportation and development	<i>Connections and and/or improved access to public transportation is considered and pursued as much as possible on all developments. This includes major redevelopment areas, (such as Clear Creek Crossing, Ward Road TOD area, and Wadsworth Blvd Reconstruction) as well as smaller scale projects where improved pedestrian access to bus stops for example, may be desired. RTD is engaged and included as appropriate and as much as possible on development projects, particularly for larger scale developments such as Clear Creek Crossing and Ward Road TOD where significant opportunities arise, such as improved access to commuter rail, identifying bus circulator/connection opportunities, and improved bike/ped access to public transit opportunities. In addition, staff closely follows RTD bus route service and schedules, particularly where there may be proposed changes to existing routes, times, and services. The maintaining of existing service levels on specific routes through the City has always been identified as a high priority.</i>	Public Works			
<b>GOAL 2: Implement top three priorities of bike/pedestrian plan</b>					
<b>Strategy 5.2.1:</b> Finalize the bike/pedestrian master plan and the ADA plan	<i>Both plans were finalized and approved by City Council in 2017</i>	Public Works			
<b>Strategy 5.2.2:</b> Improve pedestrian mobility on 29th Ave	<i>Sidewalks/pedestrian mobility on 29th are being addressed segment by segment as opportunities arise and funding is available. Staff is finalizing plans for the reconstruction of 29th Avenue west of Fenton Street, which includes sidewalks. Per Edgewater's request, the project has been extended to Kendall Street, and will include sidewalks. Construction is expected to commence August, 2018.</i>	Public Works			
<b>Strategy 5.2.3:</b> Determine feasibility of building sidewalks from 32nd to 35th on Wadsworth	<i>Staff has completed conceptual plans and an estimate for the construction of a multi-use trail (similar to recently constructed along Kipling), along Wadsworth from 32nd Avenue to 35th Avenue. Estimated cost at this time: \$1M. Funding will need to be identified before moving forward any further.</i>	Public Works			

2035 VISION TOPIC 5: Wheat Ridge has diverse transportation					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 3: Increase connectivity to surrounding communities and local gathering centers (ten new locations)</b>					
<b>Strategy 5.3.1:</b> Coordinate with other communities on connectivity options between communities	<i>Entered into an MOU with Arvada and Jeffco regarding roads at WR Ward station area in 2<sup>nd</sup> Quarter of 2018. Staff consistently engages with our neighbors (Lakewood, Arvada, Jefferson County, and Denver) on a regular basis, as well as other agencies and advocacy groups such as Bike JeffCo, CDOT, RTD, and ATAT. All of these stakeholders were involved with visioning and planning in the Ward Road – TOD area, where staff are presently engaged with Arvada and Jefferson County to address transportation and traffic issues and opportunities in the station area. Staff also reviews and looks at connectivity options internal to Wheat Ridge when opportunities arise, such as private redevelopments, improvements to trails, and leveraging of bike/ped opportunities with other projects as they arise.</i>	Public Works			
<b>GOAL 4: Maintain the level of existing RTD routes</b>					
<b>Strategy 5.4.1:</b> Maintain the level of existing RTD routes	<i>Staff closely follows RTD bus route service and schedules, particularly where there may be proposed changes to existing routes, times, and services. The maintaining of existing service levels on specific routes through the City have always been identified as a high priority.</i>	Public Works			
<b>GOAL 5: Increase multi modal access to G Line stations</b>					
<b>Strategy 5.5.1:</b> Identify and prioritize connectivity options to the G Line	<i>Staff consistently engages with our neighbors (Lakewood, Arvada, Jefferson County, and Denver) on a regular basis, as well as other agencies and advocacy groups such as Bike JeffCo, CDOT, RTD, and ATAT. For example, all of these stakeholders were engaged during the Bike/Ped Master Plan update, and also with visioning and planning in the Ward Road – TOD area, where staff are presently engaged with Arvada and Jefferson County to address transportation and traffic issues and opportunities in the station area. Staff also reviews and looks at connectivity options internal to Wheat Ridge when opportunities arise, such as private redevelopments, improvements to trails, and leveraging of bike/ped opportunities with other projects as they arise.</i>	Public Works			
<b>Strategy 5.5.2:</b> Implement a circulator bus service between the G Line, commercial centers and the Seniors' Resource Center	<i>In summer and fall of 2018 coordinating with RTD to re-locate a bus transfer station within the Clear Creek Crossing Project. Staff consistently engages with our neighbors (Lakewood, Arvada, Jefferson County, and Denver), as well as other agencies and advocacy groups such as Bike JeffCo, CDOT, RTD, and ATAT. Staff also reviews and looks at connectivity options internal to Wheat Ridge when opportunities arise, such as private redevelopments, improvements to trails, and leveraging of bike/ped opportunities with other projects as they arise.</i>	Public Works			

2035 VISION TOPIC 5: Wheat Ridge has diverse transportation					
	Current Status	Responsible parties	2018	2019	2020
<b>Items not associated with a specific goal</b>					
<b>Strategy 5.X.1:</b> Discuss how to finance the Drainage, Infrastructure, Roads, and Trails (DIRT) Task Force	<i>A 0.5% sales and use tax increase and bonding authority in the amount of \$33M was approved by the voters in November 2016 for Anderson Park, Wadsworth reconstruction, I-70 hook ramps and Ward Station TOD improvements.</i>	<i>City Manager</i>			

2035 VISION TOPIC 6: Wheat Ridge is committed to environmental stewardship					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Create an Environmental Sustainability Committee to set priorities for the City for the next five years</b>					
<b>Strategy 6.1.1:</b> Develop mission and goals for Committee	<i>Completed in 2017</i>	<i>Admin Services</i>			
<b>Strategy 6.1.2:</b> Create Committee membership application and advertise for Committee	<i>Completed in 2017</i>	<i>Admin Services</i>			
<b>Strategy 6.1.3:</b> Select and appoint Committee	<i>Completed in 2017. Committee will provide final report with recommendations to City Council in June 2018</i>	<i>Mayor and City Council</i>			

2035 VISION TOPIC 7: Wheat Ridge residents are proud of their hometown					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Create a public survey that captures the quality of resident life, specifically in terms of the "live, work, play" metrics</b>					
<b>Strategy 7.1.1:</b> Conduct Resident survey	City Council approved final formal on biannual survey on February 26, 2018. Survey results will be presented to City Council in June 2018.	Admin Services			
<b>GOAL 2: Create five additional opportunities for meaningful citizen engagement</b>					
<b>Strategy 7.2.1:</b>	Additional opportunities have been implemented including the Environmental Sustainability Committee, DIRT Task Force, Outside Agency Contribution Committee, online budgeting tools such as Balancing Act, Tax Receipt and Open Budget, etc.				
<b>GOAL 3: Increase public participation by 20% in all city-wide meetings</b>					
<b>Strategy 7.3.1:</b> Create a City 101 course for residents	Plans are underway for a City 101 course in Fall 2018. Researching best format and best options.	Admin Services			
<b>Strategy 7.3.2:</b> Assess current levels of public participation and the needs of residents	Public Information staff measure level of public participation on website, Facebook, Twitter, etc. Citizen survey measures public participation rates every 2 years.	Admin Services			
<b>Items not associated with a specific goal</b>					
<b>Strategy 7.X.1:</b> Create a charter commission to update the City Charter to increase pride in Wheat Ridge's government	Currently on Tentative Future Council Agendas for study session discussion	City Council			
<b>Strategy 7.X.2:</b> Create a recognition campaign for hometown pride	Planning for 50th Anniversary Celebration in 2019 is underway. Staff will be bringing ideas and funding requests to Council during the 2019 budget process.	Admin Services			

2035 VISION TOPIC 8: Wheat Ridge residents enjoy an active, healthy lifestyle					
	Current Status	Responsible parties	2018	2019	2020
<b>GOAL 1: Increase young family participation in City-sponsored recreation programs</b>					
<b>Strategy 8.1.1:</b> Identify a percentage target for young family participation increase	<i>Currently gathering data on participation, need clarification on what constitutes a young family and how they participate – together or individually, increased youth participation in programs in 2015-2016 by 27%</i>	<i>Parks and Rec Dept.</i>			
<b>GOAL 2: Develop an active relationship with Lutheran Medical Center (LMC ) and plan and implement three programs that promote an active, healthy lifestyle</b>					
<b>Strategy 8.2.1:</b> Complete an assessment of all City programs promoting the vision and identify opportunities for partnerships with LMC	<i>Staff is participating on the Heros of Hope Board to help plan the Heros of Hope Event. Lutheran has joined the HEAL committee and the City worked with the committee on Heart Healthy week. A second event is being planned for this summer. Have reached out to Lutheran with varying degrees of success over the past few years in their participation in proposed programs.</i>	<i>Parks and Rec Dept., Admin Services</i>			
<b>Items not associated with a specific goal</b>					
<b>Strategy 8.X.1:</b> Update plans and investigate funding for a ballot initiative expanding the recreation center	<i>Requires funding for consultant services – staff capacity late 2018 or early 2019</i>	<i>Parks and Rec., City Manger</i>			



