

STUDY SESSION AGENDA

CITY COUNCIL CITY OF WHEAT RIDGE, COLORADO

7500 W. 29th Ave.
Wheat Ridge CO

June 3, 2019

6:30 p.m.

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.

Citizen Comment on Agenda Items

1. Neighborhood Revitalization Strategy (NRS) Update
2. Ridgetop Village Metropolitan District Service Plan
3. Staff Report(s)
4. Elected Officials' Report(s)

ADJOURNMENT



Memorandum

TO: Mayor and City Council

THROUGH: Patrick Goff, City Manager

FROM: Ken Johnstone, Community Development Director
Lauren Mikulak, Planning Manager

DATE: May 23, 2019 (for June 3 study session)

SUBJECT: Neighborhood Revitalization Strategy (NRS) Update

In mid-2018, the City began the process of updating the Neighborhood Revitalization Strategy (NRS). This document was originally adopted in 2005, and its findings and recommendations were adopted as guiding principles for revitalizing the City over that last 14 years. The City's goals in creating the original NRS were to become more competitive, more vibrant, and more fiscally stable by attracting and retaining strong households, increasing homeownership, growing existing businesses, adding new businesses, and attracting shoppers.

Enclosed is a draft of the final report from czb LLC, the consultant group leading the NRS update process. The report synthesizes the input of hundreds of residents and stakeholders, the Steering Committee, Planning Commission and City Council. It is intended to serve as a 10-year work plan and includes not only a snapshot of 2019 Wheat Ridge (Parts 1, 2, and 3); but also specific recommendations related to resident engagement, corridor revitalization, neighborhood retail, accessory dwelling units, and investment in older structures (Parts 4 and 5).

The purpose of the June 3 study session is to present the document to Council and to the public. The draft final report has been posted to the project website and distributed through the project's mailing list.

Staff recommends that the final report be adopted by resolution at a regular business meeting.

ATTACHMENTS:

1. NRS Final Draft Report
2. Letter of support from the WRSAC, dated May 6, 2019

Wheat Ridge

NEIGHBORHOOD

REVITALIZATION STRATEGY

UPDATE

2019

czb

Acknowledgements

MAYOR

Bud Starker

CITY COUNCIL

District I

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Janece Hoppe

District II

Kristi Davis

Zachary Urban

District III

Amanda Weaver

George Pond

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Leah Dozeman

CITY OF WHEAT RIDGE

City Manager

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Lauren Mikulak, AICP, Planning
Manager

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Christine Fraser

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Jennifer Hayden

Lindsay Madonia

Carol Mathews

Guy Nahmiach

Andy Rasmussen

Morgan Richards

Carol Salzman

Lauren Schevets

Julie Stern

Jill Tew

Jim Wright

How to Use this Report

This update to the City's Neighborhood Revitalization Strategy (NRS) does three things:

2019



First, it paints a picture of where Wheat Ridge is in 2019.

It presents a data snapshot that describes how Wheat Ridge sees itself and how the Wheat Ridge market measures up on a number of important demographic and economic indicators.

2019



Second, it hews closely to the collective pulse of Wheat Ridge in 2019.

It reflects a synthesis of nine months of community engagement, facilitated by a consulting team but led and implemented by a steering committee of more than two dozen Wheat Ridge residents, and drawing from the thoughts, feelings, and opinions of well over 1,000 residents who gave their time to this process in some form or fashion.

2030



Third, it lays out a focused workplan that should be complete by 2030.

It offers a set of recommendations to guide specific City-led community improvement efforts focused on resident engagement, corridor revitalization, and public process improvements aimed at positively managing neighborhood change. The priority recommendations and their inevitable follow-on actions will take the City a decade to complete, taking into consideration City capacity when it comes to workload, project timing, and resources.

The structure of the report is meant to draw a line between current market conditions in Wheat Ridge, existing community feelings and opinions, and then actions that the City can take to achieve its revitalization goals. Woven throughout is professional consultant analysis and, at times, political insights that provide guiderails to keep the recommended actions grounded in implementable reality.

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- 4 Executive Summary: The Strategy at a Glance**
A guide to the most basic description of the project's key findings and recommendations. The remainder of the report offers more detailed information, analysis, and recommendations, but the Strategy at a Glance is provided for those who prefer the condensed version.
- 6 Part 1: Background and Process**
This section describes the history of the NRS in Wheat Ridge and the 2018-2019 process that shaped this updated version.
- 10 Part 2: Wheat Ridge by the Numbers**
This section provides data about how Wheat Ridge is doing, both in the eyes of its residents as measured from recent community surveys and as reflected in a variety of data sources.
- 22 Part 3: Wheat Ridge Neighborhoods**
This section offers a new way of thinking about neighborhoods in Wheat Ridge and shares additional data at the neighborhood level.
- 34 Part 4: Priorities for Neighborhood Improvement**
This section identifies neighborhood engagement and corridor improvements as the most important priorities. It proposes a way for the City to assess neighborhood issues and opportunities and to engage residents for the purpose of managing change. It also includes analysis and recommendations related to accessory dwelling units and the permitting process for rehabilitation projects.
- 60 Part 5: Summary of Recommendations**
The summary includes all recommendations related to the priorities for neighborhood improvement.

Executive Summary

The Strategy at a Glance

Key Findings



Community Contentment

Wheat Ridge is quite content with its quality of life and its overall position. **Community sentiment about life in Wheat Ridge is positive** and the city does not perceive itself to be at an existential crossroads.



A Strengthening Market

Wheat Ridge is enjoying the benefits of a robust post-recession Denver area economy with the real estate market as the primary indicator. While the market is still dominated by an older and relatively lower income population which limits new restaurant and retail offerings, **change is clearly afoot as incomes and education levels rise.**



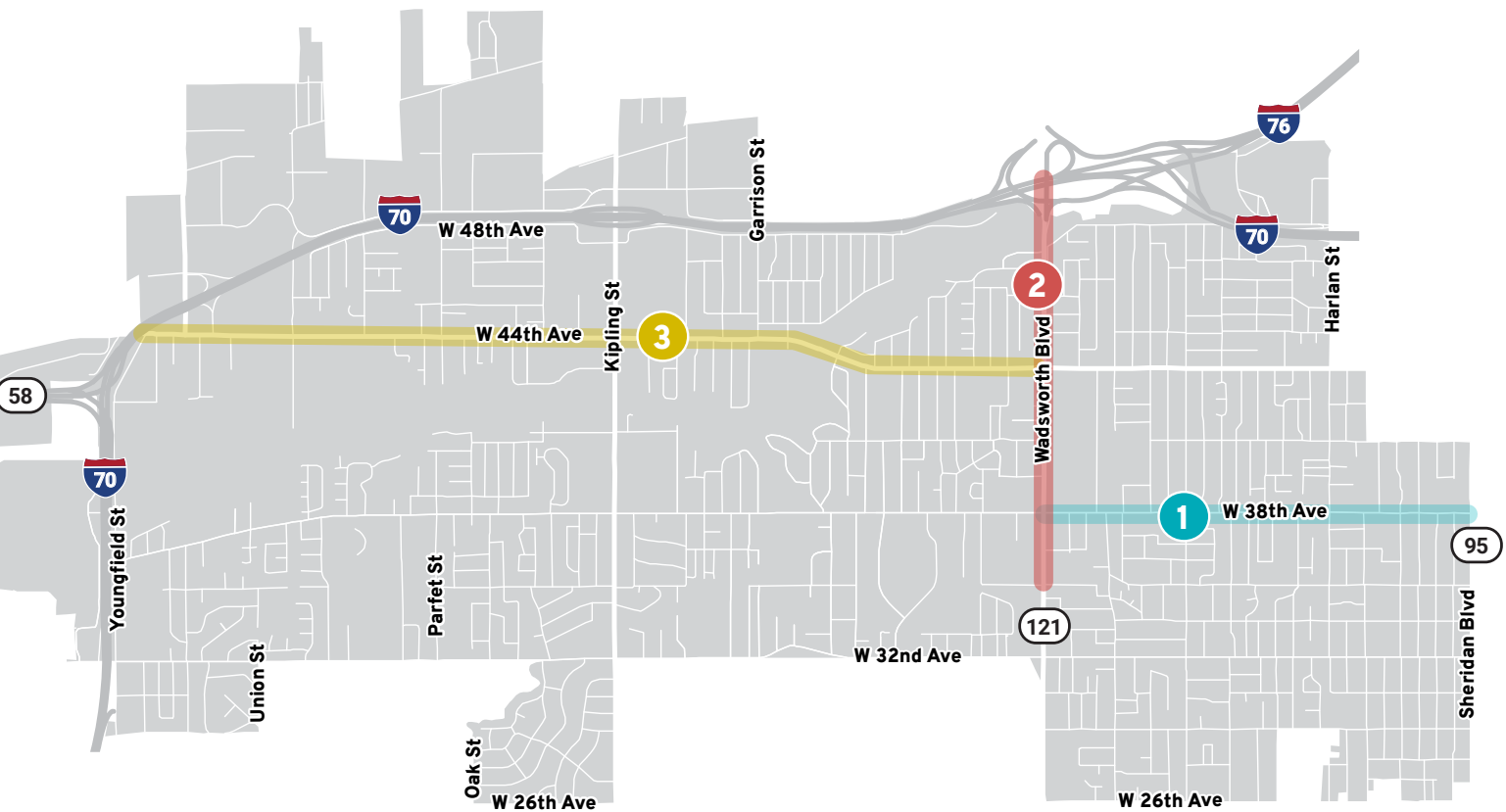
Primary Corridors

There is a clear desire on the part of Wheat Ridge residents for more attractive **commercial districts along major corridors like Wadsworth, 44th, and Kipling**, and for better shopping and dining options, particularly those that are not national or regional chains.



Neighborhoods

When it comes to Wheat Ridge neighborhoods, there is a meaningful portion of the city that is at least somewhat **uncomfortable with changes** that are perceived to be too drastic, out of character with existing conditions, or both. Residents also express a **desire for positive connection and engagement with their neighbors.**



Priority Recommendations

CORRIDORS

- 1 Finalize and fund streetscape improvements on **38th Avenue**.
- 2 Complete design and reconstruction for **Wadsworth Boulevard**.
- 3 Complete corridor plan for **44th Avenue** from Wadsworth to Youngfield.

NEIGHBORHOODS



Hire two neighborhood **engagement professionals**.



Complete a citywide neighborhood **"listening tour."**



Following the listening tour, design appropriate **neighborhood-based engagement, communication, and planning strategies.**

1

Background and Process

Why Undertake the NRS and Why Now?

In 2005, Wheat Ridge completed and adopted *Repositioning Wheat Ridge*, its first-ever Neighborhood Revitalization Strategy (NRS for short). The City's inaugural NRS was a full-scale community improvement plan. It planted the seeds for an updated comprehensive plan, for new corridor plans and zoning updates, and for new property and business developments. Since 2005, the City has focused on successfully reaching the goal of becoming economically stronger and more regionally competitive for businesses and new households by implementing the *Repositioning Wheat Ridge* recommendations.

The first NRS was about putting the community in a position to attract investment and that goal has now been achieved. The results are seen in a strengthening housing market, new businesses along 38th Avenue, and redevelopment along Wadsworth Boulevard. In addition to the City's focused work, the Denver metro area has experienced positive economic and demographic change with spillover benefits for Wheat Ridge. Today and moving forward, Wheat Ridge faces a different set of opportunities and challenges which have less to do with achieving market success and more to do with growing into and accommodating its newfound prosperity. **The central question of an updated Neighborhood Revitalization Strategy is: How can Wheat Ridge maintain its fundamental values and character while managing inevitable change?**



NRS IMPLEMENTATION COMPLETE OR IN PROGRESS

- Updated Comprehensive Plan.
- Nearly 50 updates to the Zoning Code.
- Creation of mixed-use zoning.
- Northwest (Ward TOD) subarea plan.
- Fruitdale subarea plan.
- Corridor plans for Wadsworth Boulevard and 38th Avenue.
- Legislative rezonings for Wadsworth and 38th corridors.
- Updated design standards for new development in the Streetscape Design Manual and Architectural and Site Design Manual.
- Additional staff resources for Code Enforcement.
- Incremental steps in the evolution of 38th Avenue to a “main street” district.
- Construction of new market-rate housing throughout the city.
- Ongoing housing investment through renovations and rehabilitation.
- New commercial development complete or ongoing at Kipling Ridge, The Corners, and Clear Creek Crossing.
- Establishment of WR2020, now LocalWorks.
- Planning and Development Academy and Wheaties Academy.
- Establishment of the TLC program and neighborhood clean-up days.
- Marketing and branding efforts promoting business and residential life in Wheat Ridge.
- Economic development efforts to assist businesses and rehabilitate commercial properties.
- Redevelopment of the Fruitdale School.
- New and refurbished parks and open space connections.
- Beautification projects at key locations throughout the city.

Neighborhood Revitalization Strategy Process



KICKOFF



AUG



SEP



OCT



NOV

PHASE 1

THE WORK BEGINS

Council impaneled a committee of 27 Wheat Ridge residents to guide the development of an updated NRS. They began working together in late summer 2018 to figure out which issues matter most, what the community is thinking and feeling, and how the City might best respond in order to both preserve what is great about Wheat Ridge and how to make improvements where they are warranted.

PHASE 1

Defining the Issues and Analyzing the Market

The steering committee met in July, September, and October to begin understanding the strengths and weaknesses of Wheat Ridge's neighborhoods and to design public engagement activities.

In September, the committee began small-scale outreach through discussion groups and pop-up events at local gathering places, seeking answers to the simple question: "What should change in Wheat Ridge and what should stay the same?"

In October and November, outreach expanded to include small group discussions focused on hypothetical scenarios designed by the City's consultants. The scenarios were designed to draw out community values and what matters most to Wheat Ridge residents in community decision making.

On November 5, the consulting team presented a draft interim report containing early data findings and observations about the Wheat Ridge market to the City Council and Planning Commission.

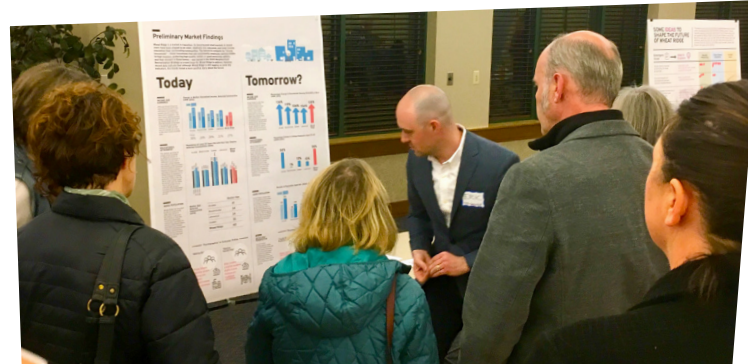
**Small-Scale
Community
Meetings**

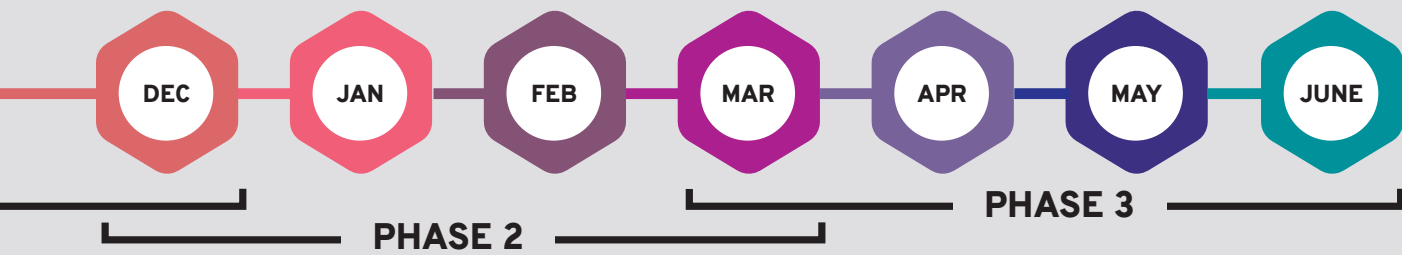


**City Council
and Planning
Commission
Presentation**



**Community
Open House
100+
Attendees**





PHASE 2 Problem Solving the Wheat Ridge Way

In December, over 100 Wheat Ridge residents attended a community open house at the Recreation Center. Attendees provided their input and feedback on the key issues that the committee believed the NRS project should address. During January and February, the committee worked on analyzing and synthesizing all community input to date, and organized it into concepts to inform the substance of the updated NRS.

A critical project milestone was achieved in February when the online survey went live. The survey, open from February 13 to March 1, aided the committee in gathering additional input on the work done to date as well as preliminary ideas for actions that had emerged through the process.

March 18-21 was NRS Blitz Week with presentations and discussions at both City Council and Planning Commission, as well as four open houses across the city over two days. In total, nearly 100 people attended the open houses.

Online
Survey

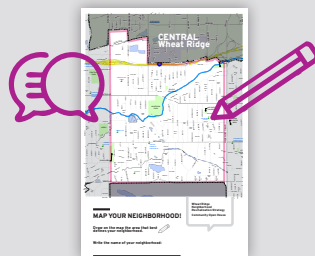


1,000+
Respondents

City Council,
Planning
Commission



Community
Open
Houses



PHASE 3 Crafting a Neighborhood Revitalization Strategy

In early April, City Council met in a retreat setting to discuss the findings of the NRS and the implications of the ideas that had emerged. Following the Council discussion, the consulting team went to work on crafting a draft NRS document for public review.