# Wheat Ridge Neighborhood Revitalization Strategy



**Update for City Council  
March 18, 2019**



ATTACHMENT 2

czb with MJB Consulting

# **Tonight's Agenda**

**Hear from Co-Chairs**

**Process Update**

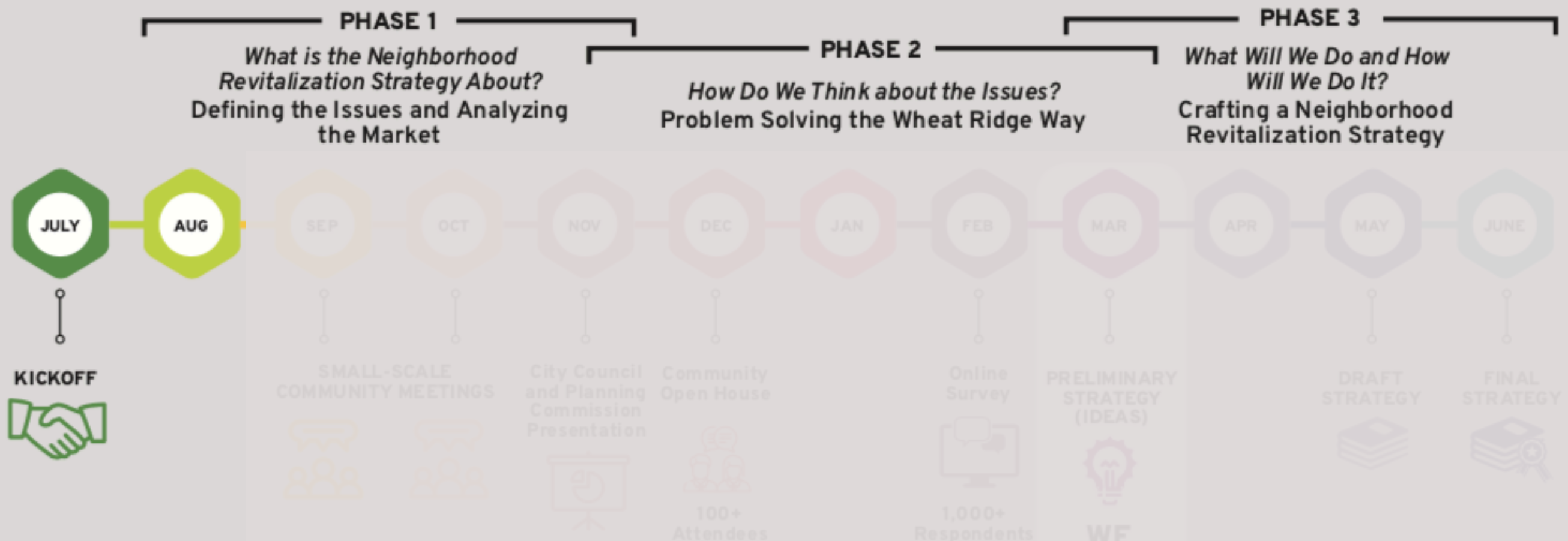
**Emerging NRS Direction**

**Feedback and Questions**





# Timeline and Work to Date



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**Role(s) of Retail**

- Retail as a revenue generator
  - City provides at least 10% of retail space in downtown area
  - City provides at least 10% of retail space in downtown area
- Retail as a place-making element
  - Enhancing downtown area
  - Enhancing downtown area
  - Enhancing downtown area

**Launch Project - Begin Work as a Committee**



# Scope the Project - Big Things to Get Right

## BIG THINGS

	WHAT	WHY	WHERE	IMPULSE/ MOTIVATION	QUESTIONS/ INPUT
#2	COMMERCIAL CORRIDORS	<ul style="list-style-type: none"> <li>FIRST IMPRESSIONS</li> <li>COMMUNITY PRIDE</li> </ul>	<ul style="list-style-type: none"> <li>38<sup>th</sup></li> <li>44<sup>th</sup></li> <li>WADSWORTH</li> <li>KIPLING</li> <li>YOUNGFIELD</li> </ul>	<ul style="list-style-type: none"> <li>IMAGE</li> <li>REVENUE</li> <li>ACCESSIBILITY</li> </ul>	<ul style="list-style-type: none"> <li>consider raise taxes (res.) to fix corridors?</li> <li>EXECUTION MATTERS</li> </ul>
#1	GENERAL INCOHERENCE • AESTHETIC • PHYSICAL FORM • CONNECTEDNESS (RED LINE ANY)	<ul style="list-style-type: none"> <li>CODE INCONSISTENCIES</li> <li>WATERWAYS - PHYSICAL DIVIDE</li> <li>CANT PREDICT</li> </ul>	<ul style="list-style-type: none"> <li>38<sup>th</sup> + WADSWORTH</li> <li>→ level of finish too low</li> </ul>	<ul style="list-style-type: none"> <li>GOT LOST</li> <li>DOESN'T LOOK good</li> <li>lack of connectivity</li> </ul>	<ul style="list-style-type: none"> <li>HARD TO NAVIGATE</li> <li>ECONOMIC MULTIPLIERS</li> </ul>
#2	Neighborhood identity	<ul style="list-style-type: none"> <li>create sense of community</li> <li>connect w/ neighbors</li> </ul>	<ul style="list-style-type: none"> <li>citywide</li> <li>including corridors</li> </ul>	<ul style="list-style-type: none"> <li>facilitate residential engagement</li> </ul>	<ul style="list-style-type: none"> <li>no identity at present</li> <li>HAVE names but not used (on maps)</li> </ul>
#4	BALANCED HOUSING STOCK	<ul style="list-style-type: none"> <li>economic diversity is important</li> <li>workforce housing needs</li> <li>PROPERTY VALUES</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> <li>CITYWIDE - LOOK AT ... concerns about MF in SF neighborhoods?</li> </ul>	<ul style="list-style-type: none"> <li>WANT STARTER HOMES + MOVE UP</li> <li>rentals / for sale / SF / condo / etc</li> <li>attached + detached</li> </ul>	<ul style="list-style-type: none"> <li>concerns re: % of rental stock</li> <li>overall housing ladder - pretty full</li> </ul>
#5	PROFITABLE PLACEMAKING	<ul style="list-style-type: none"> <li>SPEND LOCALLY (desire)</li> <li>HANG OUT TOGETHER</li> <li>LESS LEAKAGE (more local revenue)</li> <li>generate sales tax revenue</li> <li>local placemaking</li> <li>value based decision</li> </ul>	<ul style="list-style-type: none"> <li>29<sup>th</sup> + DePew (local funky)</li> <li>TOP OPPORTUNITIES</li> <li>44<sup>th</sup> (1)</li> </ul>	<ul style="list-style-type: none"> <li>value based</li> <li>Keep \$ local</li> </ul>	<ul style="list-style-type: none"> <li>incentives?</li> </ul>

SOLVE PROBLEM OF DISCONNECTEDNESS



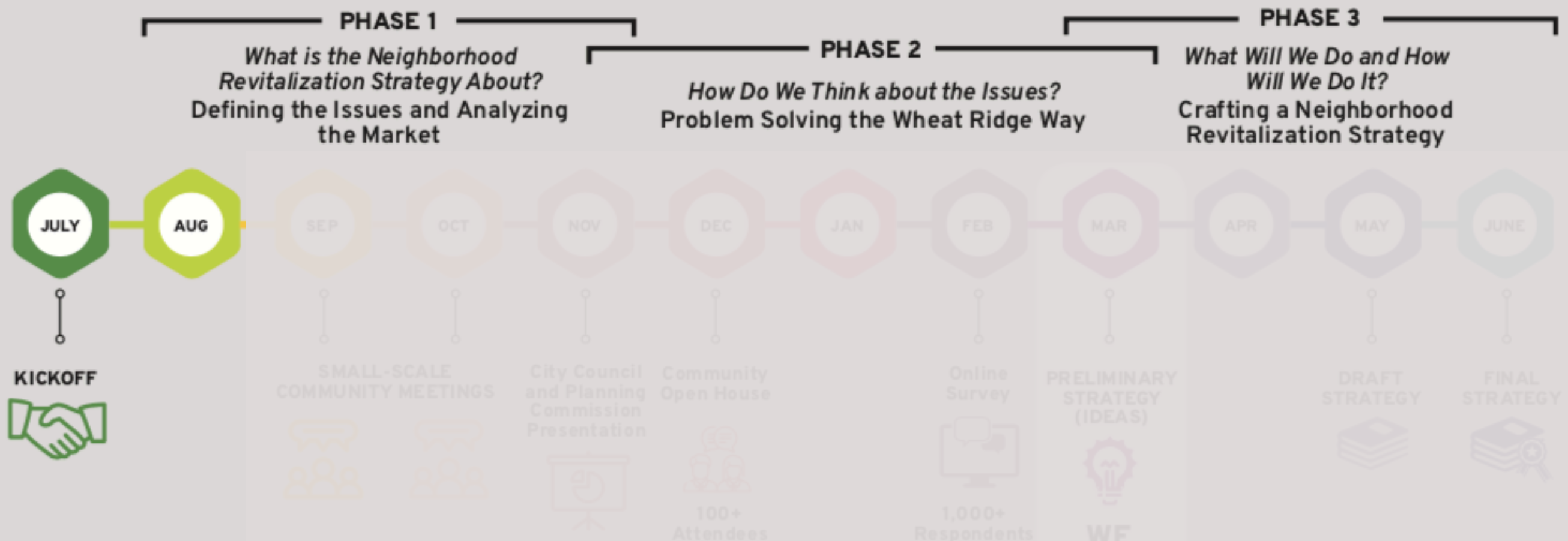
# Scope the Project - Big Things to Get Right



WHAT	with	where	IMPULSE	Q's
#6 infrastructure CATCH UP COSTS.	power stages flooding connectivity	E to W citywide *E of Kipling	first mile last mile	Bond to resolve



# Timeline and Work to Date



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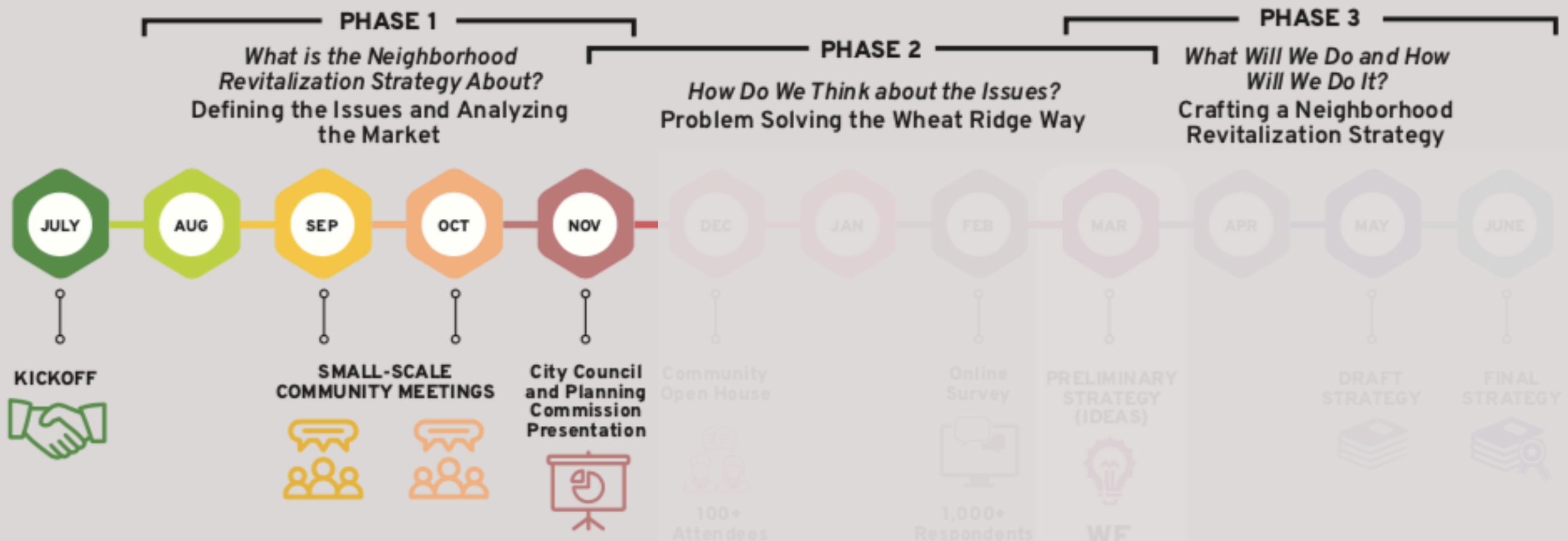
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**Asking the Community - Are we on the right track? Small Groups**





## MUST BE PRESERVED

- ▶ ECLECTIC
  - 1 AG USES
  - 2 DIV. HOUSING
  - 3
  - 4
- ▶ PARKS + OPEN SPACE
- ▶ TREND ON 38<sup>th</sup> AVE (GOOD) (FINISH)
- ▶ PRESERVE AFFORDABILITY HOUSING + COMMERCIAL

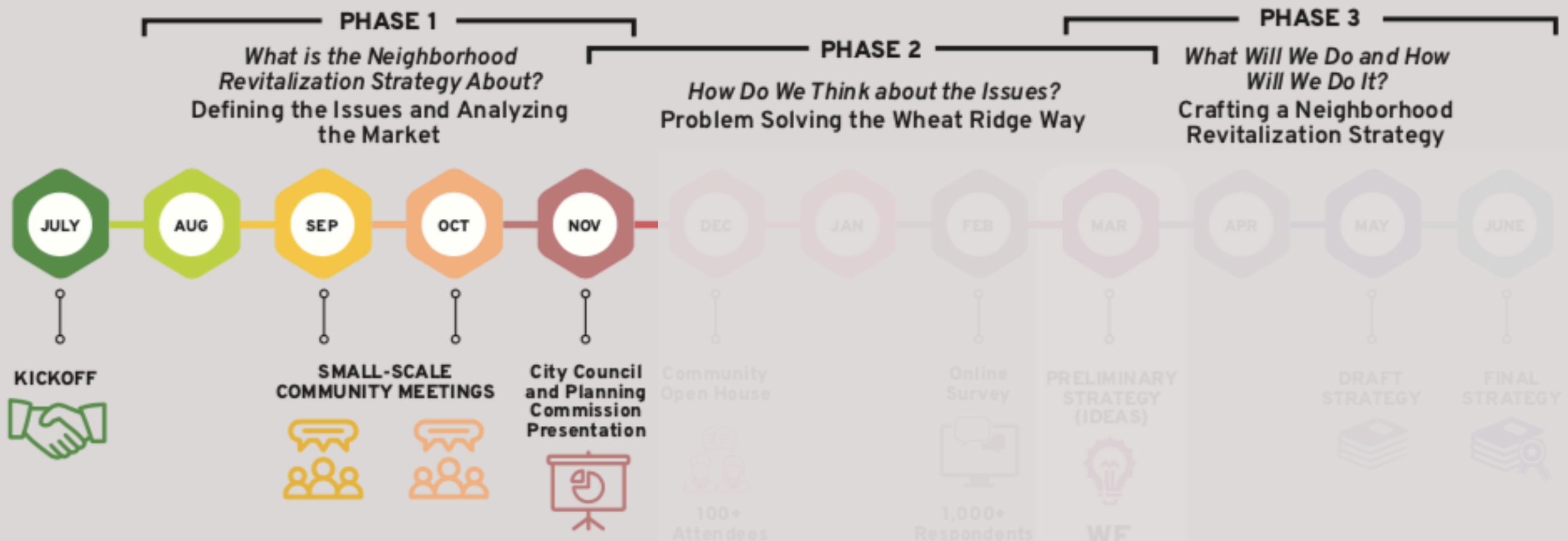
## REASONING

- ▶ EVERYONE CAN FIND A PLACE
- ▶ LEAVE ME ALONE → I HATE RULES
- ▶ USE/QUAL + IDENTITY/REPUTATION
- ▶ DESTINATION/GATHER/ACCESSIBLE \$ LOCAL
- ▶ COMMUNITY VALUE
  - INCOME DIVERSITY
  - AGE DIVERSITY
  - COMB. ADU. ECON. DEV.

Debriefing as a committee - Processing the input



# Timeline and Work to Date



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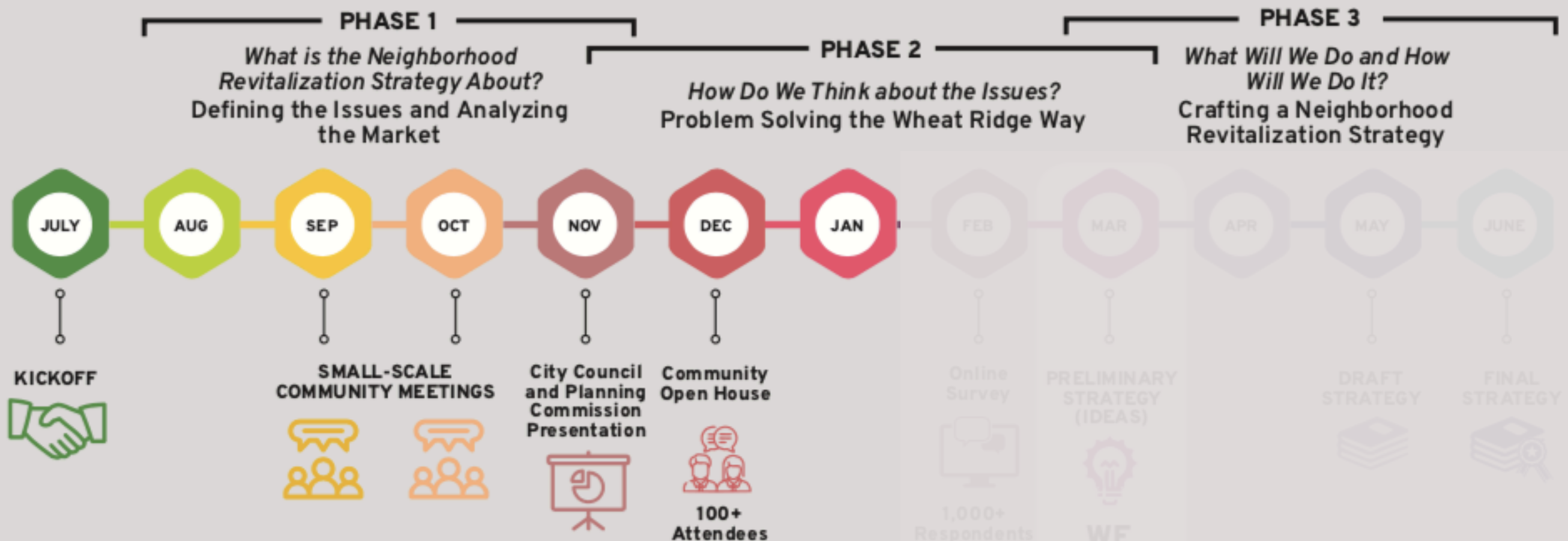
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A photograph of a community meeting. In the foreground, a man with a beard and glasses in a red and white checkered shirt is talking to a man in a dark sweater. They are standing near a table with sticky notes. In the background, a woman with white hair and a man are looking at a large poster titled 'Your Thoughts' which has a grid of red dots. The room has a drop ceiling and a wooden door.