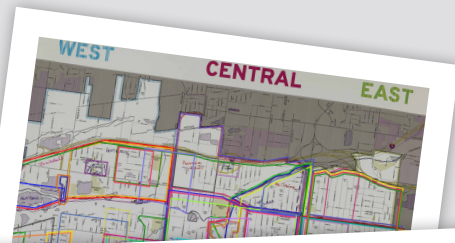
DRAFT
STRATEGY



City Council



FINAL
STRATEGY



SOME IDEAS TO SHAPE THE FUTURE OF WHEAT RIDGE

The below issues and possible ideas to address them within the Neighborhood Revitalization Strategy project help the steering committee understand if any of the ideas appeal for Wheat Ridge by placing your sticker in the boxes for each idea. If you feel there are other issues, attention, and if you have any possible ideas about projects, solutions that the steering committee could consider, please write those in the space at the bottom.

Emergent Issue	Idea to Explore	Sounds Promising	I Have Some Concerns	I'm Not Sure
Single-family Houses converting to rental properties	Expanded code enforcement with a rental inspection program			
Diverse impacts of development across diverse neighborhoods	More customized neighborhood planning			
The aesthetics of the city's primary corridors are lacking in quality	City-led planning and redevelopment efforts, with increased regulation and incentives			



PART 2: Wheat Ridge by the Numbers

2 Wheat Ridge by the Numbers

Like all community planning exercises, the NRS was shaped by analysis of a number of data points. What follows in this section is a description of some of the most important data and trends impacting planning, development, and neighborhood issues in Wheat Ridge. It begins with survey data reflecting feelings and opinions of residents and is followed by objective data culled from sources such as the U.S. Census Bureau (people, households, and housing characteristics), the Multiple Listing Service (real estate market), Jefferson County Assessor (housing and land values), and the City of Wheat Ridge (building permit activity).

What does the community think?

Wheat Ridge residents have had the chance during 2018 and 2019 to voice their opinions about the state of their city. Both the 2018 Resident Survey and the 2019 Neighborhood Revitalization Strategy survey reveal generally positive feelings amongst residents about the way their city is trending.

RESIDENT SURVEY

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



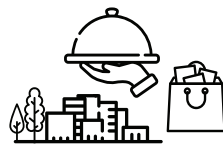
RESIDENT SURVEY

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



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?



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

NRS SURVEY

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



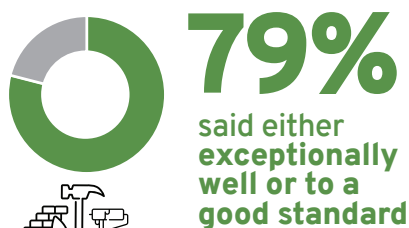
RESIDENT SURVEY

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



NRS SURVEY

How well do your neighbors maintain their properties?



RESIDENT SURVEY

62%

think the **quality of life** in Wheat Ridge is likely to improve in the next five years.

74%

rate the overall **quality of City Services** as good or excellent



RESIDENT SURVEY

How do you rate Wheat Ridge as a place to **raise children**?

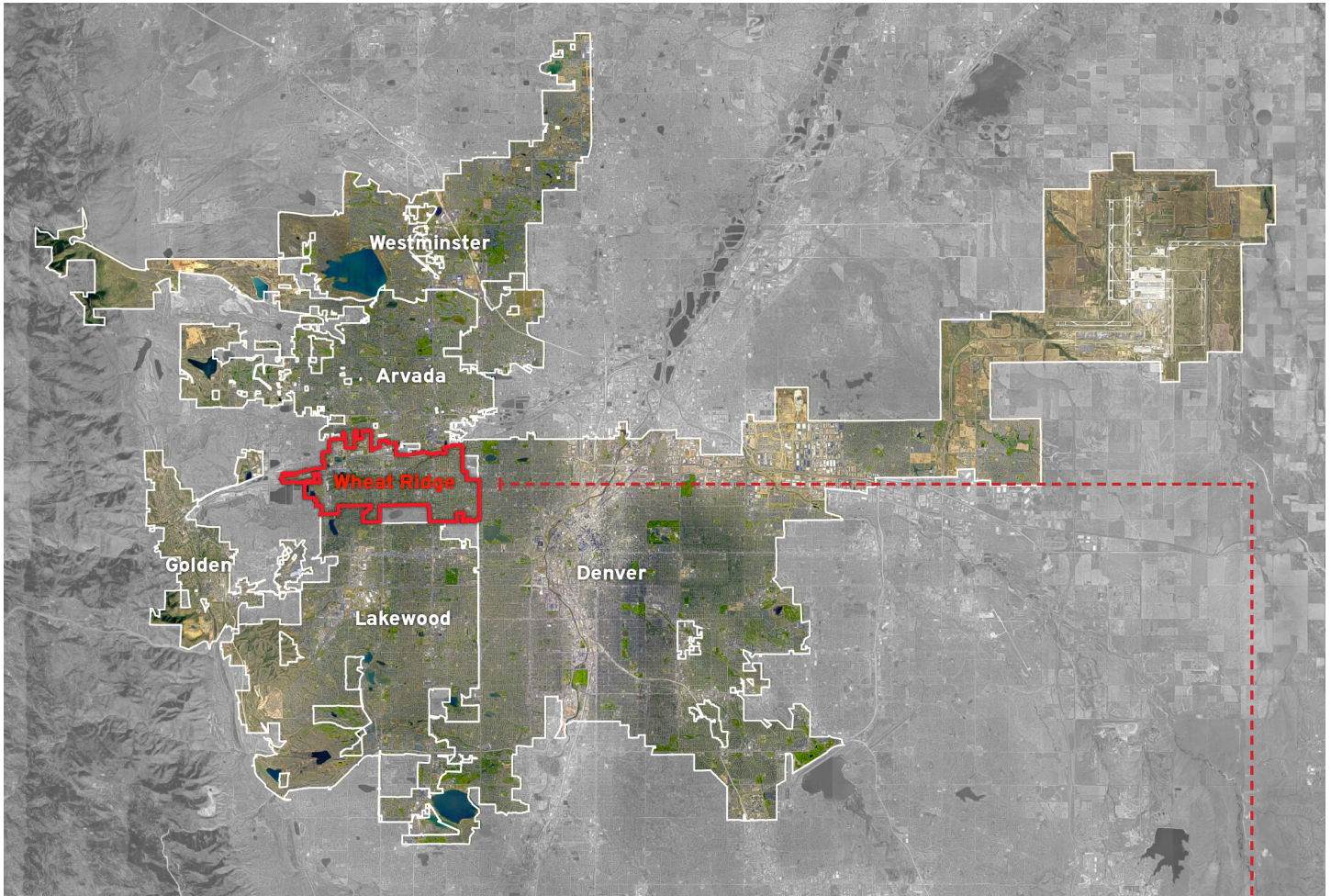


RESIDENT SURVEY

90%

likely or very likely to recommend living in Wheat Ridge





How Wheat Ridge and its Neighboring Communities Are Doing

Survey questions are a good way to test how people are feeling and what their perceptions are. But what do the objective data say? The Denver region has unquestionably become more economically vibrant in the past decade. The region performs well on economic and demographic measures and has gained a national reputation for its high quality of life. Denver's success has created positive spillover effects for Wheat Ridge and its neighbors. Market conditions have historically been weaker in Wheat Ridge than in other nearby communities, and that is still true. But trends indicate that Wheat Ridge is strengthening at a faster pace on some key measures, putting it on track to catch up to the competition.

What's happening in Wheat Ridge as reflected in available data sources?

How is Wheat Ridge doing in comparison to nearby communities?

And what does it mean for Wheat Ridge's neighborhoods?

Note: Unless otherwise noted, all data comes from the U.S. Census and American Community Survey 2012-2016 5 year estimates.

Incomes Lagging but Positive Signs

Although Wheat Ridge has seen income growth in line with that of its neighbors – greater growth in fact than some of its neighbors – the city’s lower starting position means it still has not caught up. Wheat Ridge was at or near the bottom of the pack in household incomes in 1999 and that has not changed.

One possible explanation for this is Wheat Ridge’s status as a “naturally occurring retirement community.” A relatively large concentration of elderly retirees can depress income figures, but there is at least one positive trend in the data.

Wheat Ridge is more than holding its own in the growth of higher income households. Amongst nearby communities, only Arvada is adding \$100,000+ households faster than Wheat Ridge.

Fig. 1
Change in Median Household Income, Selected Communities (1999-2016)

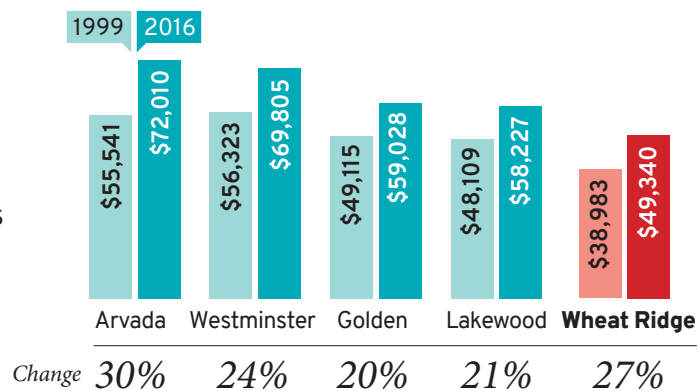


Fig. 2
Percentage of Married Couple Families with No Workers, Selected Communities (2016)

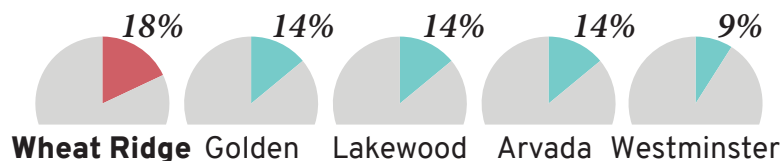
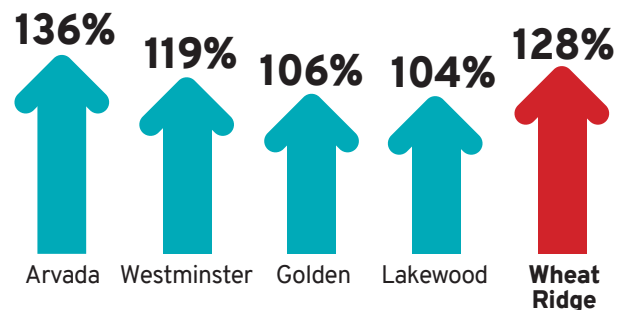


Fig. 3
Percentage Change in Households Earning \$100,000 or More, Selected Communities (1999-2016)



PART 2: Wheat Ridge by the Numbers

Population is Still Older but No Longer Aging

Wheat Ridge has long been known as a community older than others in the region. It may be some time before the gap closes, and in the meantime the city faces the realities of a relatively large elderly population.

Fig. 4
Median Age and Population Aged 65+, Selected Communities (2016)

	Median Age	% Population 65+
Arvada	41	15%
Westminster	36	10%
Lakewood	38	11%
Golden	31	16%
Wheat Ridge	42	19%

Fig. 5
Wheat Ridge Median Age (2009-2016)

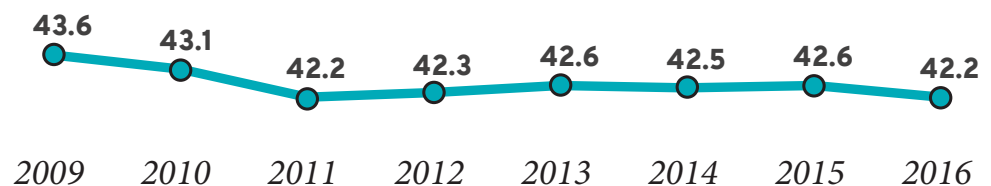
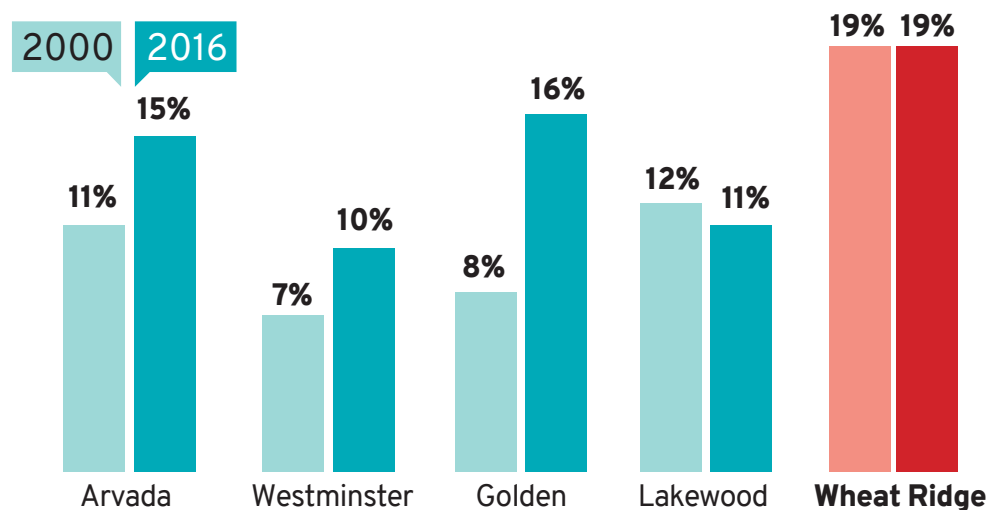


Fig. 6
Percent of Population Aged 65+, Selected Communities (2000-2016)



However, Wheat Ridge's median age has stopped increasing and its elderly population, as a percentage of all residents, is now holding steady. Wheat Ridge was early to the aging population trend, but other neighboring cities are on their way to catching up. The rebalancing of the demographic scale should be positive for the city's future vitality.

Younger Residents are Increasingly Well Educated

The median earnings for a high school graduate in Jefferson County is \$35,000. For someone in Jefferson County with a four year college degree, the median is approximately \$55,000 while an advanced degree fetches a median earnings of \$68,000. Wheat Ridge trails its neighbors in the percentage of college graduates living in the city, which means lower wages for workers who live there. This is especially true in some key age groups, including most importantly the peak earning years of 45-64. But the trends are positive for Wheat Ridge residents younger than 45.

Wheat Ridge has become attractive to younger college educated people in the important years of family formation, career building, and homebuying. Amongst peer communities, Wheat Ridge has the highest rate of growth in college educated people in their mid-twenties to mid-forties.

The most striking change is the college degree attainment rate of 25-34 year olds in Wheat Ridge, which doubled between 2009 and 2016. The percentage of college educated 35-44 year olds continues to lag behind other nearby cities, but is rising quickly. If Wheat Ridge can retain its well educated young adults in the next few years, it could contribute to a much stronger local market.

Fig. 7
Population at Least 25 Years Old with Four Year Degree, Selected Communities (2016)

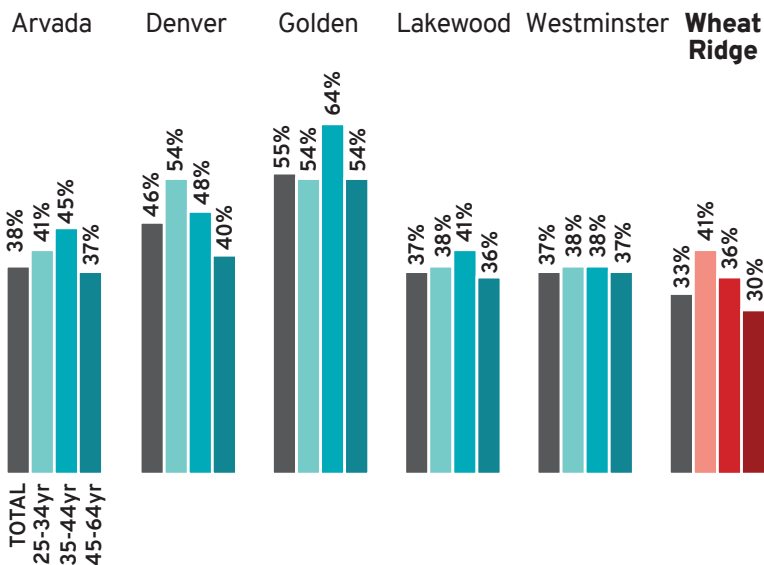


Fig. 8
Percentage Change in College Graduates Aged 25-44, Selected Communities (2000-2016)

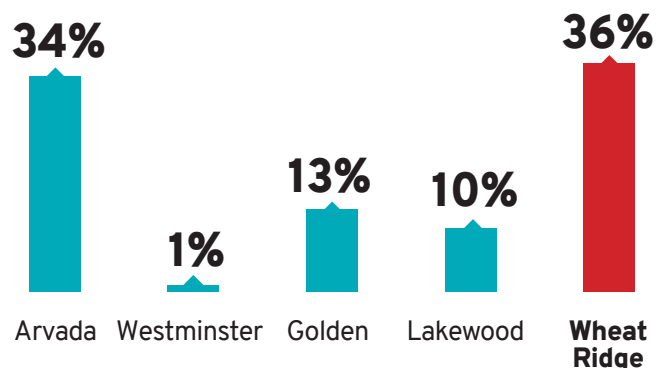
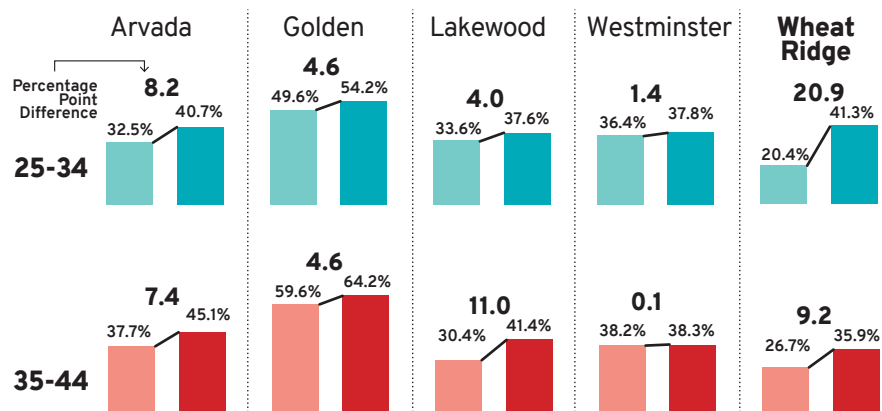


Fig. 9
Change in Bachelor's Degree Attainment Rate for Ages 25-34 and 35-44, Selected Communities (2009-2016)



Older Single-Family Housing Stock

Wheat Ridge's housing stock is mostly similar in nature to those of the comparison communities. Arvada stands out for being more heavily tilted toward single-family detached units and away from large multifamily structures.

What stands out about Wheat Ridge's housing stock is its age. Nearly 80% of Wheat Ridge's single-family units were built between 1940 and 1979. This is the most among west metro peer communities. Only 12% of Wheat Ridge's single-family units were built 1980 or later and this is by far the least among the peer communities.

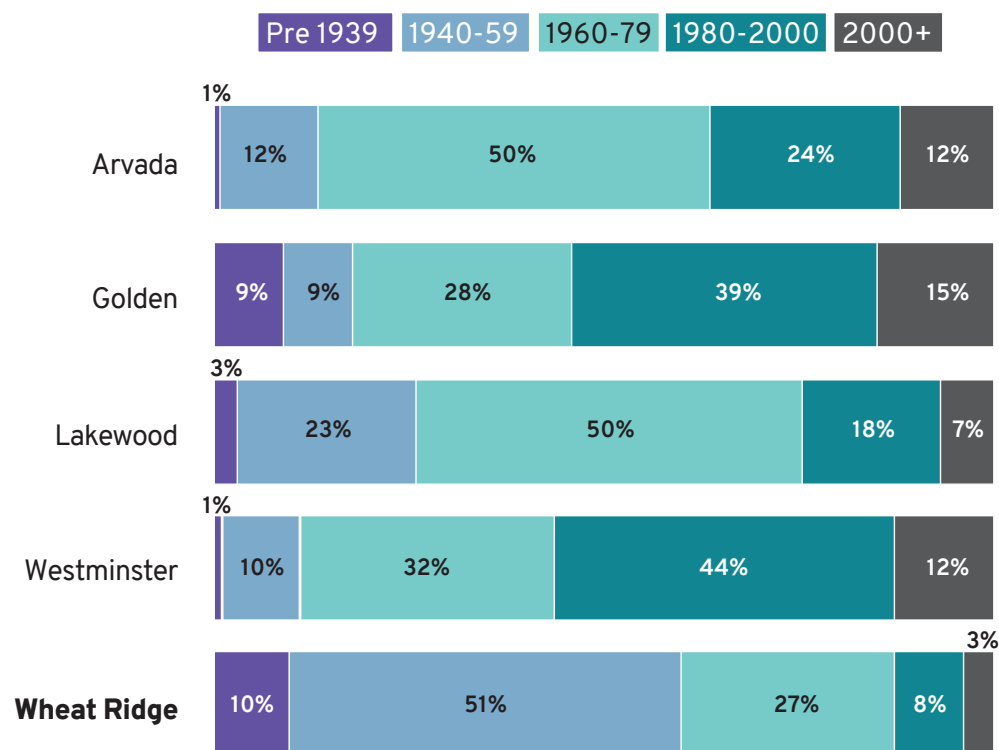
Fig. 10

Housing Stock Characteristics, Selected Communities (2016)

	# OF UNITS				
	Single-family Detached	Single-family Attached	2-4	5-19	20+
Arvada	70%	8%	4%	10%	7%
Golden	48%	8%	7%	14%	14%
Lakewood	49%	10%	6%	20%	13%
Westminster	59%	9%	4%	16%	11%
Wheat Ridge	53%	13%	7%	15%	11%

Fig. 11

Single-Family Housing Units, by Era Built, Selected Communities (2016)



Aging Single Family Units Converting to Rentals

Mid-century housing stock, unless of rare high quality or in rare desirable locations, is today near the end of its useful life and has long outlived the homebuyer preferences that it was built to meet. As a result, the buyer market is increasingly avoiding these aging units and they are in many cases converting to rental properties. This is true in suburban communities across the country and Wheat Ridge is no exception. Between 2000 and 2016, just over 500 single-family units converted from ownership to rental, and over 80% of those were built between 1940 and 1979.

Large Number of Aging Homeowners

One in three Wheat Ridge owner households is headed by a senior citizen, just as it was in 2000. West metro peer communities are catching up as their populations age, but Wheat Ridge still has the greatest percentage of elderly owners. Roughly 1,300 Wheat Ridge owners are 75 or older, with approximately 400 of those 85 or older. In addition, nearly 2,000 Wheat Ridge owner units built between 1940 and 1979 are currently occupied by a senior citizen head of household. The city ought to be anticipating the likelihood that some significant number of those 2,000 houses will convert to rental properties as their current occupants transition out.

Fig. 12
Change in Percentage of Single-Family Units that are Rentals, by Era Built, Selected Communities (2000-2016)

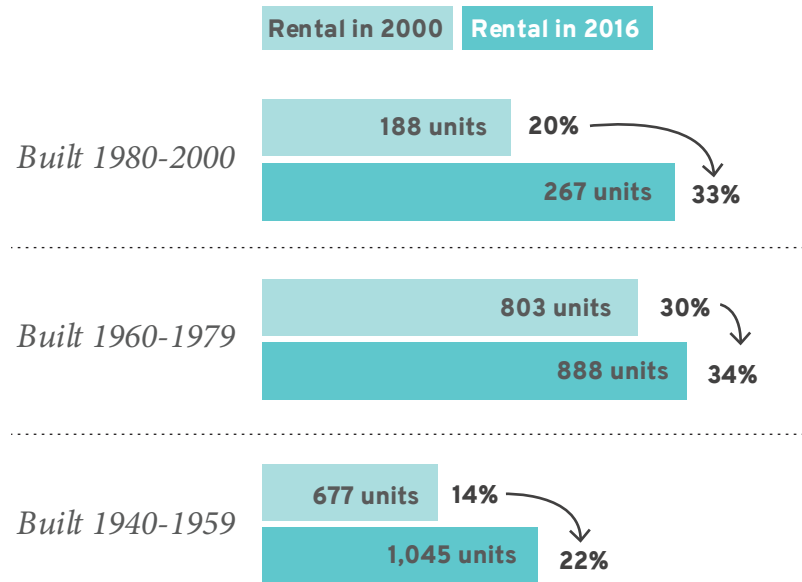


Fig. 13
Percentage of Owner Units Headed by Someone Aged 65+, Selected Communities (2016)

	2000	2016
Arvada	19%	28%
Golden	21%	24%
Lakewood	23%	30%
Westminster	12%	21%
Wheat Ridge	33%	33%

Fig. 14
Percentage of Owner Units Built 1940-79 and Headed by Someone Aged 65+, Selected Communities (2016)

Arvada	19%
Golden	11%
Lakewood	22%
Westminster	9%
Wheat Ridge	25%

Home Prices are on the Rise

In the last decade, Wheat Ridge has enjoyed strong real estate appreciation, especially compared to other nearby communities. As reflected in average sales, Wheat Ridge is still a bit more of a bargain than Arvada and Lakewood, but more expensive than Westminster. Price appreciation in Wheat Ridge proves that even with older housing stock and relatively lower incomes of existing residents, the market still values Wheat Ridge as a place to invest its housing dollars.

Appreciation across Wheat Ridge and neighboring communities is not uniform, however, as some neighborhoods have grown in value faster than others. The fastest appreciating parts of Wheat Ridge have been those east of Wadsworth, along 38th Avenue and especially close to the Denver line. Central Wheat Ridge and the Applewood area have also performed well, demonstrably better, in fact, than most areas of Arvada and Lakewood.

Fig. 15

Change in Average Sales Prices by Census Tracts, Selected Jefferson County Cities (2006/08 – 2016/18)

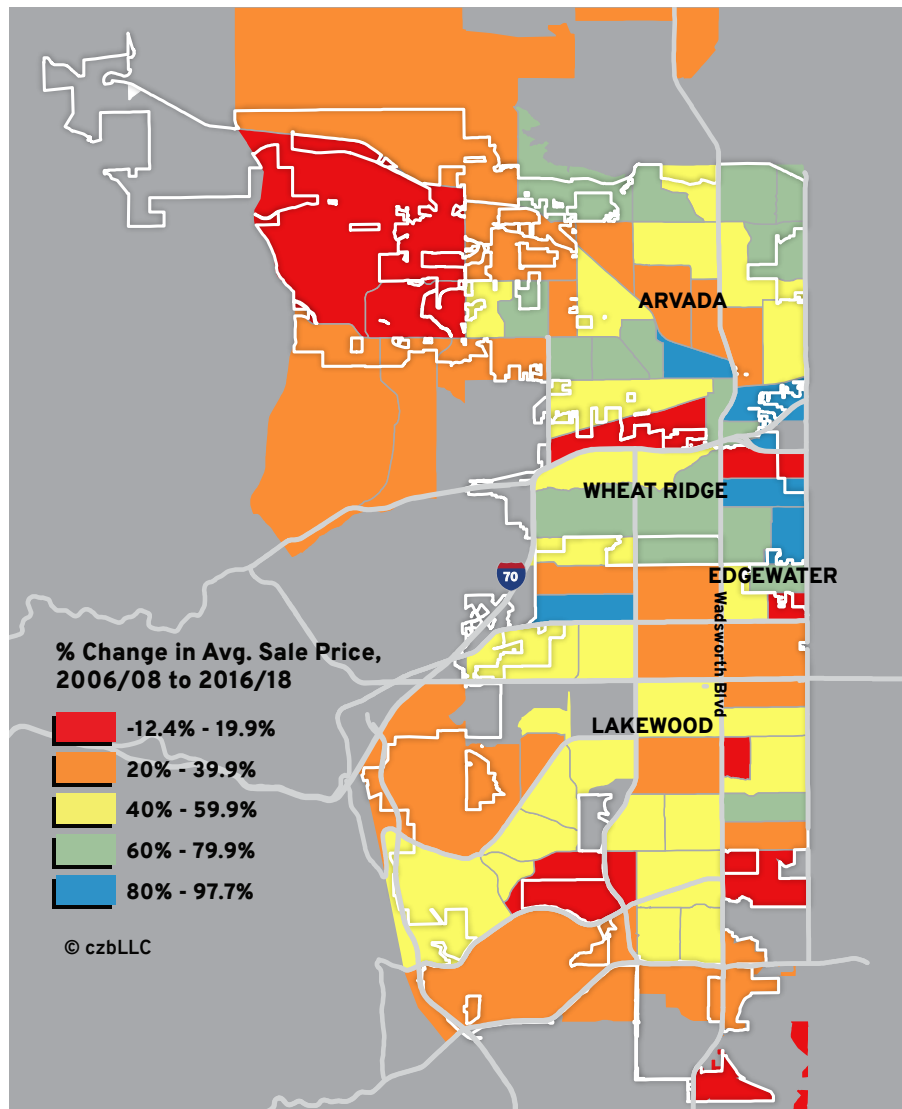


Fig. 16

10 Year Change in Average Single-Family Sale Price, Selected Communities

	Average Sale Price		% Change
	2006/08	2016/18	
Arvada	\$308,808	\$447,038	45%
Golden	\$447,564	\$541,682	21%
Lakewood	\$297,776	\$432,155	45%
Westminster	\$251,264	\$370,917	48%
Wheat Ridge	\$259,691	\$416,065	60%

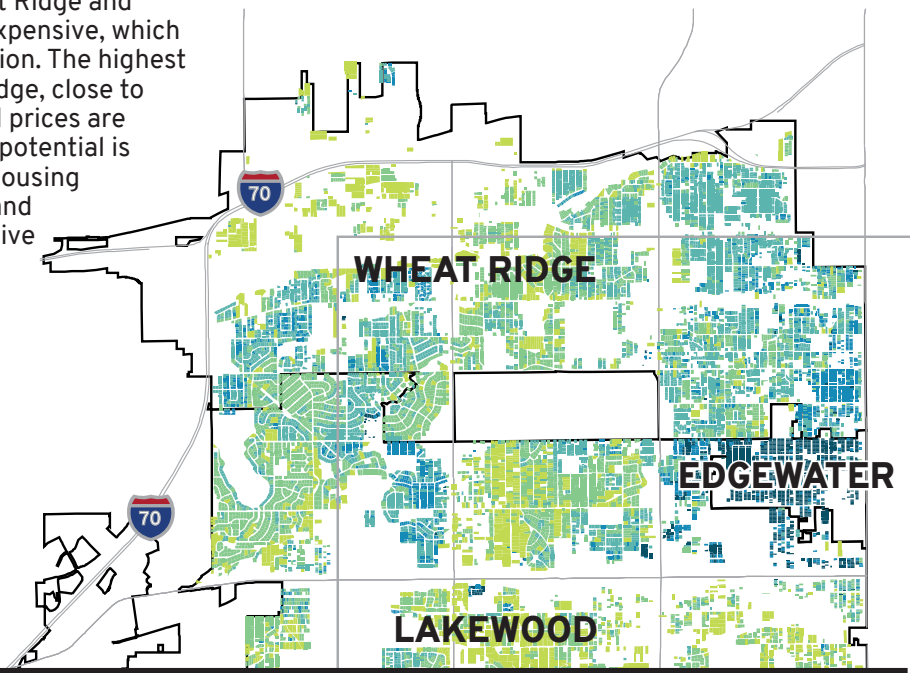
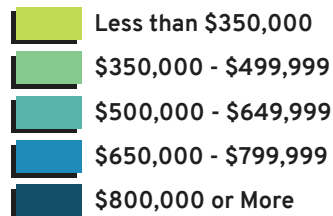
Data Source: czb Analysis of Jefferson County Assessor Data

Land Values Drive Redevelopment Pressure

Residential land in parts of Wheat Ridge and surrounding areas has become expensive, which reflects the desirability of a location. The highest values are in southeast Wheat Ridge, close to Denver and Edgewater. High land prices are an indicator that redevelopment potential is strong. Physical changes to the housing stock are easy to find in Denver and Edgewater. There are only a relative few in Wheat Ridge to date.

Fig. 17

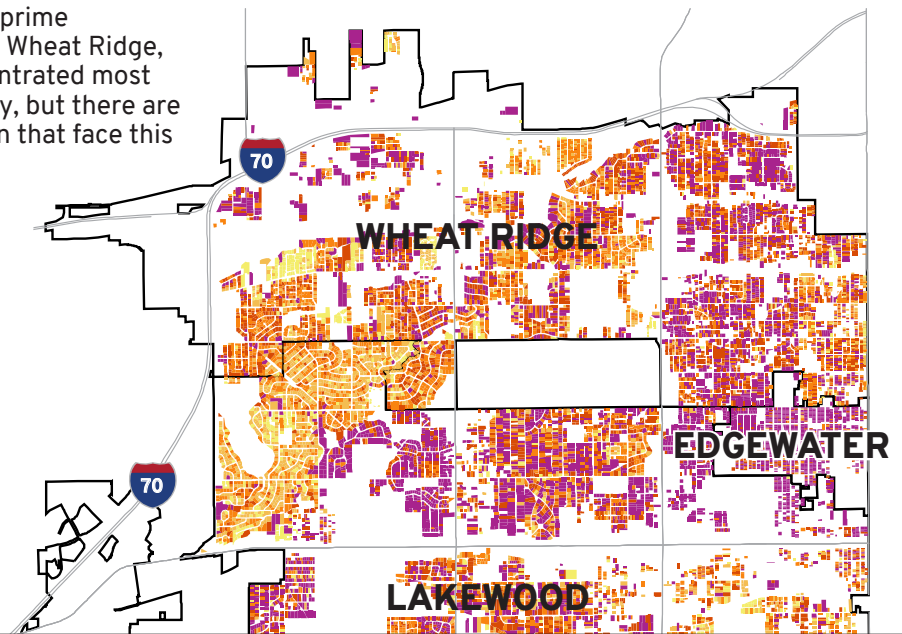
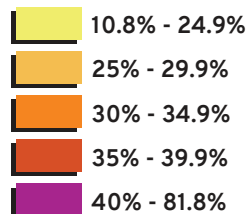
Land Value per Acre of Single-family Parcels



When demand for a location increases to a sufficient degree, and the residential structures in that location decrease in value *relative to the increasing value of the land*, market forces apply pressure to a property to maximize the land value. In plain English, aging and undesirable houses on valuable land become prime candidates for redevelopment. In Wheat Ridge, this possibility tends to be concentrated most heavily on the east side of the city, but there are properties scattered all over town that face this kind of pressure.

Fig. 18

Ratio of Land Value to Total Value of Single-family Parcels



Data Source: czb Analysis of Jefferson County Assessor Data

Residential Permit Values Increasing

A strengthening real estate market with rising prices combined with a housing stock mostly too old to meet modern buyer preferences is a recipe for residential reinvestment. Wheat Ridge has averaged about 90 major residential permits on existing structures (defined here as basement finishes, additions, and interior remodels) per year for the last decade. There have been lulls and spikes, but the trend is stable.