**Asking the Community - Are we getting it right? Open House**



A photograph of a community open house. In the foreground, a round wooden table is surrounded by several people. A large map of a city is spread out on the table, divided into three sections labeled 'WEST', 'CENTRAL', and 'EAST'. The map shows various streets and colored zones. Several people are seated around the table, looking at the map and talking. One man in the center is wearing a dark suit, a red tie with a Christmas tree pattern, and a grey scarf. A woman with blonde hair and glasses is standing next to him. In the background, many other people are standing and talking in a large room with a polished wooden floor. There are more maps and informational displays on the walls and tables in the background. The overall atmosphere is one of a public consultation or community meeting.

**Asking the Community - Are we getting it right? Open House**

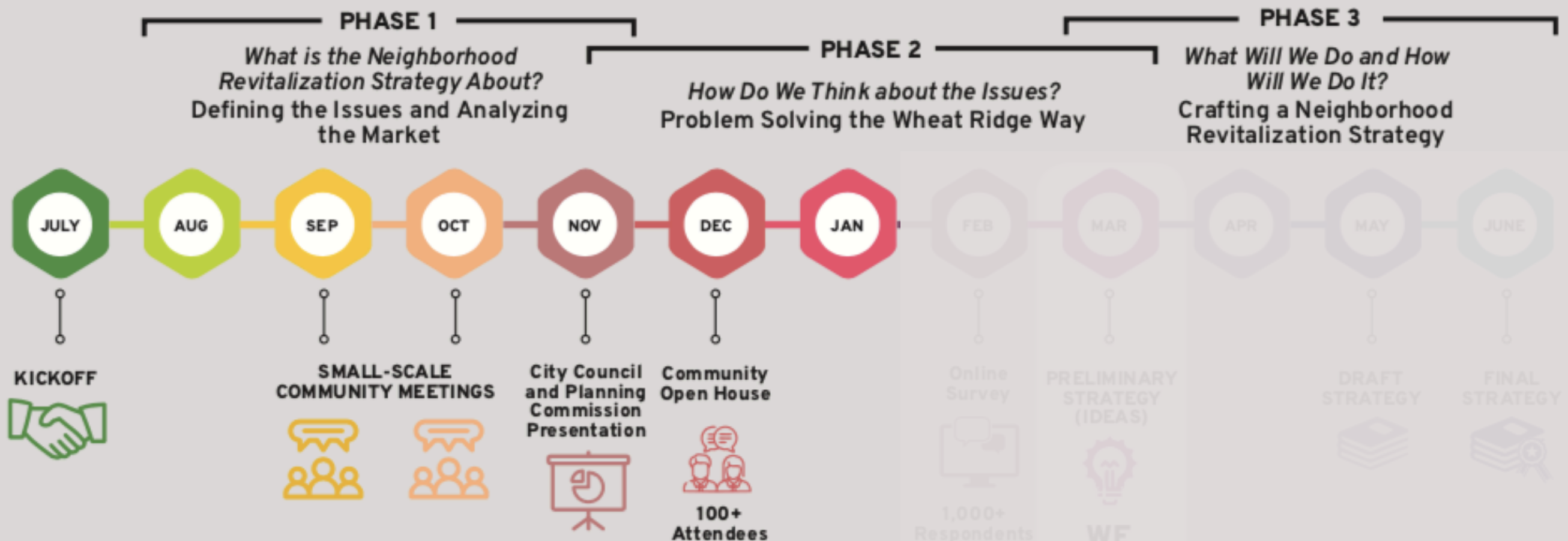


# Synthesizing the input - What does it mean for the NRS?





# Timeline and Work to Date



Steering Committee

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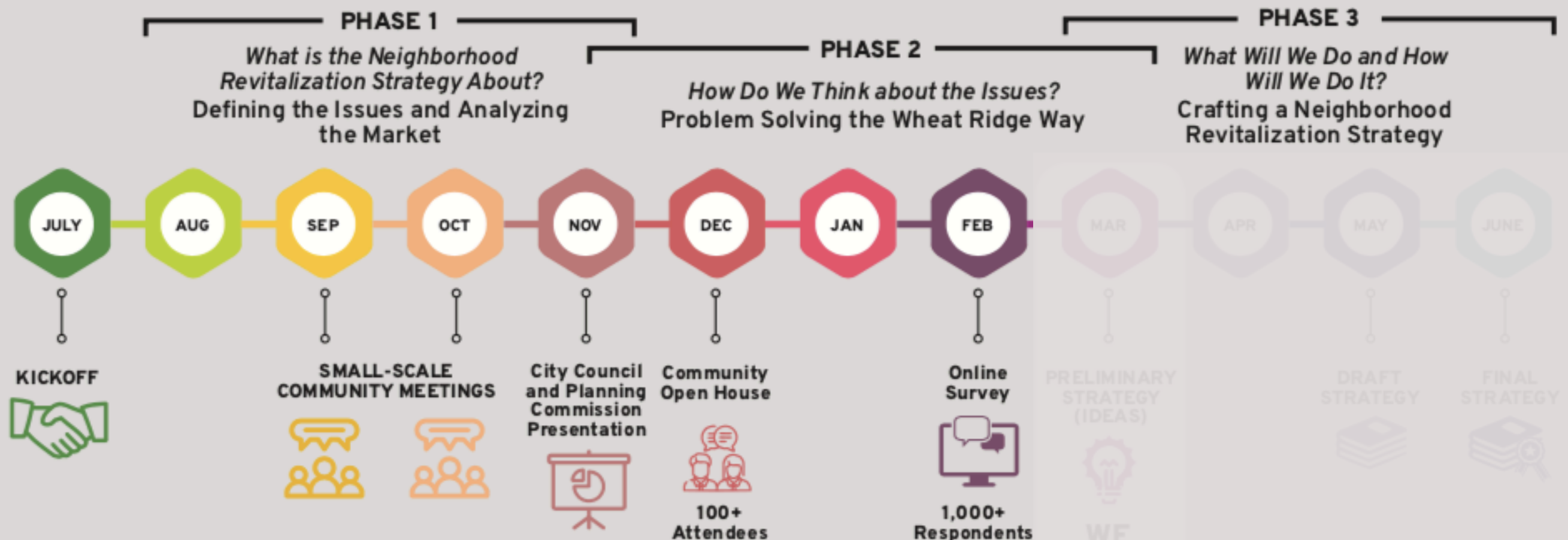
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City Council, Planning Commission

Community Open Houses



WE ARE HERE

# Your thoughts and opinions matter!

Wheat Ridge  
Neighborhood  
Revitalization Survey

Please spend **15 minutes** to share your thoughts on the future vitality of Wheat Ridge.



Take the  
**15 minute  
survey!**

---

Take the survey between February 13 and March 1  
**[www.bit.ly/YourWheatRidge](http://www.bit.ly/YourWheatRidge)**

Learn more at [www.ci.wheatridge.co.us/NRS](http://www.ci.wheatridge.co.us/NRS)



Wheat Ridge Neighborhood Revitalization Survey

# We need to hear from senior citizens like you!

Please spend **15 minutes** to share your thoughts on the future vitality of Wheat Ridge.

The City of Wheat Ridge is updating its Neighborhood Revitalization Strategy.

Residents, business owners, or anyone who loves Wheat Ridge can have a say.



Take the survey between February 13 and March 1  
**[www.bit.ly/YourWheatRidge](http://www.bit.ly/YourWheatRidge)**

**Take the  
15 minute  
survey!**

Learn more at  
**[www.ci.wheatridge.co.us/NRS](http://www.ci.wheatridge.co.us/NRS)**



Wheat Ridge Neighborhood Revitalization Survey

# We need to hear from business owners like you!



Please spend **15 minutes** to share your thoughts on the future vitality of Wheat Ridge.