The value of the investments, however, is on an upward trajectory, meaning that property owners have recently been investing more when they take on big projects. This makes sense as owners tend to rationalize home improvements on two important financial criteria. First is the value of their home. Second is whether they believe their home will grow in value. Significant investments are a sign of confidence in future value.

Fig. 19
Number of Residential Permits (Basement Finish, Addition, Remodel) 2009-2018

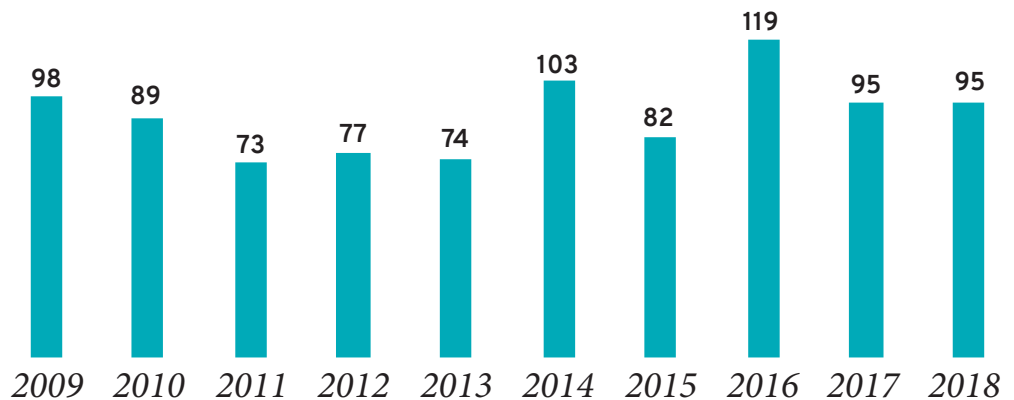
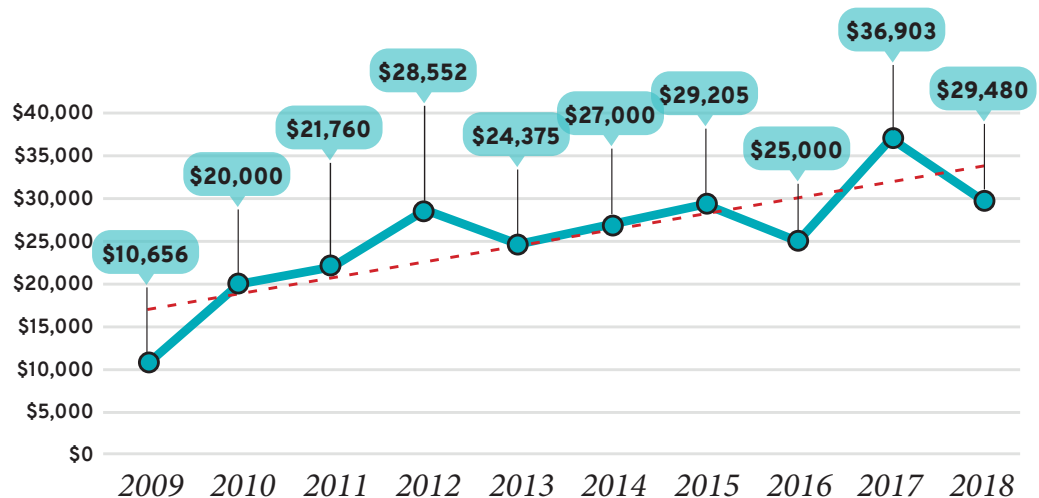


Fig. 20
Median Value of Residential Permits (Basement Finish, Addition, Remodel) 2009-2018



Data Source: City of Wheat Ridge

Change in the Housing Market Impacts Neighborhoods Across Wheat Ridge

The net result of a changing market is that Wheat Ridge is experiencing an influx of investment in its residential real estate. This is a positive trend for the city as houses and neighborhoods gradually turn over with new residents. These new residents will keep Wheat Ridge neighborhoods vibrant for yet another generation.

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. If these positive market trends continue, the community should expect to see increased investment in the city's aging housing stock which will, in turn, result in more physical change in neighborhoods.

These development pressures, a fact of life in a strengthening housing market, are resulting in changes to residential neighborhoods that have been largely unchanged for decades. This change, often unexpected and usually outside the control of neighborhood residents, can make people uncomfortable. Wheat Ridge is not reflexively against change just for its own sake; in fact many in Wheat Ridge are not against change at all. But when your own block or street experiences something radically new, it can be jarring.

There are two potential implications explored later in the report:

1 Neighborhood change creates both issues of discomfort and opportunities for vibrancy. **Building resident capacity to manage neighborhood change** therefore is imperative. This is discussed later in Part 4, Priorities for Neighborhood Improvement.

2 Despite potential anxiety around changing single-family properties, Wheat Ridge buildings need a new lease on life. Investment in aging houses and commercial structures is non-negotiable. To continue the trend of investment, the **City should be thinking carefully about creating the best environment possible for those seeking to rehab older structures.** This is discussed later in Part 4, Priorities for Neighborhood Improvement.



3 Wheat Ridge Neighborhoods

Wheat Ridge Neighborhoods

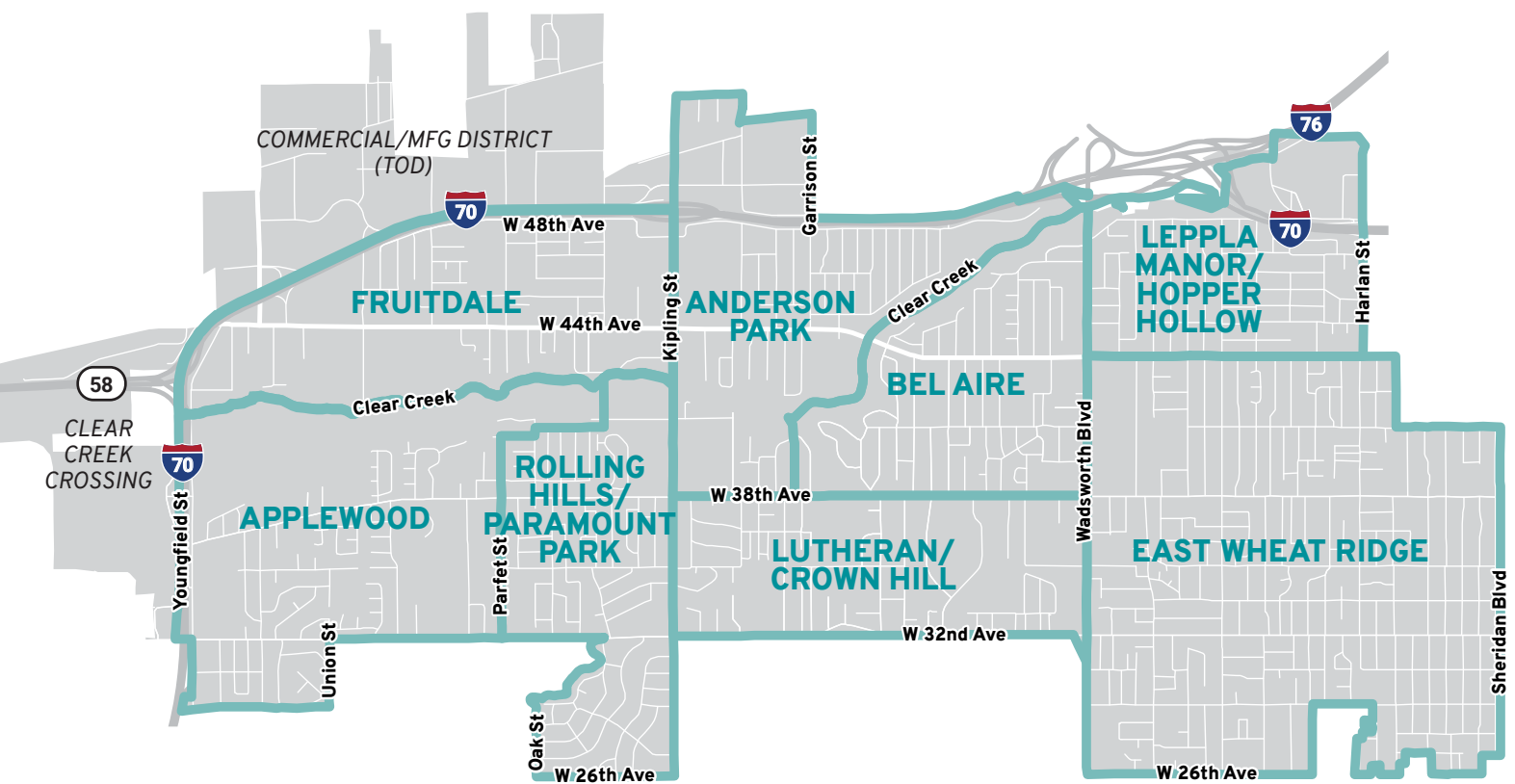
Like most suburban jurisdictions, Wheat Ridge developed on a piecemeal basis with the residential subdivision as the most frequent unit of development. Suburban development of this kind does not lend itself to easily defined neighborhoods. To understand how Wheat Ridge views its neighborhoods, the steering committee asked attendees at the December 2018 open house to map their neighborhoods. The results clearly indicated a lack of community consensus about neighborhood boundaries.

That being the case, the consulting team attempted to distill 85 ideas of neighborhood boundaries into one preliminary Wheat Ridge neighborhood map, which can be seen at right. These were the boundaries used for the neighborhood based analysis that follows and could be a starting point for neighborhood based engagement work in the future.

MAPPING NEIGHBORHOODS

85 residents mapped their neighborhood at the December Open House





Data is Critical for Understanding Neighborhood Change

While it is important to assess citywide market conditions, managing neighborhood change means knowing what's going on at the neighborhood level. There is no shortage of data to examine in Wheat Ridge neighborhoods, so picking a handful of the most important indicators can be a difficult task. The dashboard below, and the neighborhood profiles that follow, are based on a few select indicators that paint a picture of the similarities and differences between neighborhoods today. **These indicators are drawn only from single-family house data**, as that is the property type that dominates land use in all neighborhoods and allows for consistent analysis across neighborhoods. They are chosen because they speak to the intersection of market forces, land values, investment activity, and property conditions that are shaping Wheat Ridge neighborhoods today and for the future.

The turnover rate (calculated here as the number of sales divided by the total number of houses) indicates the briskness of sales activity. Applewood and Rolling Hills/Paramount Park are the clear leaders, while Bel Aire and Anderson Park have seen the lowest levels of sales activity in recent years.

The relationship between the value of a structure and its land is a key driver of reinvestment potential. An inexpensive structure on expensive land is a candidate for redevelopment. This bears watching in East Wheat Ridge for example.

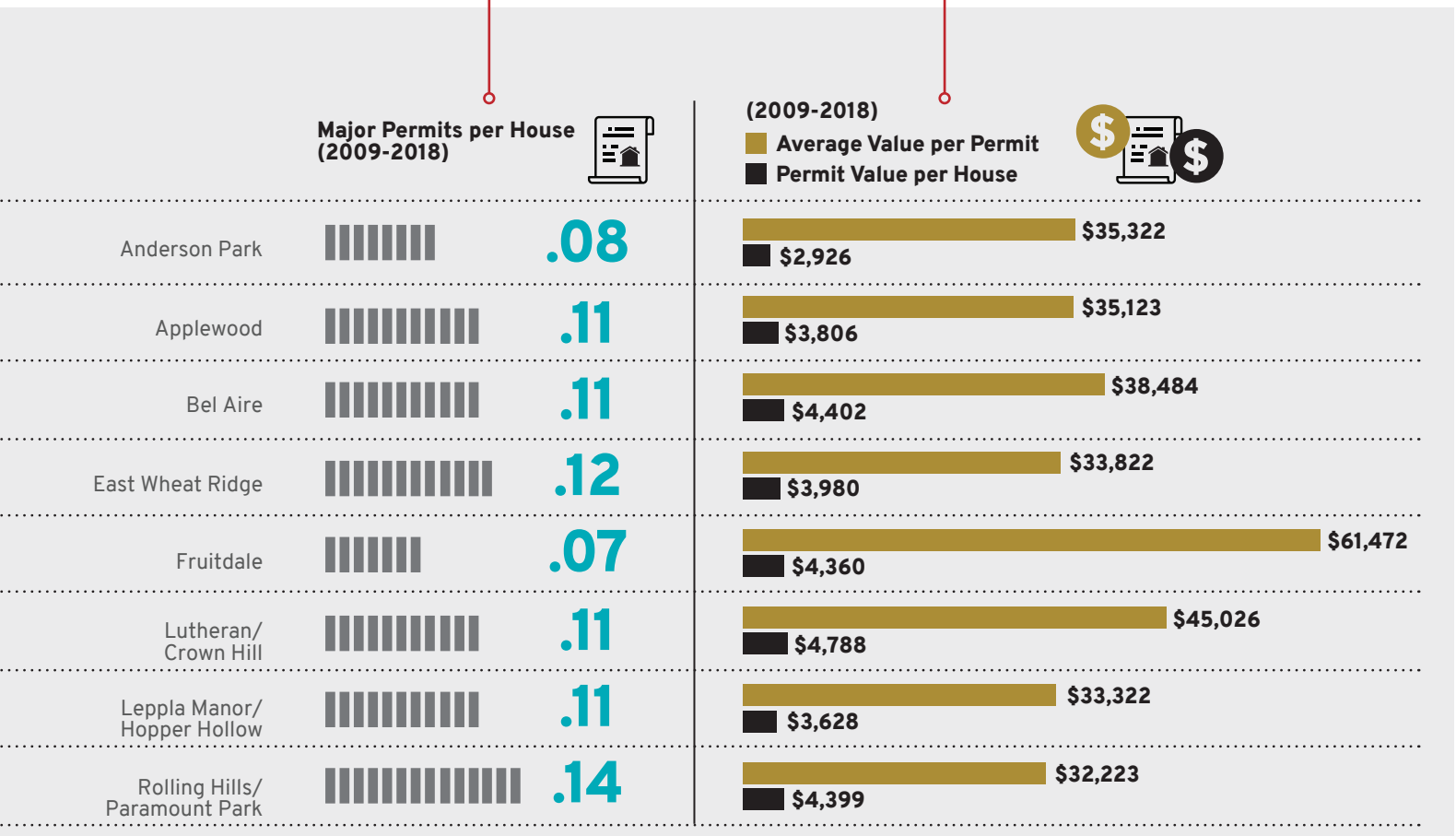
The concentration of code violations (calculated here as the number of violations divided by number of single-family houses) is important for understanding where neighborhood conditions may be deteriorating. For now, Fruitdale and East Wheat Ridge are leading the pack.

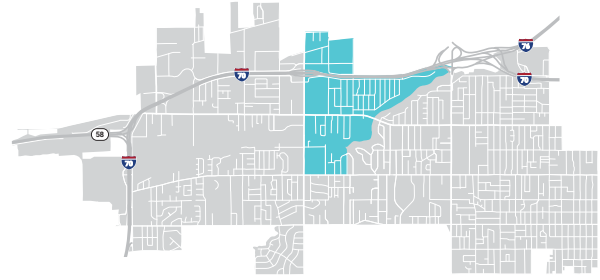
HOW NEIGHBORHOODS COMPARE ACROSS KEY INDICATORS

	Turnover Rate (2010-2018)	(2018) Improved Value per Sq. Ft. Land Value per Sq. Ft.	Code Enforcement Violations per House (2009-2018)
Anderson Park	4.9%	\$129 \$28	1.05
Applewood	9.0%	\$165 \$15	0.48
Bel Aire	4.4%	\$156 \$28	0.73
East Wheat Ridge	6.6%	\$153 \$35	1.14
Fruitdale	5.7%	\$92 \$17	1.11
Lutheran/ Crown Hill	7.6%	\$154 \$30	0.59
Leppla Manor/ Hopper Hollow	6.7%	\$145 \$32	1.06
Rolling Hills/ Paramount Park	8.4%	\$162 \$34	0.52

The concentration of major permits (calculated here as number of permits divided by number of single-family houses) is important for understanding where reinvestment activity is occurring or not. Rolling Hills/Paramount Park is getting the most investment and Anderson Park and Fruitdale the least.

In addition to the number of permits, it helps to know how much value might be added through home investment. Though Fruitdale has the fewest number of permits per house, it has the largest average permit, meaning a smaller number of more expensive projects. Another outlier is Lutheran/Crown Hill where value per permit is roughly 40% above the norm for other neighborhoods.