The City of Wheat Ridge is updating its Neighborhood Revitalization Strategy. Residents, business owners, or anyone who loves Wheat Ridge can have a say.

Take the  
15 minute  
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# Pareto Planning



80/20



# Pareto Planning

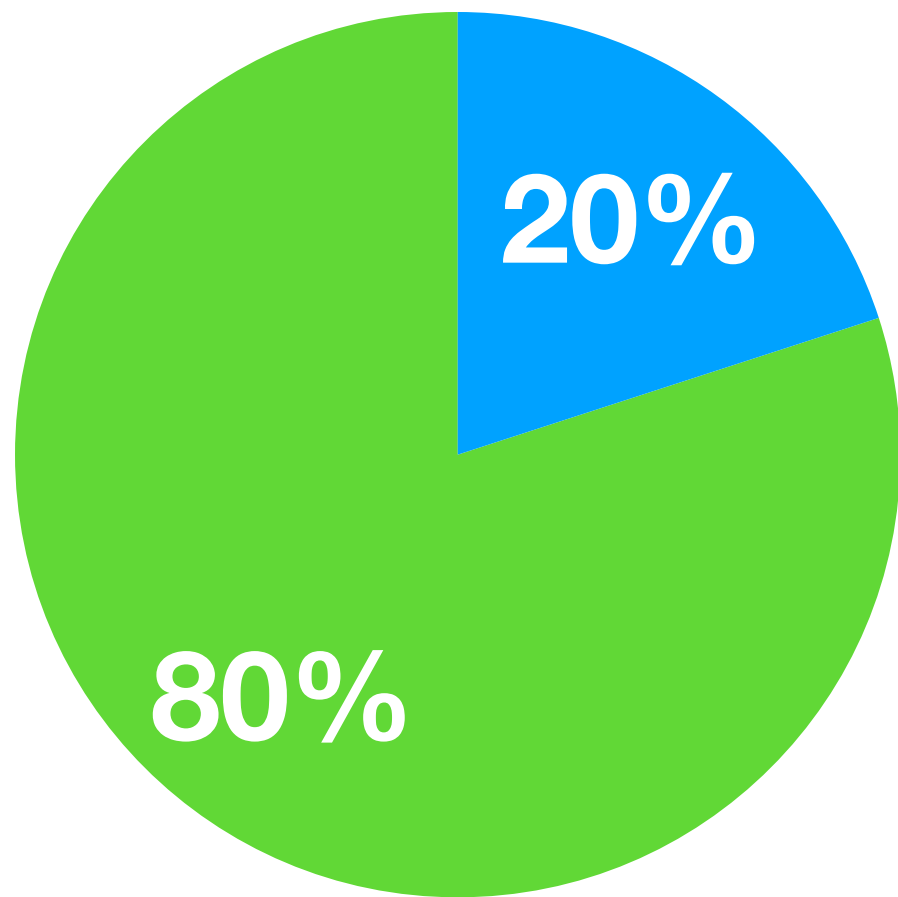


80/20

**What's the 80/20?**



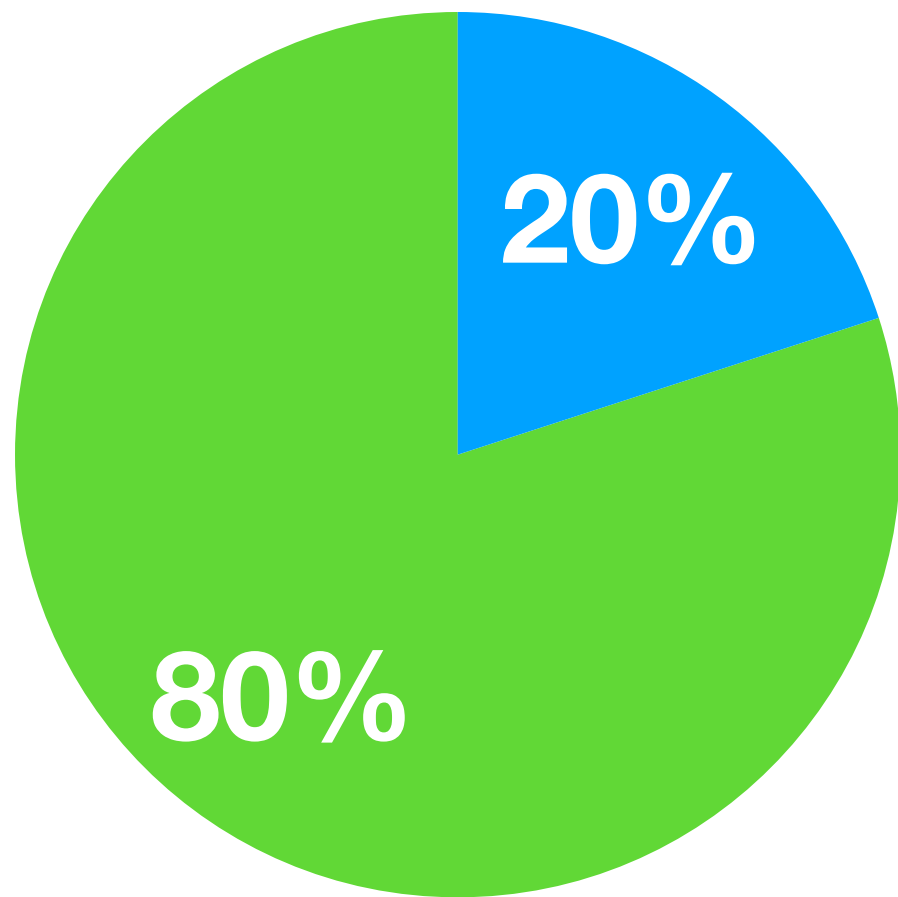
# Pareto Planning



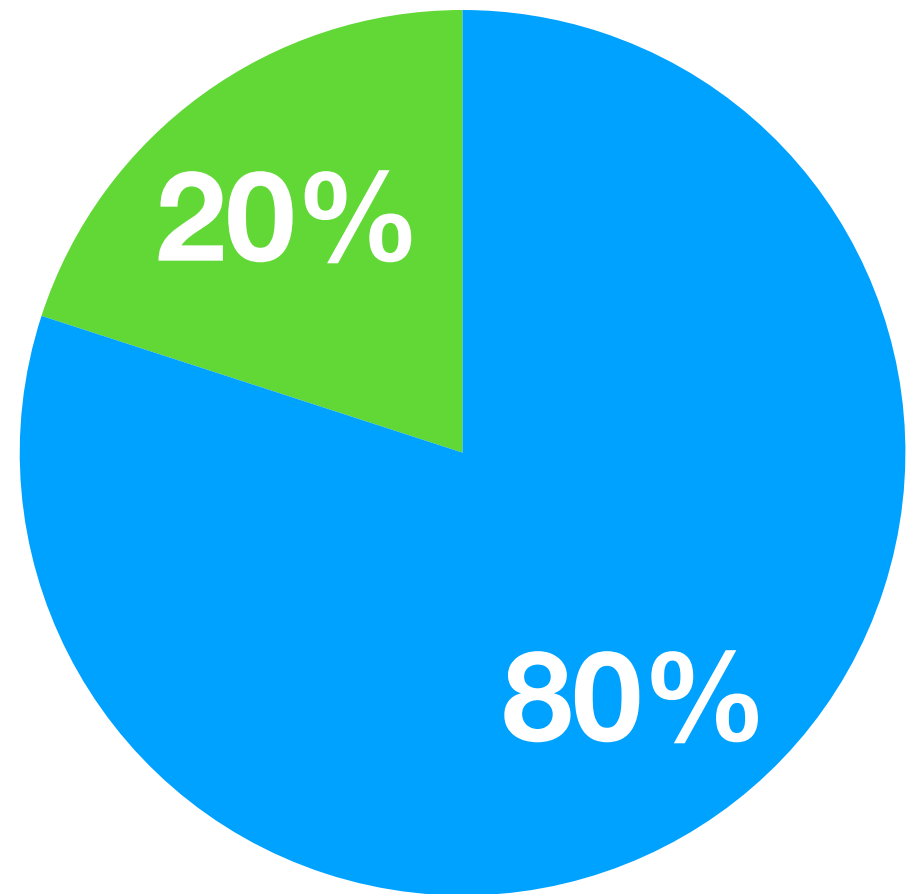
**Efforts the City Controls**



# Pareto Planning



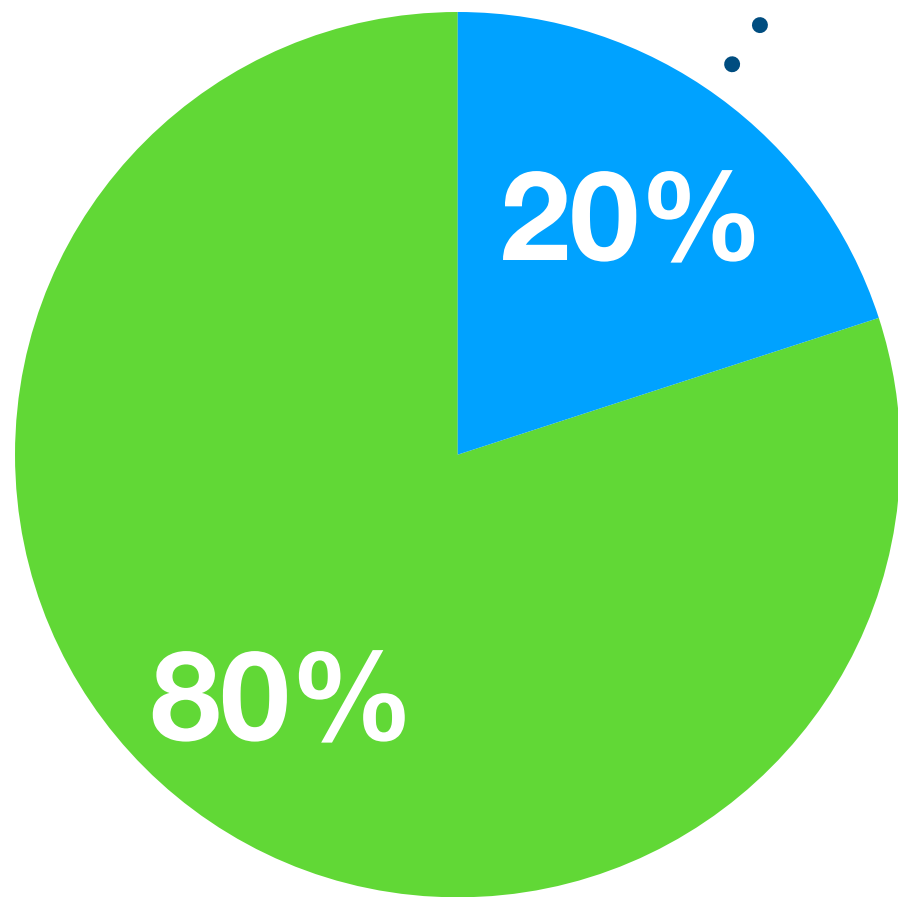
**Efforts the City Controls**



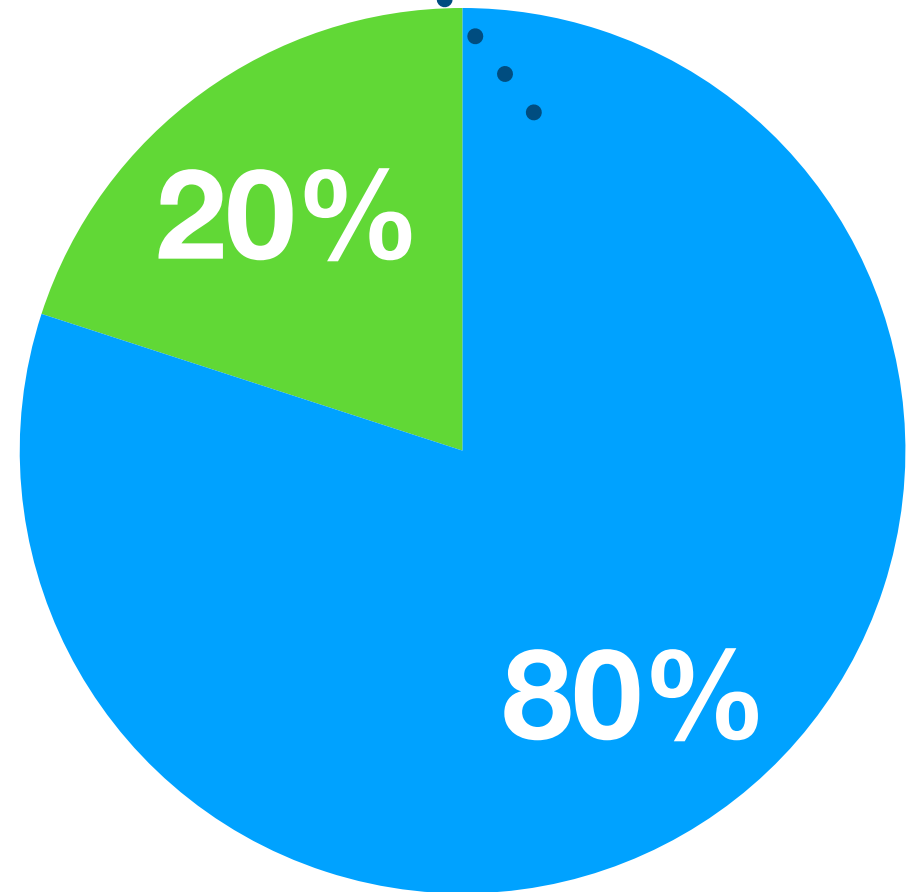
**Outcomes the Efforts Produce**



**Efficient**  
**Good ROI**  
**Bang for the buck**



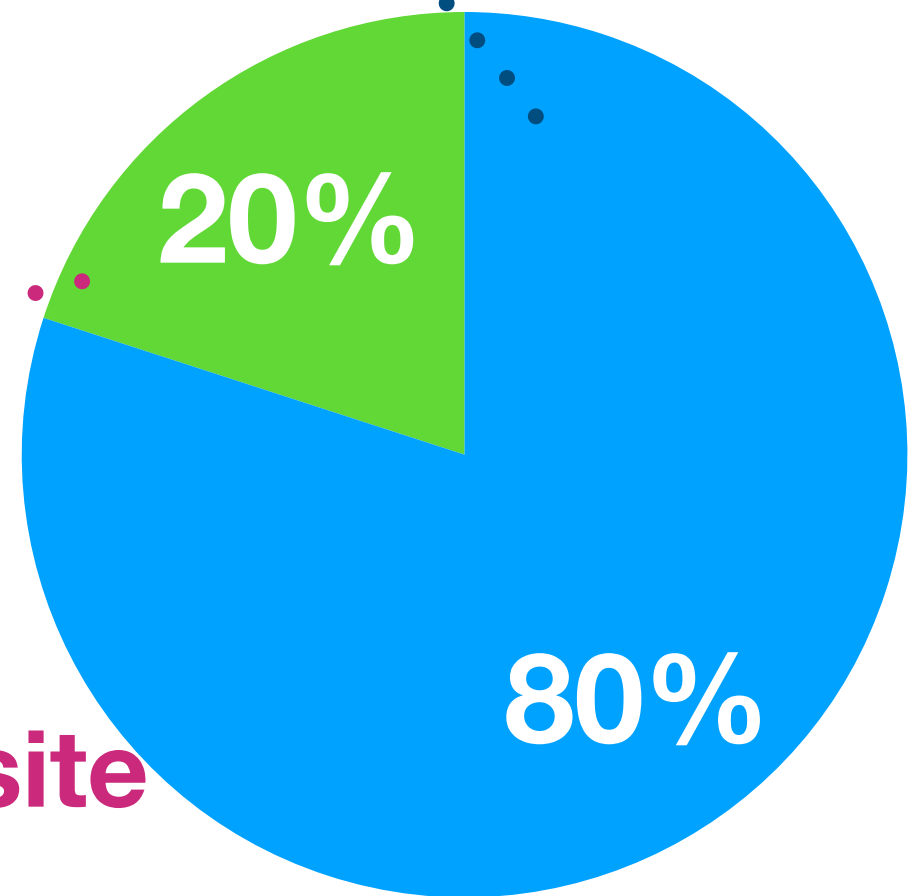
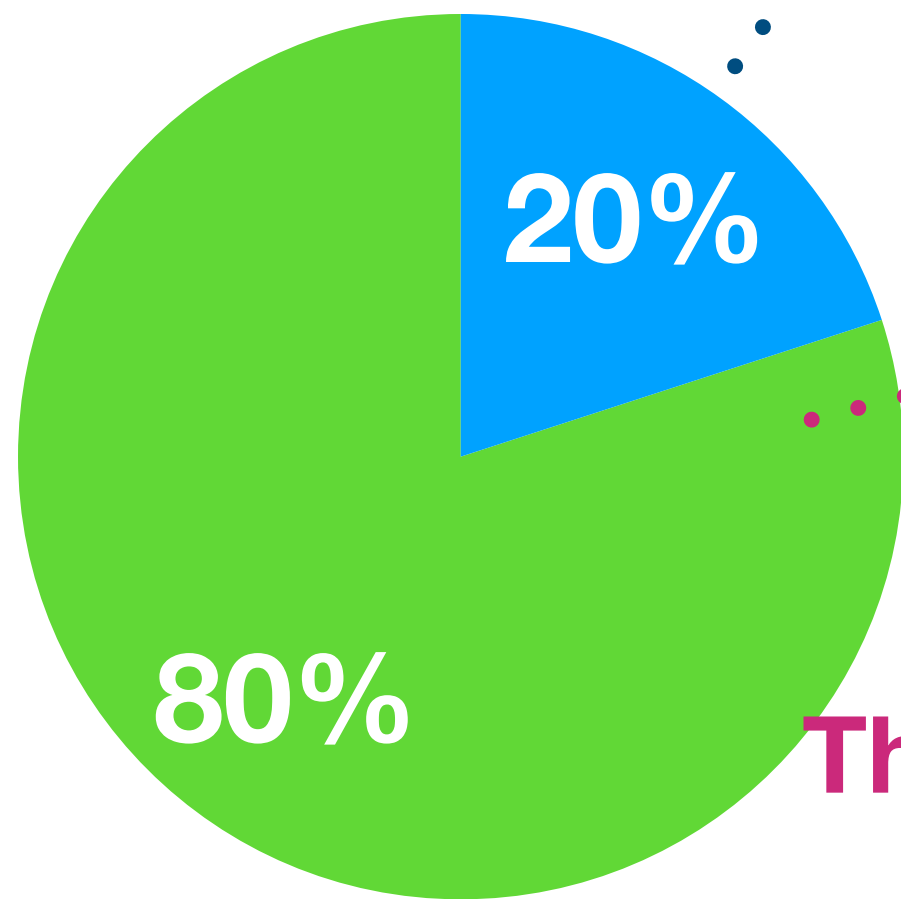
**Efforts the City Controls**