Neighborhoods

Anderson Park Neighborhood

507 Single Family Homes



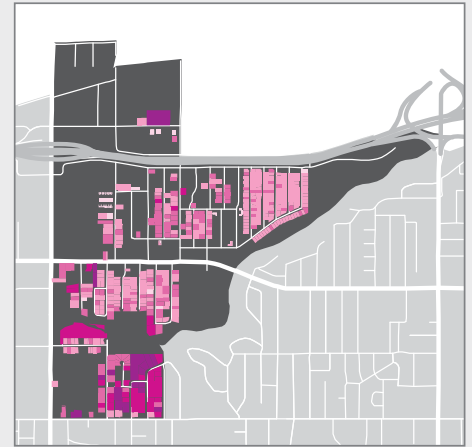
Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

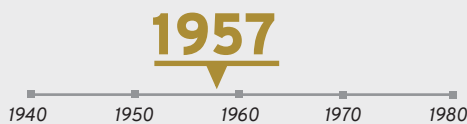
0-0.099
0.1 - 0.249
0.250 - 0.329
0.330 - 0.499
0.500 - 5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate (2010-2018)

4.9%

Single Family Improved Value per Sq. Ft. (2018)

\$129

Single Family Land Value per Sq. Ft. (2018)

\$28

% Owner Occupied Units (2018)

79%



% Single Family Houses Absentee Owned (2018)

21%



of Absentee Owned Single Family Houses (2018)

107



Code Enforcement Violations per House (Single-Family, 2009-2018)

1.05

Major Permits per House (Single-Family, 2009-2018)

.08

Average Value per Permit (Single-Family, 2009-2018)

\$35,322

Permit Value per House (Single-Family, 2009-2018)

\$2,926

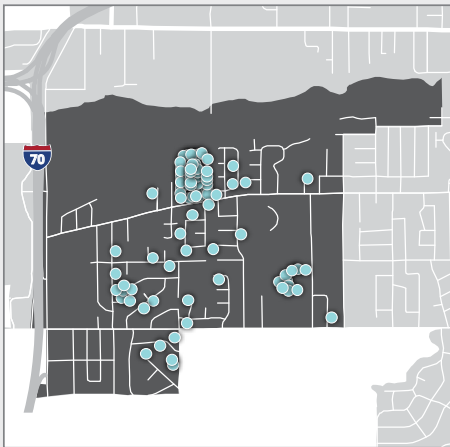


Neighborhoods

Applewood Neighborhood

969

Single Family Homes



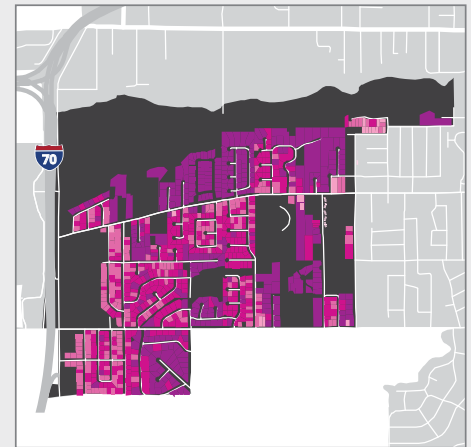
Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

0-0.099
0.1-0.249
0.250-0.329
0.330-0.499
0.500-5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate (2010-2018)

9.0%

Single Family Improved Value per Sq. Ft. (2018)

\$165

Single Family Land Value per Sq. Ft. (2018)

\$15

% Owner Occupied Units (2018)

90%



% Single Family Houses Absentee Owned (2018)

10%



of Absentee Owned Single Family Houses (2018)

93



Code Enforcement Violations per House (Single-Family, 2009-2018)

0.48



Major Permits per House (Single-Family, 2009-2018)

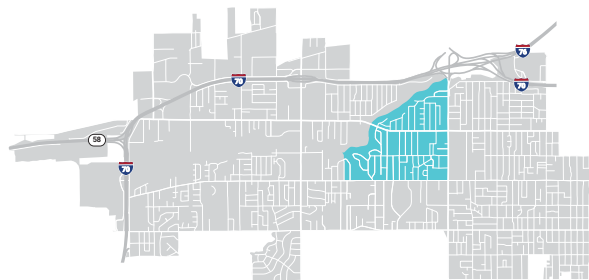
.11

Average Value per Permit (Single-Family, 2009-2018)

\$35,123

Permit Value per House (Single-Family, 2009-2018)

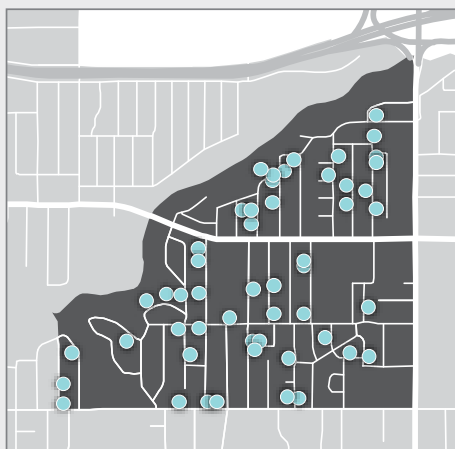
\$3,806



Neighborhoods

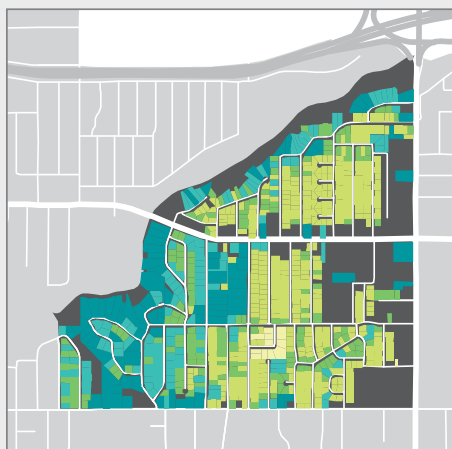
Bel Aire Neighborhood

883 Single Family Homes



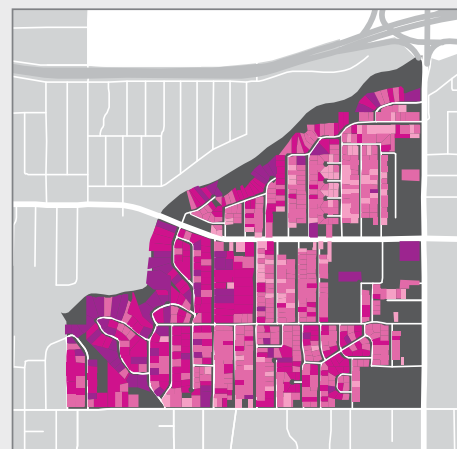
Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

0-0.099
0.1-0.249
0.250-0.329
0.330-0.499
0.500-5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate (2010-2018)

4.4%

Single Family Improved Value per Sq. Ft. (2018)

\$156

Single Family Land Value per Sq. Ft. (2018)

\$28

% Owner Occupied Units (2018)

86%



% Single Family Houses Absentee Owned (2018)

14%



of Absentee Owned Single Family Houses (2018)

124



Code Enforcement Violations per House (Single-Family, 2009-2018)

0.73



Major Permits per House (Single-Family, 2009-2018)

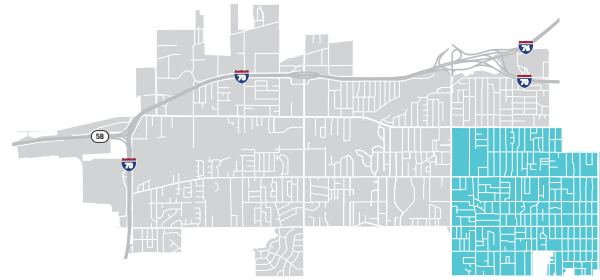
.11

Average Value per Permit (Single-Family, 2009-2018)

\$38,484

Permit Value per House (Single-Family, 2009-2018)

\$4,402

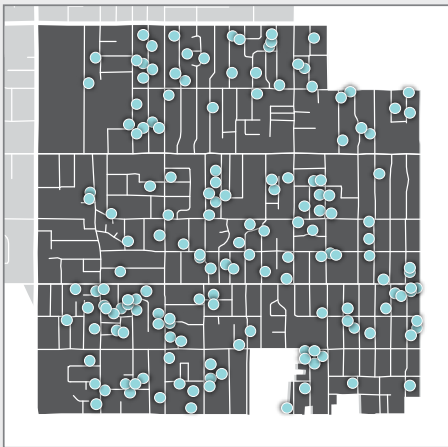


Neighborhoods

East Wheat Ridge Neighborhood

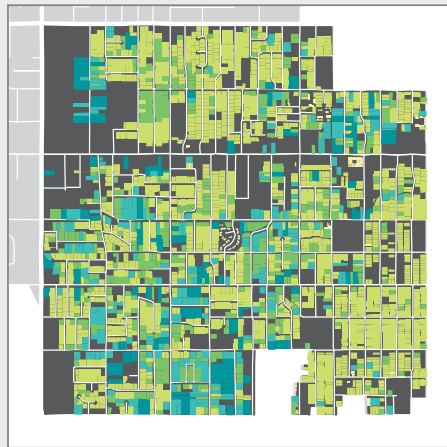
2,881

Single Family Homes



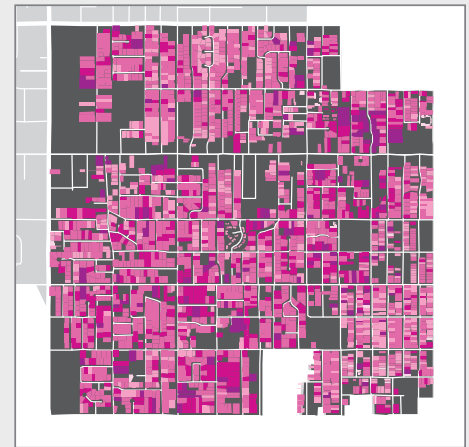
Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



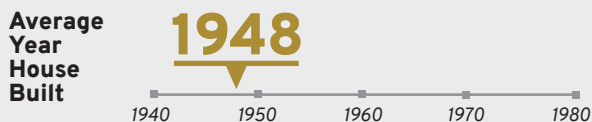
Lot Size (Acreage)

0-0.099
0.1 - 0.249
0.250 - 0.329
0.330 - 0.499
0.500 - 5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+



Turnover Rate (2010-2018)

6.6%

Single Family Improved Value per Sq. Ft. (2018)

\$153

Single Family Land Value per Sq. Ft. (2018)

\$35

% Owner Occupied Units (2018)

82%



% Single Family Houses Absentee Owned (2018)

18%



of Absentee Owned Single Family Houses (2018)

514



Code Enforcement Violations per House (Single-Family, 2009-2018)

1.14



Major Permits per House (Single-Family, 2009-2018)

.12

Average Value per Permit (Single-Family, 2009-2018)

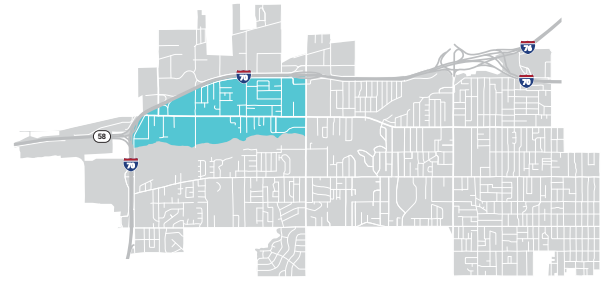
\$33,822

Permit Value per House (Single-Family, 2009-2018)

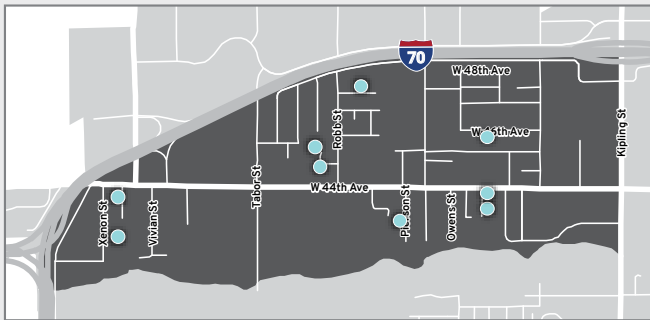
\$3,980

Neighborhoods

Fruitdale Neighborhood

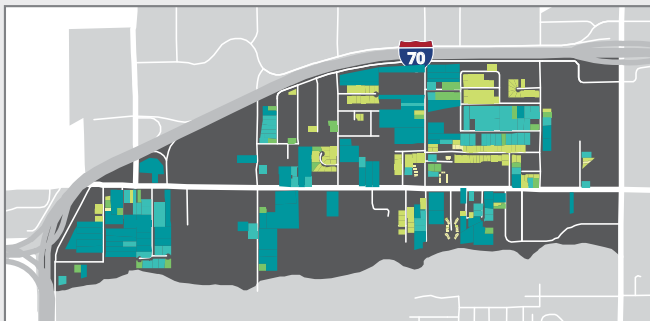


282 Single Family Homes



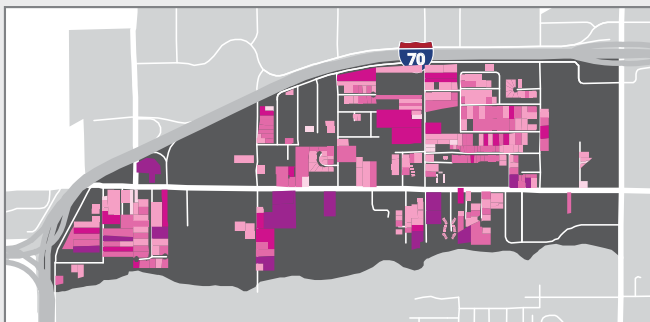
Total Permits
(Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

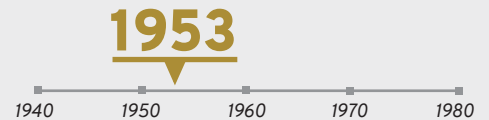
0-0.099
0.1 - 0.249
0.250 - 0.329
0.330 - 0.499
0.500 - 5.656



Total Value
(Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate
(2010-2018)

5.7%

Single Family Improved Value per Sq. Ft.
(2018)

\$92

Single Family Land Value per Sq. Ft.
(2018)

\$17

% Owner Occupied Units
(2018)

76%



% Single Family Houses Absentee Owned
(2018)

24%



of Absentee Owned Single Family Houses
(2018)

69



Code Enforcement Violations per House
(Single-Family, 2009-2018)

1.11

Major Permits per House
(Single-Family, 2009-2018)

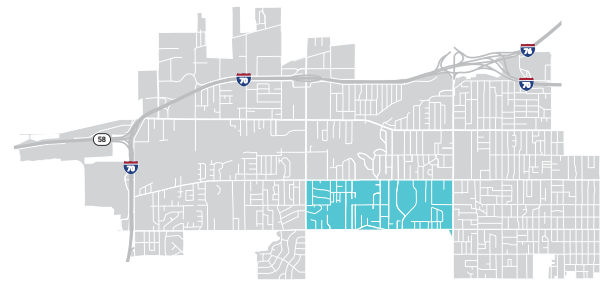
.07

Average Value per Permit
(Single-Family, 2009-2018)

\$61,472

Permit Value per House
(Single-Family, 2009-2018)

\$4,360



Neighborhoods

Lutheran/Crown Hill Neighborhood

536 Single Family Homes



Total Permits
(Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

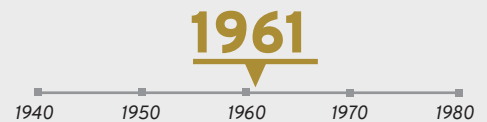
0-0.099
0.1 - 0.249
0.250 - 0.329
0.330 - 0.499
0.500 - 5.656



Total Value
(Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate
(2010-2018)

7.6%

Single Family Improved Value
per Sq. Ft.
(2018)

\$154

Single Family Land Value
per Sq. Ft.
(2018)

\$30

% Owner Occupied Units
(2018)

88%



% Single Family Houses Absentee Owned
(2018)

12%



of Absentee Owned Single Family Houses
(2018)

66



Code Enforcement Violations
per House
(Single-Family, 2009-2018)

0.59

Major Permits per House
(Single-Family, 2009-2018)

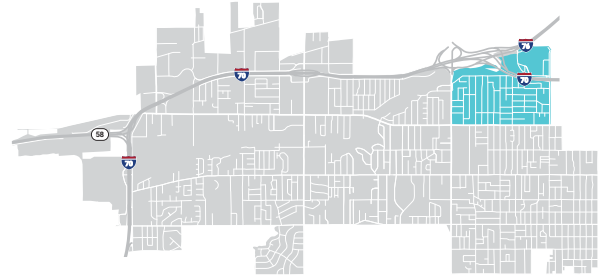
.11

Average Value per Permit
(Single-Family, 2009-2018)

\$45,026

Permit Value per House
(Single-Family, 2009-2018)

\$4,788



Neighborhoods

Leppla Manor/Hopper Hollow Neighborhood

744 Single Family Homes



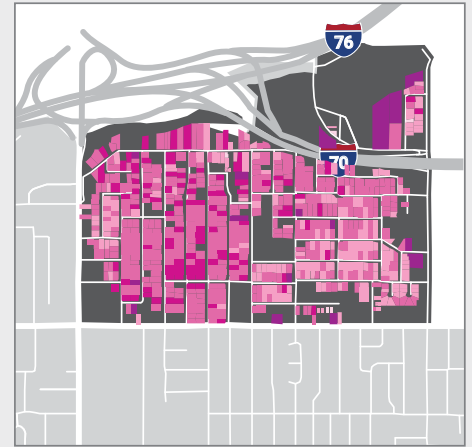
Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



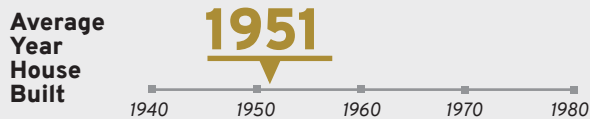
Lot Size (Acreage)

0-0.099
0.1 - 0.249
0.250 - 0.329
0.330 - 0.499
0.500 - 5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+



Turnover Rate (2010-2018)

6.7%

Single Family Improved Value per Sq. Ft. (2018)

\$145

Single Family Land Value per Sq. Ft. (2018)

\$32

% Owner Occupied Units (2018)

84%



% Single Family Houses Absentee Owned (2018)

16%



of Absentee Owned Single Family Houses (2018)

120



Code Enforcement Violations per House (Single-Family, 2009-2018)

1.06

Major Permits per House (Single-Family, 2009-2018)

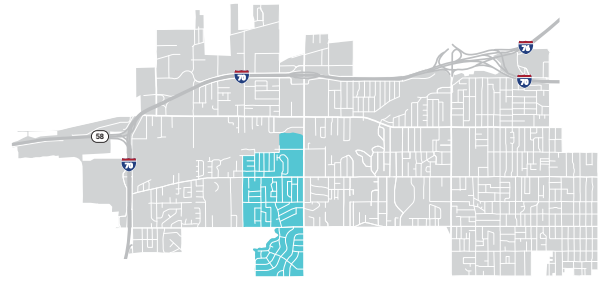
.11

Average Value per Permit (Single-Family, 2009-2018)

\$33,322

Permit Value per House (Single-Family, 2009-2018)

\$3,628



Neighborhoods

Rolling Hills/Paramount Park Neighborhood

857

Single Family Homes



Total Permits (Single-Family Homes)

● New Construction/Additions/Remodeling on SF Homes (2014+)



Lot Size (Acreage)

0-0.099
0.1-0.249
0.250-0.329
0.330-0.499
0.500-5.656



Total Value (Single-Family Homes)

Less than \$200,000
\$200,000 - \$299,999
\$300,000 - \$399,999
\$400,000 - \$499,999
\$500,000+

Average Year House Built



Turnover Rate (2010-2018)

8.4%

Single Family Improved Value per Sq. Ft. (2018)

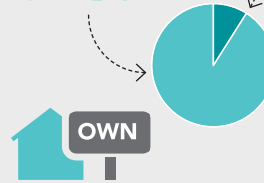
\$162

Single Family Land Value per Sq. Ft. (2018)

\$34

% Owner Occupied Units (2018)

91%



% Single Family Houses Absentee Owned (2018)

9%



of Absentee Owned Single Family Houses (2018)

79



Code Enforcement Violations per House (Single-Family, 2009-2018)

0.52



Major Permits per House (Single-Family, 2009-2018)

.14

Average Value per Permit (Single-Family, 2009-2018)

\$32,223

Permit Value per House (Single-Family, 2009-2018)

\$4,399

4 Priorities for Neighborhood Improvement

The priorities that follow in this section represent the most important and achievable initiatives that should be pursued in the next decade.