**Outcomes the Efforts Produce**



**Efficient**  
**Good ROI**  
**Bang for the buck**



**The Opposite**

**Efforts the City Controls**

**Outcomes the Efforts Produce**



# Pareto Planning

## What's the 80/20?

*This process took the pulse of the community.*

*Wheat Ridge overall is satisfied with how things are going.*

*It does not want nor require much change, but it does want a couple things.....*



# Pareto Planning

## What's the 80/20?

**It has a desire for neighborhoods to self-manage change at the neighborhood level.**

- *This can mostly be accomplished through process improvements.*

**It has a desire for improved corridors around the city.**

- *This can be accomplished by 10-20 years of planning, capital work, and business incentives.*



# How is Wheat Ridge Doing?

RESIDENT SURVEY

How do you rate the overall quality of life in Wheat Ridge?



**81%**  
Good or  
Excellent

RESIDENT SURVEY

How do you rate Wheat Ridge as a place to live?



**90%**  
Good or  
Excellent



# How is Wheat Ridge Doing?

NRS SURVEY

How has Wheat Ridge progressed over the past five years, considering factors like quality of life, overall appearance, and shopping and dining options?



**58%**

say Wheat Ridge  
has gotten better

**24%**

say Wheat Ridge is  
about the same

NRS SURVEY

What does Wheat Ridge need to do to improve on these and other topics?



**72%**

say Wheat Ridge should keep on its  
current path, or make only minor  
tweaks and adjustments



# How is Wheat Ridge Doing?

## NRS SURVEY

How do you rate quality of life amenities like parks, recreation opportunities, parades, festivals, and restaurant offerings?



## RESIDENT SURVEY

How do you rate your **neighborhood** as a place to live?



## NRS SURVEY

How well do your neighbors maintain their properties?





# **Managing Neighborhood Change through Resident Engagement**



# **Managing Neighborhood Change through Resident Engagement**

As Wheat Ridge's desirability increases, and values rise, the economics of large-scale investments in the city's aging houses make more and more sense.



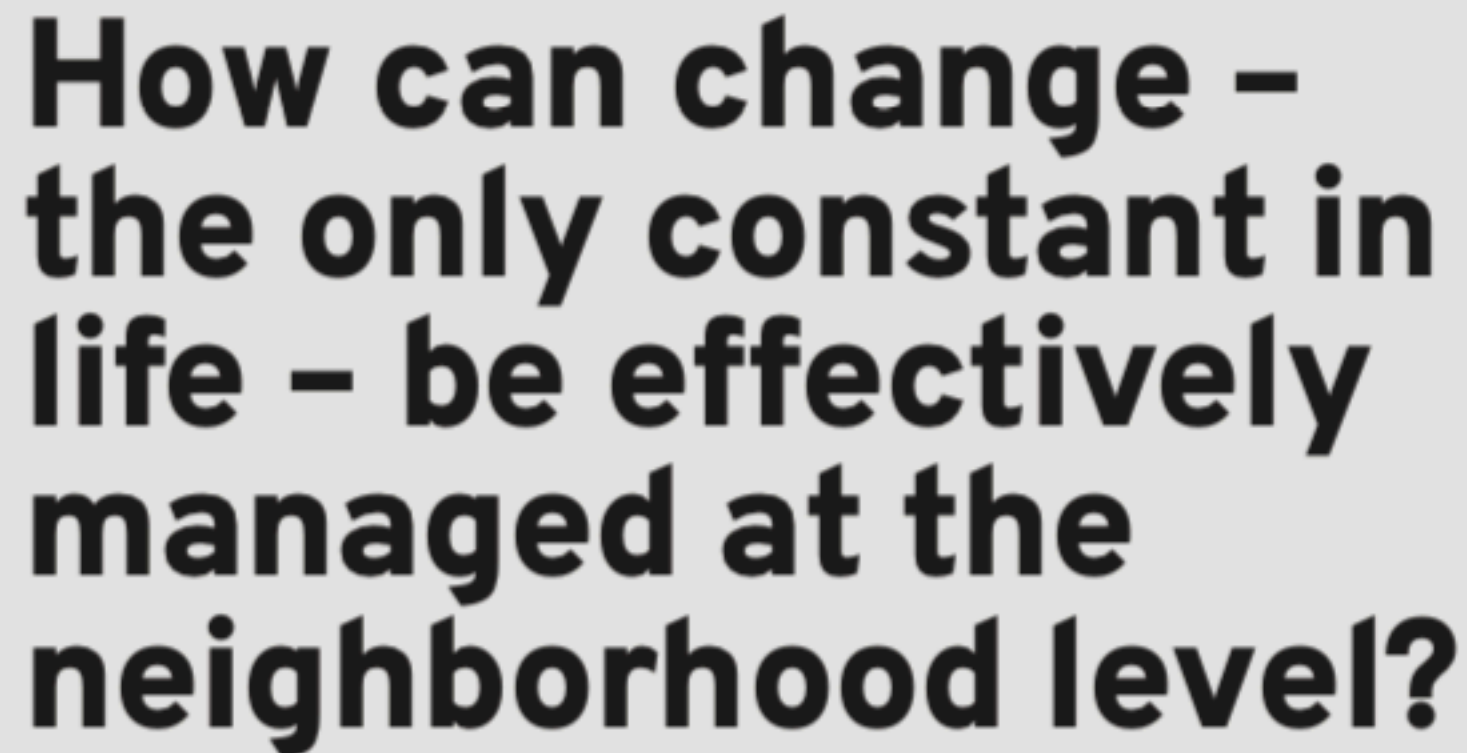
# Managing Neighborhood Change through Resident Engagement

As Wheat Ridge's desirability increases, and values rise, the economics of large-scale investments in the city's aging houses make more and more sense.

But when your own block or street experiences something radically new, it can be jarring.



# **Managing Neighborhood Change through Resident Engagement**



**How can change –  
the only constant in  
life – be effectively  
managed at the  
neighborhood level?**



# Managing Neighborhood Change through Resident Engagement

**A neighborhood planning program could:**



**Help different areas of the city build distinct neighborhood identities**



**Give a more organized voice to neighborhoods in public decision making**



**Provide a platform for building connections between neighbors**



**Allow for discussion of city issues at a more manageable scale**



# What the NRS Survey Says About Neighborhoods

**59%**



said small town life where people know their neighbors is *very* or *extremely important*.

**76%**

said there is value in neighborhood initiatives uniquely tailored to individual neighborhoods.



**79%**

*agreed* or *strongly agreed* that there is a need to **engage or reengage neighborhoods on planning and development** issues that directly affect them.



**62%**

said they would **participate in a new neighborhood organization** if their neighborhood did not already have one.



# Managing Neighborhood Change through Resident Engagement



**Resident Mapping Exercise**



**85 residents mapped their neighborhood at the December Open House**

Those maps combined to create a composite map of nine possible neighborhood planning districts, each with unique characteristics, that would allow the city to create neighborhood plans to address issues and opportunities at this more local and manageable scale.

**Conceptual Neighborhood Districts**





# Reinvesting in Our Primary Corridors

## What the Surveys Tell Us

NRS SURVEY (2019)

**85%**

**agreed** or **strongly agreed** that “Corridors and Retail Nodes” are an important focus area for the city.



NRS SURVEY (2019)

**81%** **strongly agreed** or **somewhat agreed** with the statement, “promote efforts to revitalize business corridors such as 38th Avenue, 44th Avenue, Wadsworth Boulevard and Kipling Street.”



RESIDENT SURVEY (2018)

**83%** **strongly agreed** or **somewhat agreed** with the statement, “promote efforts to revitalize Wheat Ridge’s business areas.”



NRS SURVEY (2019)



Out of nine city corridors, **44th Avenue and Kipling Street** (north of 38th) were ranked at the bottom for visual quality.



# Reinvesting in Our Primary Corridors

## 44th Avenue

(from Youngfield Street to Wadsworth Boulevard)

Undesirable/  
unattractive  
uses and  
buildings

Traffic flow  
and safety for  
automobiles  
• circulation  
• curb cuts

Inadequate  
facilities for non-  
motorized users  
• sidewalks  
• bike lanes  
• transit

General  
appearance and  
streetscape  
• street trees and  
landscaping  
• signage

## Kipling Street

(from 38th Avenue north to I-70)

Undesirable/  
unattractive  
uses and  
buildings

Traffic flow  
and safety for  
automobiles  
• circulation  
• curb cuts

Inadequate  
facilities for non-  
motorized users  
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General  
appearance and  
streetscape  
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landscaping  
• signage

## Youngfield Street

(from 29th Avenue north to 44th Avenue)

Undesirable/  
unattractive  
uses and  
buildings

Traffic flow  
and safety for  
automobiles  
• circulation  
• curb cuts

Inadequate  
facilities for non-  
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appearance and  
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• signage

44th Ave - West of Wadsworth Blvd

44th Ave - East of Wadsworth Blvd

## 44th Avenue

(from Wadsworth Boulevard to Sheridan Boulevard)

Undesirable/  
unattractive  
uses and  
buildings

Traffic flow  
and safety for  
automobiles  
• circulation  
• curb cuts

Inadequate  
facilities for non-  
motorized users  
• sidewalks  
• bike lanes  
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General  
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Youngfield St - 29th Ave to 44th Ave

Kipling St - 38th Ave to I-70



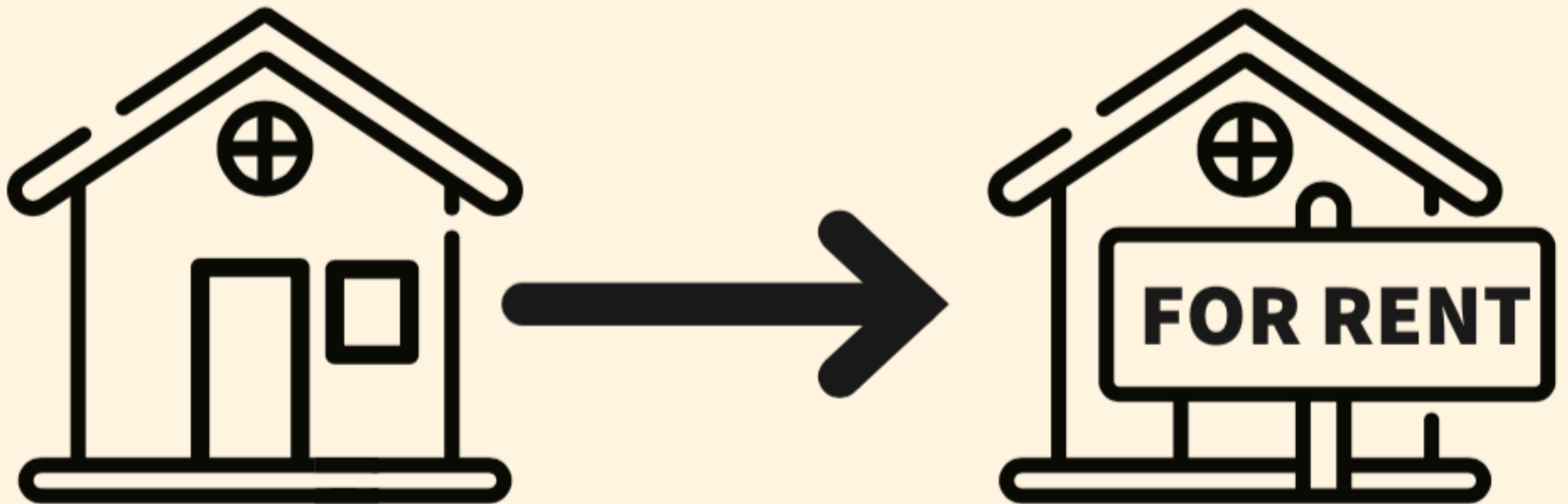
# **Selected Other Issues**

**Property Conditions and Code Enforcement**

**Accessory Dwelling Units (ADUs)**



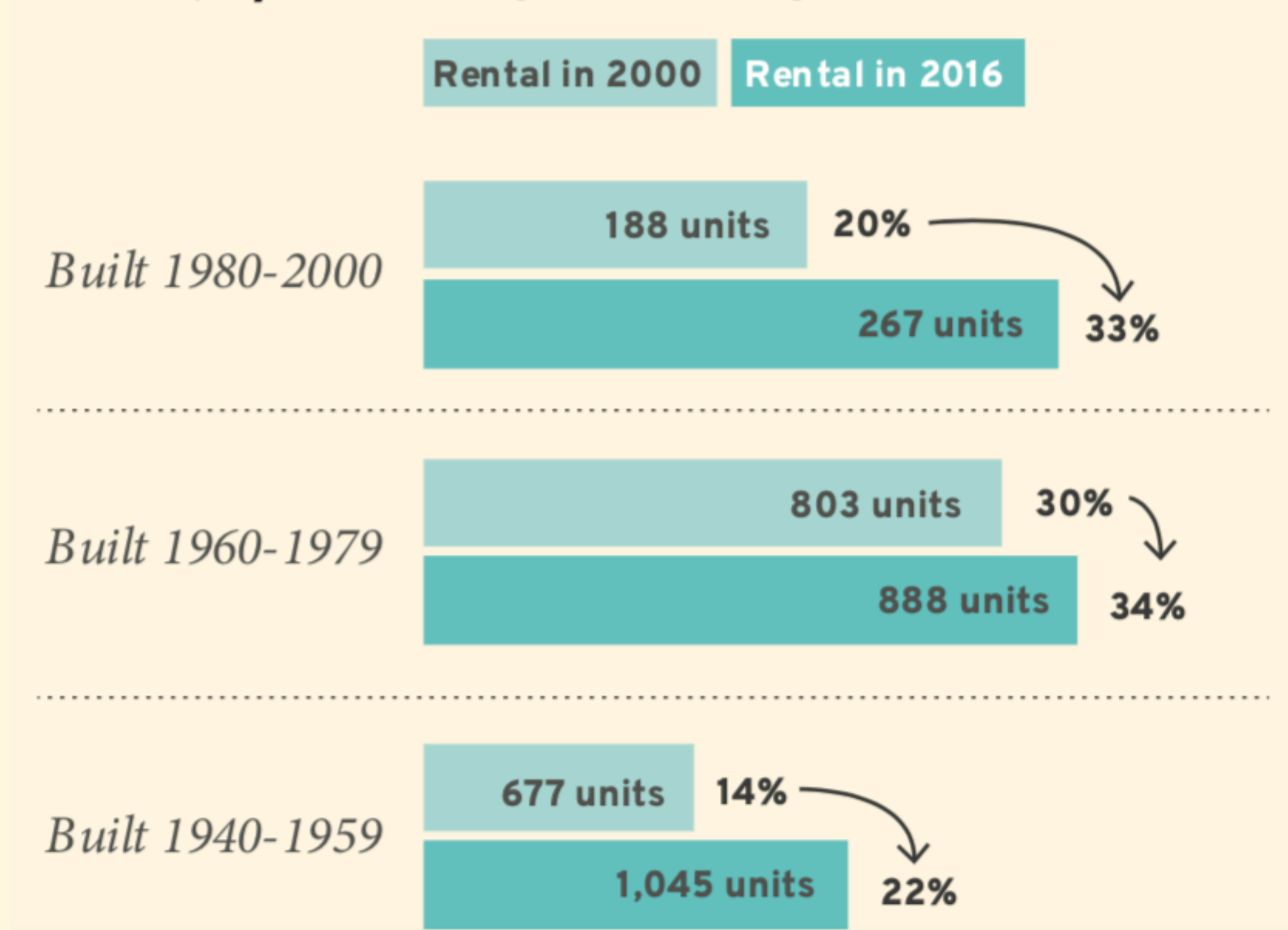
# Changing Tenure in Aging Housing





# Changing Tenure in Aging Housing

## Change in Percentage of Single-Family Units that are Rentals, by Era Built (2000-2016)





**NRS SURVEY**

**How well do your  
neighbors maintain  
their properties?**



**79%**

said either  
**exceptionally  
well or to a  
good standard**



**NRS SURVEY**

**How well do your  
neighbors maintain  
their properties?**



**79%**

said either  
**exceptionally  
well or to a  
good standard**

**No real support for:**

- **Rental inspection program**
- **Additional code enforcement resources**



# Accessory Dwelling Units





# Accessory Dwelling Units



**48%** *strongly support* or  
*somewhat support*

**22%** *strongly* or  
*somewhat opposed*

**30%** *neither support*  
or *oppose or don't know*



# Accessory Dwelling Units



IT  
DEPENDS

2018 Resident Survey: 30% Neutral or Did Not Know



# Accessory Dwelling Units



NRS SURVEY (2019)

**73%** *agreed* or *strongly agreed* that the **City** should ensure the community fully understands what accessory dwelling units (ADUs) and short-term rentals are, including their pros and cons, so that **residents can provide the City Council with input and guidance.**



# Next Steps

## Timeline and Work to Date