The main strategic challenge of revitalization planning is converting a set of identified issues into a workable implementation plan. The City has already completed or begun a number of revitalization projects, many of which followed from the 2005 NRS. This ongoing work currently requires attention and resources, even before the NRS process identifies potential new initiatives.

A useful NRS is not a laundry list of desired projects, all of which may undoubtedly be worthy. A useful NRS will instead prioritize and recommend a workplan that reflects political reality, financial and time constraints, and community bandwidth to endure public projects. The priorities that follow in this section represent the most important and achievable initiatives that should be pursued in the next decade.

The next page offers a summary of priorities, with additional detail found in the following pages.



Summary of Priorities



Neighborhood Listening Now and Neighborhood Planning Later

The City should undertake a “listening tour” to better understand what issues and opportunities are most important to residents at the neighborhood level. The following **neighborhoods should be included in the initial round of engagement** given their proximity to the City’s primary corridors:

- East Wheat Ridge
- Anderson Park
- Bel Aire
- Fruitdale

Accessory Dwelling Units (ADUs)

- Table discussion of ADUs for at least two years. There is not enough public support to justify spending resources on the issue at this time.

Facilitating Investment Through Customer Service:

- Continue improvements to permitting and review processes to enhance the experience for business owners and homeowners undertaking rehabilitation projects.

Connecting the Community by Reinvesting in Primary Corridors

Prioritize completion of existing projects and fresh planning efforts on:

1 **38th Avenue**
(from Sheridan Boulevard to Wadsworth Boulevard)

2 **Wadsworth Boulevard**
(from 35th Avenue to I-70)

3 **44th Avenue**
(from Wadsworth Boulevard to Youngfield Street)

Listening is the First Step in Planning for Wheat Ridge Neighborhoods

In the past, Wheat Ridge's residential neighborhoods were deprived of the investment needed to appeal to a new generation of residents. Today, that particular challenge is on its way to being solved. The challenge of today and tomorrow is to engage residents and build their capacity to effectively manage inevitable neighborhood change. This can be done first via resident engagement and later with neighborhood plans.

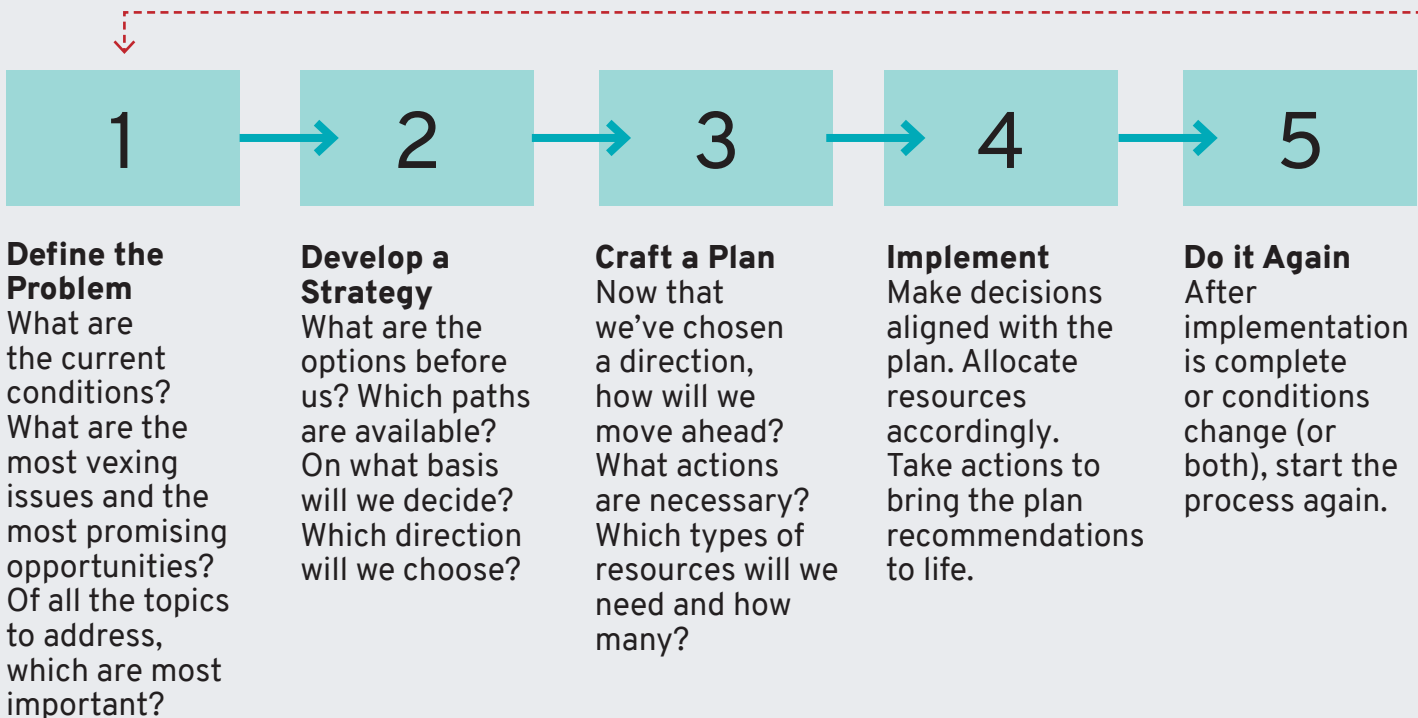
City planning is often about envisioning big changes. But planning is also an important tool in managing change.

The City has an established tradition of citywide planning (e.g. the original NRS and the Envision Wheat Ridge comprehensive plan) and subarea planning along major corridors (e.g. 38th Avenue and Wadsworth Boulevard) but it does not have an established tradition of subarea planning in largely residential neighborhoods. This makes sense insofar as planning is often viewed as a precursor to desired change and there has not been a stated public desire for change in residential neighborhoods. However, change is now coming to residential neighborhoods in Wheat Ridge, whether it was desired or not.

The purpose of planning efforts in any community, including Wheat Ridge, should not be reduced to a binary choice between creating change and stopping it. A sophisticated planning approach instead should be aimed at managing change, which may sometimes mean creating it, or shaping it, or stopping it. It is a flexible, living, breathing system that can adapt to a changing community and market. Wheat Ridge could benefit from developing such a system that can work in a residential neighborhood setting.

Good planning work should generally follow a well-worn path.

Each of these steps requires professional expertise but, when done right, each step also includes meaningful conversations with the community.



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.



How to Move Forward

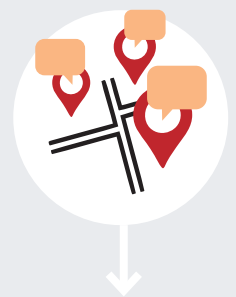
Recommendation

Wheat Ridge should undertake a neighborhood “listening tour” across the entire city in order to “Define the Problem.” In other words, the City needs to better understand what issues and opportunities are most important to residents at the neighborhood level. Over time, this may reveal a need for ongoing neighborhood engagement, neighborhood plans, or other neighborhood-based public investments. At a minimum, a “listening tour” will reconnect city government with residents and provide an opportunity to take the community’s pulse at a granular level.

Wheat Ridge today is a strengthening market which is funneling new demand into its neighborhoods. More and more, it is making financial sense to dramatically alter existing residential properties and this is causing discomfort among some long-time residents. In addition, Wheat Ridge neighborhoods all have their own basic issues and opportunities requiring municipal attention, such as those related to sidewalk connections, traffic, problem properties, parks and trails, and other topics. Today, the response to neighborhood issues is mostly reactive, which puts city government behind the curve and does not instill resident confidence in the idea the the City is on top of the things that matter to residents close to their homes.

In the years immediately following the adoption of the NRS, the City should use the listening tour to reconnect with residents at a neighborhood level and allow them to “Define the Problem.” There should be no preconceived notions about what city government might learn from residents throughout this process, nor what next steps might be necessary based on what is learned.

“Listening Tour”



Define the Problem

Good Planning and Engagement Requires Knowledge of Process

When it comes to big picture planning, communities need to get the big things right, plan for what is known, and create a framework for responding to the unforeseen. When it comes to specific property investment decisions, communities need to provide predictability in their laws governing development. To do all this, communities undertake planning activities and pass laws that shape development. **Residents must understand these processes if they are to meaningfully engage in discussions about development issues that matter to them in their neighborhoods.**

General



The Comprehensive Plan



At the highest level, cities plan generally using a tool called a comprehensive plan. This is the city's primary and overarching plan for the direction the community wants to go, in view of present conditions and trends and best guesses about the future. In a comprehensive plan a city establishes priorities, budgets for those priorities, determines what generally goes where, what land uses are to be allowed where, and how it all should fit together. In this document, a general future for each part of a city is described. Comprehensive plans are legally non-binding; they are followed and implemented if the elected officials believe in their content.

Subarea Plans



A subarea area plan further interprets the comprehensive plan and gets more specific about what should happen in a smaller area. A comprehensive plan might articulate that a certain part of the city needs to have a park and some housing and some retail space and some educational institutions. The subarea plan would more specifically describe where in the small area the park should be, and what kind of park with what kinds of amenities. The comprehensive plan might articulate that this is a residential area, overall. But the subarea plan would be more detailed in specifying how much of that the housing should be multifamily and how much might be single family. The subarea plan might go as far as describing the goal that this area have buildings that are modest in massing and height and still allow for the community to see the mountains from most sidewalks.

Example: At a high level, Neighborhood X should

- be mostly residential in nature
- have a park
- be connected to the trail system

Example: Within Neighborhood X

- these are the blocks that should remain single-family residential
- these are the blocks that could have higher density residential such as townhomes or three-story stacked flat apartments
- this is the type of architecture and design that we desire for higher density residential

Community Engagement



Public discussions are broad, focusing on big issues and priorities. Participation is for everyone citywide. A focus on community values is critical. Engagement is about determining high altitude vision.

Public discussions are more narrow, focused on a smaller area, and the issues are more specific. The range of stakeholders is smaller, more heavily involving those who live or have a business interest in the area. Engagement is about moving from vision to reality.

→ Specific

The Development Code



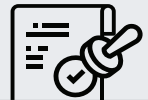
It is in the development code (including zoning) that specific height limits and densities and floor to area ratios and setbacks would be described. Development codes are legally binding documents. It is the tool cities use to implement the broad vision articulated in the city's comprehensive plan and further spelled out in a small area plan. The code is the "fine print" of planning. Permissions in the zoning code are considered entitlements, and, as such, mean that an owner is entitled to assume they and the value they confer exist and cannot be taken away without compensation or because of a superseding public interest.

Most development code is prescriptive and nearly black and white. In some cases, however, codes may combine a certain level of flexibility with a higher level of review. For example, special uses may not automatically be allowed but they can be approved by City Council if the application meets certain criteria.

Example: Within the higher density residential zoning district of Neighborhood X

- these are the height limits
- these are the floor to area ratio limits
- these are the open space requirements
- these are the parking requirements
- these are the architectural requirements

Permits and Land Use Approvals



Where development becomes real is in the permitting and approval process. At this point, the parameters should be clear. While there are always many details to be worked out for any project, there should be little debate about what is allowed or not. Projects which meet the development code are usually approved "by right," meaning they require little to no review by a discretionary body, such as the Planning Commission. These applications are usually approved by professional staff who are authorized to make such decisions within the code. If any part of the project is subject to a flexible part of the code, the Planning Commission will consider approval within an established process and set of guidelines for decision making.

For a specific development proposal

- does it meet requirements under the development code?
- if anything about the project is subject to discretionary review by the Planning Commission, is the project within the established parameters or guidelines for approval?

Developing code is best left to professionals. However, assuming code writing is in support of a subarea plan, it is appropriate to consult with stakeholders who have been involved previously, to ensure that code is honoring the subarea plan as the stakeholders understand it.

By the time a project is seeking approval, it is a technical exercise. The need for public engagement should be minimal. Issues of vision and neighborhood character should have been handled previously. However, informal public meetings to share plans before official review are increasingly a best practice.

Connecting the Community by Reinvesting in Primary Corridors

The city's commercial corridors present an image of Wheat Ridge to all who travel those routes—residents and visitors alike. The quality of the city's main corridors — **most notably 44th Avenue, Wadsworth Boulevard, and Kipling Street** — has long been noted by residents as below the level of finish they would like to see. Problem issues include pavement condition, lack of attractive streetscape, unattractive buildings, lack of adequate bicycle and pedestrian infrastructure, and sometimes traffic flow and safety issues.



38th Avenue
(between High Street and Reed Street)



What the survey tells us

Whether questioned about sidewalks or street trees and landscaping or the quality of buildings, the ranking for specific corridor features never exceeded a score of “average.”

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.”

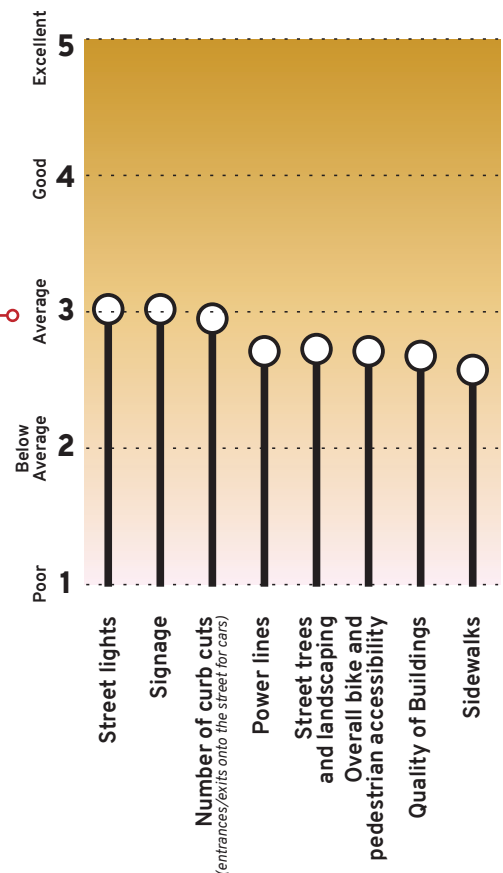
RESIDENT SURVEY (2018)

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



NRS SURVEY 2019

Please rate the quality of each of the following items that exist in the City’s primary corridors:



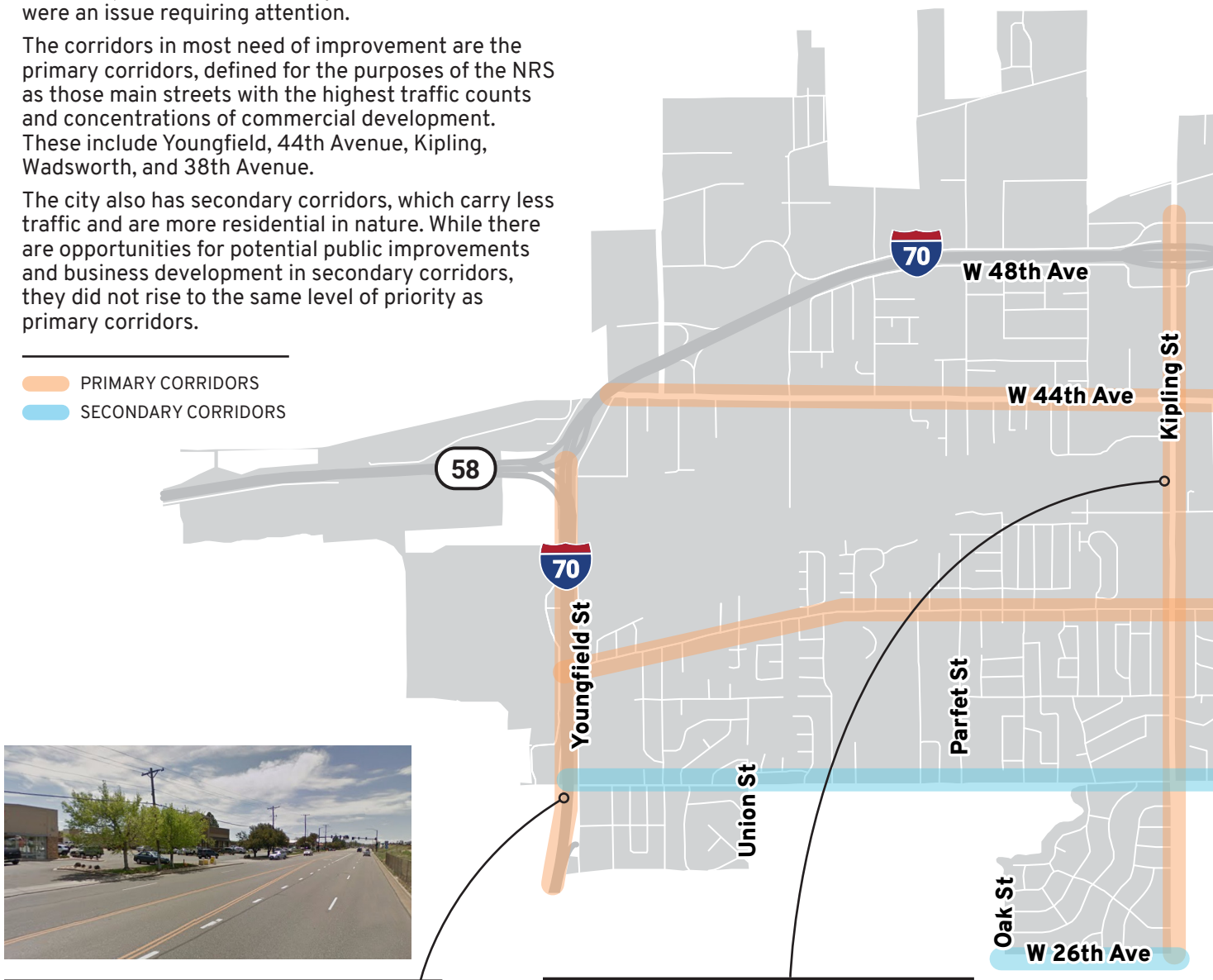
Current Picture of the Primary Corridors

The NRS process revealed early on that corridors were an issue requiring attention.

The corridors in most need of improvement are the primary corridors, defined for the purposes of the NRS as those main streets with the highest traffic counts and concentrations of commercial development. These include Youngfield, 44th Avenue, Kipling, Wadsworth, and 38th Avenue.

The city also has secondary corridors, which carry less traffic and are more residential in nature. While there are opportunities for potential public improvements and business development in secondary corridors, they did not rise to the same level of priority as primary corridors.

- PRIMARY CORRIDORS
- SECONDARY CORRIDORS



Youngfield Street was identified as a corridor where some improvements could help, but its ratings were not as low as others. The corridor has received recent public investment, ongoing private investment, and the impending Clear Creek Crossing development will change conditions on the west end of the city.

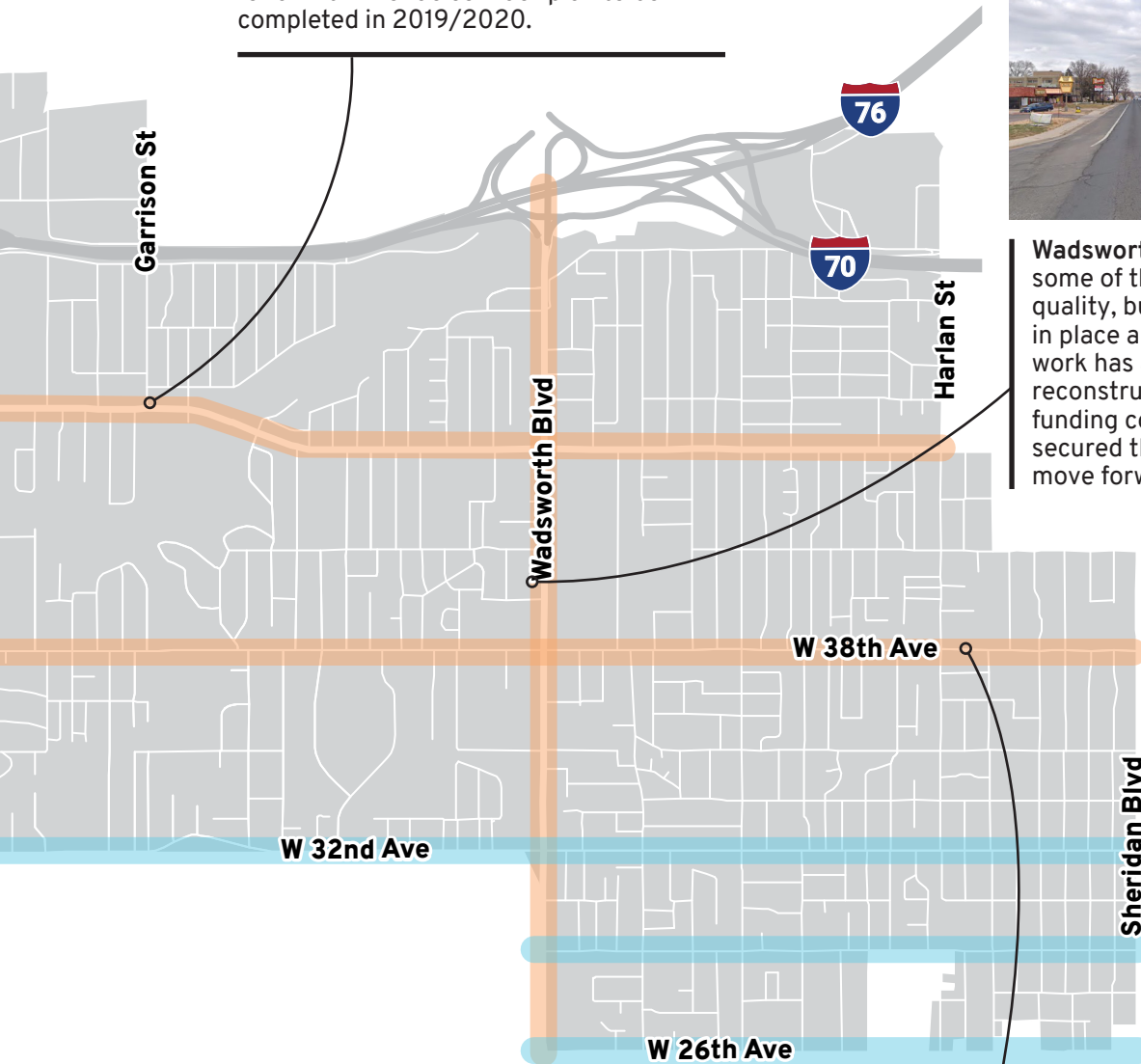
While **Kipling Street** is noted as a corridor in need of improvement, especially around the I-70 interchange, the project is heavily dependent on the State of Colorado, which has not made any near-term commitments to fund improvements.



After Wadsworth, **44th Avenue** was rated as being second worst among major corridors. The City has budgeted for a 44th Avenue corridor plan to be completed in 2019/2020.



Wadsworth Boulevard received some of the lowest marks for corridor quality, but there is a corridor plan in place and design and engineering work has already begun for a reconstruction project. In addition, funding commitments have been secured that will allow the project to move forward in 2020.



38th Avenue received the highest marks for corridor quality, and the community process revealed generally positive feelings about the way the corridor is gradually developing. Substantial planning efforts have positioned the corridor for continued work in the near term, including the implementation of streetscape improvements.

How to Move Forward

Recommendation

The City already has a number of efforts underway which are not yet complete. Because the projects address current or past corridor improvement needs, and align with community input, these projects should be completed before all others.

38th Avenue:

The City has an adopted streetscape plan for 38th east of Wadsworth. Funding, final design, and construction should be completed. Funding may come from a future bond, following the successful completion of the current package of Investing 4 the Future “2E” projects.

Wadsworth Boulevard:

Complete the planned public improvements and reconstruction of the road, as expected, starting in 2020.

44th Avenue:

Complete a corridor plan for 44th Avenue from Wadsworth Boulevard to Youngfield Street. While all of 44th Avenue could use a plan for improvement, specific drivers for the section west of Wadsworth include the impact of transit oriented development at Ward Road, a need to revisit the Fruitdale subarea plan because of changed market conditions, and a need to connect to an improved Wadsworth intersection.

What about other corridors?

The corridors described above represent not only a coherent east-west strategy that addresses identified challenges, but it also leverages work that is already taking place. These projects alone, if fully completed from the planning stages to construction activities, will keep the City busy for a decade at current staffing levels.

In future years:

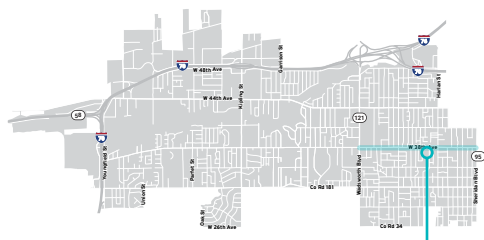
44th Avenue east of Wadsworth should be the next area selected for corridor planning.

Youngfield should be revisited following the development of Clear Creek Crossing.

Planning for secondary corridors should be undertaken as part of possible neighborhood plans, with business development opportunities pursued opportunistically as described later in this report.



PART 4: Priorities for Neighborhood Improvement



Priority 1

Implement the 38th Avenue Corridor Plan



The evolution of 38th Avenue, or some portion of it, into a “Main Street” has been a priority since the original NRS in 2005. Since that time, planning and implementation work have continued robustly, from the 2009 Downtown Colorado Inc. Community Revitalization Report, to the 2011 corridor plan, to the 2012 restriping, and most recently a multi-year community engagement process focused on the design of streetscape enhancements.

In 2014, City Council adopted a streetscape design but did not approve a street width designation. In 2016, Council endorsed a public process—Cre8 Your 38—through which participants supported reconstruction of the street to provide continuous sidewalks and amenity zones. What has been lacking is the funding to implement the design. Successful completion and repayment of debt for the current package of “2E” bond projects will provide an opportunity for the community to reprioritize 38th Avenue funding should the community support another set of bond-funded capital projects in the future.

The evolution of 38th Avenue, or some portion of it, into a “Main Street” has been a priority since the original NRS in 2005. Since that time, planning and implementation work have continued robustly. In 2009, the Downtown Colorado Inc. Community Revitalization Report outlined existing market conditions



Source: Downtown Colorado Inc. (DCI) Community Revitalization Report (2009)

and recommended next steps to realizing a new commercial corridor and streetscape. In 2011, the City adopted the 38th Avenue Corridor Plan that recommended narrowing the street to three lanes between Upham Street and Depew Street. The plan also recommended adding parking lanes, bike lanes and sidewalk

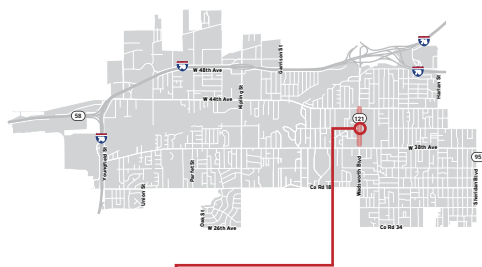
amenity zones. Based on these recommendations, in 2012 the City completed the road diet restriping project. Most recently, the City finalized a multi-year community engagement process (Cre8 Your 38) focused on the design of streetscape enhancements.



How to Move Forward

Recommendation:

- 38th Avenue continues to evolve as new businesses have opened their doors – Right Coast Pizza, Colorado Plus, Teller Street Art Gallery, Posey Girl, Clancy's, Infinitus Pie, Bardo Coffee, etc. The City should continue to support this type of business development, develop The Green near the school, and pilot streetscape enhancements “behind the curb” on a case by case basis.
- Allow a few more years of living with the current striping configuration (three lanes) and continue to monitor the ongoing private development patterns along the corridor.
- Where appropriate, support additional residential development close to the corridor, like Perrin's Row and Incarnation. Additional households will help support more retail development.
- The streetscape plan for 38th Avenue will only be possible with funding via a future bond. This will require an extensive community outreach effort to ensure citywide understanding of the goals related to the creation of a Main Street district.
- If the City wants to advance the implementation timing, it will need to reallocate existing resources or develop a new funding source. As existing bonds are paid off or as additional tax dollars are generated as a result of new development (e.g. Clear Creek Crossing), there may be opportunities to expedite the implementation of the 38th Avenue project.

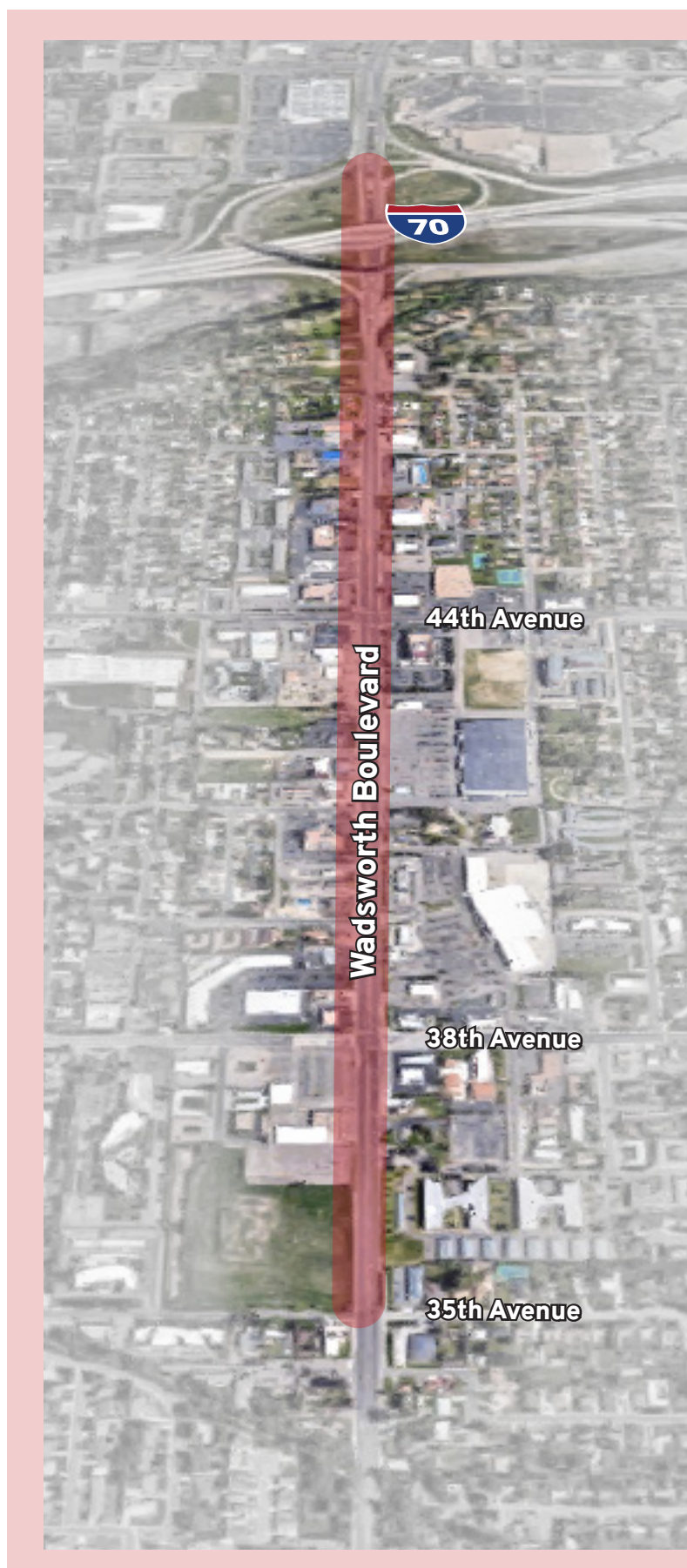


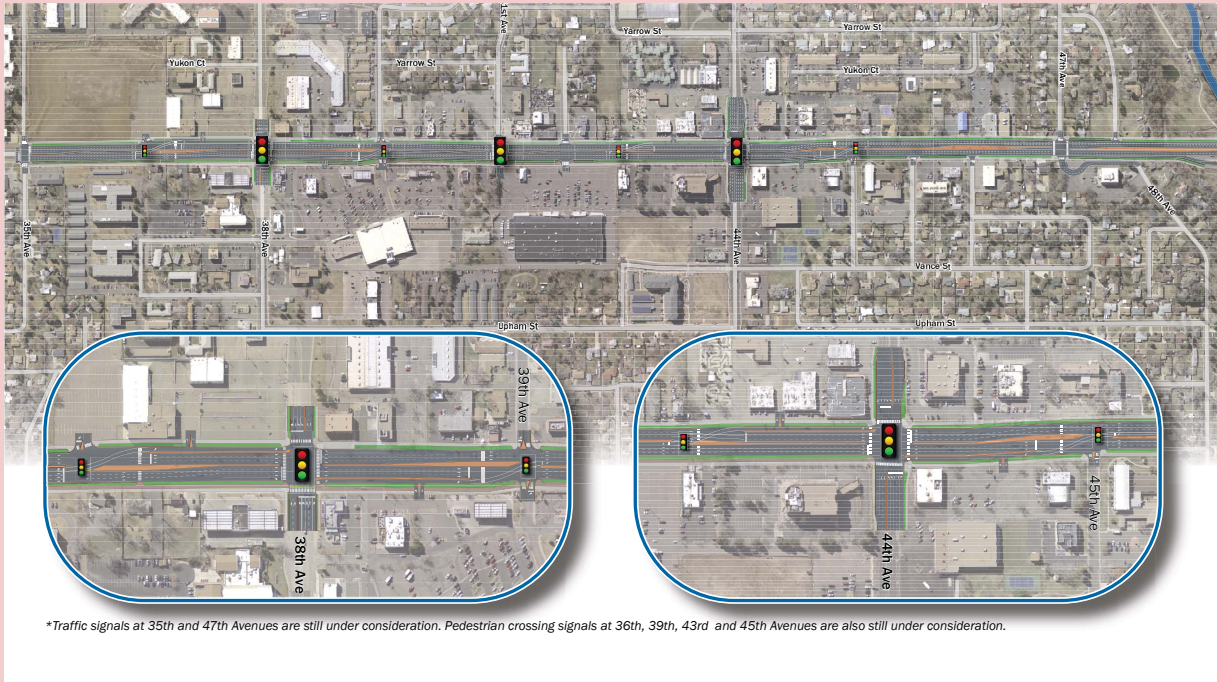
Priority 2

Implement Improvements Along Wadsworth Boulevard Between 35th Avenue and I-70

The Wadsworth Boulevard Widening project is a \$45M project that is primarily funded through a Transportation Improvement Program grant and supplemented by \$7M in City “2E” funds as well as some funding from CDOT. As of the writing of this report, there is still a small funding gap. The City should prioritize closing the gap in order to construct the entire project. The full extent of the project is from 35th Avenue north to I-70. The project includes the following components:

- Capacity improvements allowing a 52% increase in traffic throughput
- Average rush hour travel speeds that improve from 10 mph to 20 mph
- Continuous sidewalks along both sides of Wadsworth Boulevard from 35th Avenue to Clear Creek Trail
- Improved transit facilities to complement RTD’s increased frequency of bus route 76
- Enhanced streetscape with 10-feet of landscaped tree lawn
- ADA access to Clear Creek Trail





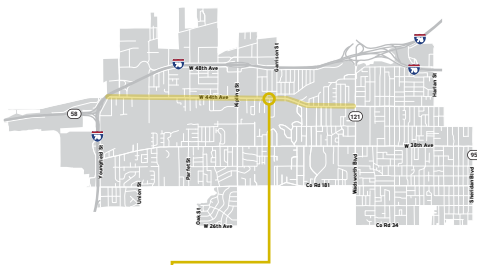
Wadsworth Blvd. Widening Plan

How to Move Forward

Recommendation:

- The City has gone to great lengths to facilitate private reinvestment in the Wadsworth corridor, with the Corners and Lucky's Market as the most notable examples. These efforts should continue.
- Fortunately, the widening project offers a chance to address the challenging conditions in the public right of way, which the public has strongly noted. It is critical that the City complete public improvements such as landscape areas, street trees and bike/pedestrian enhancements. These streetscape amenities are necessary to ensure ease of connectivity to the proposed 38th Avenue improvements.
- The final design is underway and, similar to the 38th Avenue Corridor Plan, an easily understandable site plan should be included on the project's webpage so that the community fully understands the scope and benefits of the project.



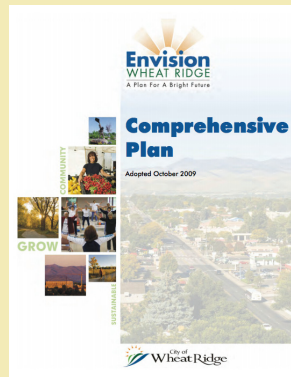


Priority 3

Complete 44th Avenue Corridor Plan Between Wadsworth Boulevard and Youngfield Street

44th Avenue represents an opportunity for the City to improve a corridor that links the proposed Clear Creek Crossing development (located west of I-70 and south of 44th Avenue) to the remainder of the community. The Envision Wheat Ridge Comprehensive Plan, adopted in 2009, classified 44th Avenue as a Neighborhood Commercial Corridor and the primary east/west corridor for the city. Most notably, Wheat Ridge residents are demanding improvements to the overall aesthetic characteristics of this corridor, which are impacted mostly by the condition of private property outside the public right of way.

In addition, the existing Fruitdale subarea plan is no longer adequate to guide development of the area. It was completed in 2007, before the comprehensive plan, and market conditions have shifted significantly in the ensuing dozen years.



Envision Wheat Ridge Comprehensive Plan 2009

Properties along the corridors will contain a broad mix of activities, including small-scale pedestrian-friendly mixed-use retail, commercial businesses, and residential. They will focus on promoting a compatible mix of uses to supply the daily services and needs of adjacent residential areas and could also function for senior housing. These corridors need streetscape, trees, and pedestrian and bicycle amenities to increase vitality, create a “sense of place”, and encourage walking and biking from adjacent neighborhoods.



44th Avenue today has a mix of conditions that create a unique context for future planning and redevelopment work. Although the sidewalks, curbs, pavement and lighting in the public right of way are in fairly good condition, there is, broadly speaking, a lack of private property investment and maintenance that undermines the overall visual appeal of the corridor.

The City has taken some important steps, such as updating the Streetscape Design Manual to require street trees behind the curb. The example at right, at Swiss Flower, shows why this benefits the corridor as redevelopment occurs. But a broader rethink of land use, transportation circulation, neighborhood connections, and redevelopment standards is appropriate for the corridor.

NRS SURVEY (2019) Out of nine city corridors, **44th Avenue and Kipling Street** were ranked at the **bottom** for visual quality.



How to Move Forward

Recommendation:

- Complete a corridor plan for 44th Avenue from Wadsworth Boulevard to Youngfield Street. While all of 44th Avenue could use a plan for improvement, specific drivers for the section west of Wadsworth include the need to address connections to important activity centers in the western end of the city (e.g. TOD area, Clear Creek Trail, Clear Creek Crossing, Applewood Village) and the need to revisit analysis and recommendations in the Fruitdale subarea plan due to changed market conditions.
- Attempting a corridor plan for all of 44th Avenue at once would be too ambitious, lengthening the process, straining the public's attention, and diffusing the implementation efforts over too great an area in too short a time. A better approach is to complete the western section and begin plan implementation before turning undivided attention to the unique needs of the eastern section in future years.
- 44th Avenue east of Wadsworth should be the next area selected for corridor planning. If City capacity allows for another corridor plan before 2030—after completing all other recommendations in this NRS—then the project should be undertaken.

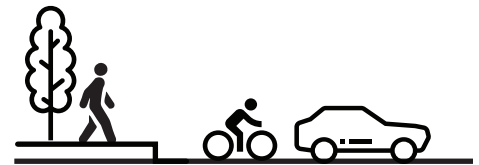
What A Plan for 44th Avenue Ought to Address

Corridor planning is complicated on many fronts – the geographic scope, the public/private domain conflicts, multi-modal requirements, streetscape amenity needs, etc. – and requires a holistic approach to ensure the community's goals are satisfied. To that end, the following topics should be addressed in the 44th Avenue planning process:



Make people a meaningful part of the plan.

Create a steering committee made up of 10 – 20 business owners and residents that own/live along 44th Avenue corridor, including adjacent residential neighborhoods.



Within the public right of way, build upon the existing assets and address challenges.

There are already buffered continuous sidewalks from Youngfield Street to Wadsworth Boulevard and the public infrastructure is in fairly good condition. A particular challenge is the preponderance of curb cuts which complicate access between the road and private property and creates potential safety issues for motorized and non-motorized users alike.



Focus on land use and revisit the regulatory framework.

To the extent that an improved corridor is tied to private reinvestment in existing properties, it is critical to understand how the market views the corridor and what kind of uses may work best there. Following a market and land use analysis, review the existing zoning and design standards to ensure they are in alignment with community desires and market forces.



Be prepared to use the economic development toolkit.

Although market conditions are strengthening in Wheat Ridge, it is still possible that the community's vision will be beyond the capacity of the private market to deliver. Economic development and property improvement financing incentives may therefore be necessary to bring some redevelopment to fruition. In that case, partnership between the private sector, the City, the URA, and the Business District comes into play in an important way.



Connections are key.

The western end of 44th Avenue is not just a corridor in its own right. It is the connective tissue for the eastern and western portions of the city, for the TOD, for Clear Creek Trail, the future Clear Creek Crossing, and for numerous adjacent residential neighborhoods. A new corridor plan for 44th should feature a strong focus on opportunities for connections between activity centers that can be strengthened within the corridor.

Exploring possible land use changes: It should not be assumed at this point, but respondents to the NRS survey indicated a potential openness to higher density residential uses along corridors.

NRS SURVEY 2019

Would you support multi-family residential development along the city's primary corridors (Wadsworth Blvd., 44th Ave., Kipling St.)?

This type of development could replace abandoned properties or infill vacant lots.

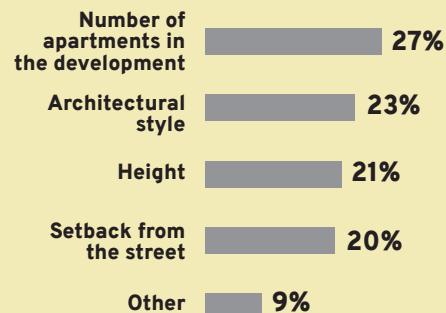
Yes **44%**

It depends **31%**

No **21%**

Don't know **3%**

Since you answered "it depends", what factors would influence your support or lack of support for multi-family residential development along the city's primary corridors?



Local Restaurants and Retail Can Strengthen Neighborhoods

What do we mean when we say “neighborhood retail” and where might it go?

Neighborhood retail differs from general commercial activity in a few very important ways. Retailers include everything from a grocery store to a shoe repair shop; an expensive restaurant to a corner cafe. If it's a brick-and-mortar location into which anyone can walk and procure a good or service, it's a retail business. With few restrictions on the types of uses allowed, limits on the size of the structure(s) and the enforcement of design guidelines are central to ensuring compatibility with the neighborhood character. These efforts, combined with pedestrian and bike connectivity, can begin to solidly embed these small retail establishments and restaurants/cafes into the existing neighborhood fabric.

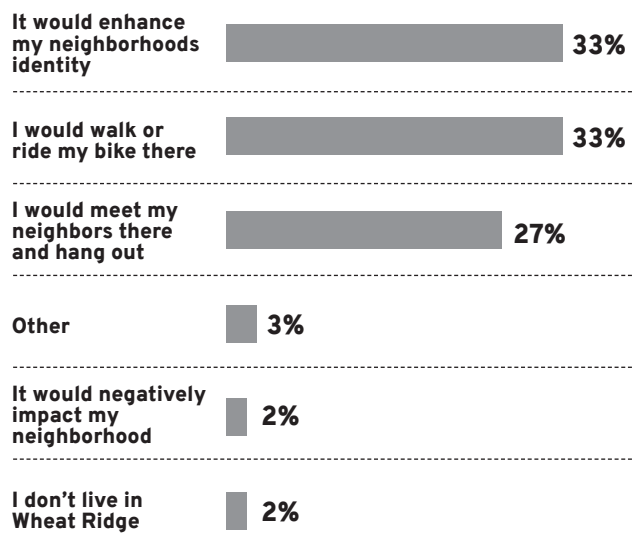
Typically, neighborhood retail that is located along a secondary corridor that is zoned residential, such as 29th Avenue or 32nd Avenue, might include just one or two businesses – a coffee shop, a restaurant, an antique store, a daycare center, etc. The City's zoning ordinance is quite progressive and currently supports these types of neighborhood retail businesses in the Mixed-Use Neighborhood (MU-N), Restricted Commercial (RC), and Commercial – One (C-1) zoning districts. Neighborhood planning and engagement efforts, one neighborhood at a time, are the most effective way to begin to identify possible future locations appropriate for neighborhood retail.

Neighborhood retail centers, typically located along a primary corridor, such as 38th Avenue or 44th Avenue, may include more restaurants and/or retail establishments. While the scale is slightly larger, what Wheat Ridge residents expressed definitively was a desire for these centers to maintain architectural compatibility with the neighborhood character and be easily accessible for pedestrians and bicyclists.



NRS SURVEY (2019)

How would more local restaurants or small retail establishments within a 15 minute walk from where you live impact your quality of life?





NRS SURVEY (2019)

When asked about the possibility of more local restaurants or retail establishments within walking distance of home...

“ I would stay in town more often instead of driving to Golden, Arvada or Lakewood.

” **More local businesses and fewer chain restaurants and stores. Absolutely!**

Please focus on this! It is integral to quality of life here and is a major gap.

“ It would increase property values and overall impressions of the City.

“ This can't happen soon enough!

” **It would be great and add to the community feel.**

How to Move Forward

Recommendation:

- The planning and zoning tools exist - most primary and secondary corridors in Wheat Ridge have zoning allowances in place for neighborhood retail and restaurants.
- Be patient as the market grows; new shops will respond to rising residential demand in locations with favorable zoning. Where appropriate, support additional residential development nearby. Additional households will help support more retail development.
- The neighborhood “listening tour” will provide an opportunity for residents to identify any new areas that should be incentivized for neighborhood retail opportunities, including possible rezoning following a subarea planning effort.
- Once the input is received from the neighborhood residents, the City should maintain open dialogue with property owners and potential investors about possibilities, plan for possible opportunities, and be ready to assist with financial incentives.

Facilitating Investment Through Customer Service

Although Wheat Ridge was incorporated as a city in 1969, the city's development patterns date to an earlier era. The Applewood section of Wheat Ridge is the only part of the city in which the average house was built after incorporation. But even in Applewood, the average age of a house is now 47 years old. There are many beautiful and well-built homes in the city, but even those houses require updates to their systems over time, as well as new kitchens and baths for modern buyers now shelling out many hundreds of thousands of dollars to live in Wheat Ridge. The story is the same for much of the city's commercial properties.

In the period from roughly 1980-2000, Wheat Ridge largely missed out on a generation of new property investment. This was part of the reason the original NRS was commissioned in the first few years of the new century. The market, however, has since rediscovered Wheat Ridge and new investment is finding its way into the city's aging residential and commercial structures. There are clear signs of this investment in businesses along 38th Avenue, new construction around the intersection of 38th and Wadsworth Boulevard, and the increasing value of major residential renovation permits. While this is positive news, two things remain true.

First, aging structures, especially those with deferred maintenance, pose technical and financial challenges even to the most sophisticated contractor or "do-it-yourselfer." Upgrades within modern codes can be tricky, and properly retrofitting an older home can result in sticker shock.

Second, while the real estate market is strengthening, it is not yet a no brainer for many Wheat Ridge homeowners and business owners to make large investments in aging buildings. As confidence continues to grow in Wheat Ridge, this will shift for the better. But in the short-term, steps are still needed to convince a transitional market that Wheat Ridge is more than the risky bet it used to be.

The City has made incredible strides in the past decade, modernizing its approach to permitting, incrementally updating a woefully inadequate development code, creating commercial design standards, and generally increasing the level of professionalism and sophistication in its development-related processes. These efforts toward facilitating and rewarding investment in Wheat Ridge should not only be continued, but gradually improved upon in a process of continuous improvement.



What does the community think?

NRS SURVEY

"Is it important to you that City staff is fully resourced to proactively assist residents and business owners as they begin a rehabilitation or construction project?"

72% *agreed or strongly agreed.*

"New methods for public outreach and education are necessary as are updated permitting processes to improve the experience and outcomes for both the public and private sectors when it comes to reinvestment in the city."

82% were *in support.*

How to Move Forward

Recommendation:

To continue the trend of investment, the City should create the best environment possible for those seeking to rehab older structures.

There are a number of barriers for homeowners and business owners taking on rehab projects in older buildings. Larger, more expensive projects are more likely to involve contractors who are sophisticated enough to navigate old buildings, new codes, and permitting and inspection processes. But for those owners who may be working on smaller projects or who do not hire a skilled contractor, the City should give special attention to the customer experience and therefore proactively reward the investment that Wheat Ridge buildings need.

Specifically, the City should:

- Seek feedback on a regular basis from homeowners, business owners, and contractors on their experience with rehab projects in Wheat Ridge. Do so in a structured manner, via focus groups and surveys, with an emphasis on constructive conversation instead of simplistic complaint sessions. Consider the use of outside professional assistance.
- Explore the possibility of a case management approach that would match an inspector and a project for the duration of the project. The purpose would be to maintain consistency of approach and expectations across multiple inspection visits.
- Explore the possibility of employing a rehab specialist who could act as a resource for applicants undertaking rehab projects. A rehab specialist would be able to provide not just expertise, but also additional time helping applicants to troubleshoot code issues in permitting and inspection processes.
- Consider the condition of Wheat Ridge building stock when updating building codes and adopting local amendments. Incorporate the International Existing Building Code (IEBC) to the greatest extent possible for remodeling and repurposing aging structures. The IEBC allows options for controlled departure from full compliance with the International Codes, while maintaining basic levels of fire prevention and structural and life safety features for a rehabilitated building.
- Above all, experiment with ways to achieve the outcomes related to customer experience and investment. These recommendations, unlike some others in the report, are more flexible and less prescriptive, because review, permitting, and inspection processes have many moving parts and are a good candidate for tweaks and fine tuning on a regular basis. This is where staff expertise becomes key.

Accessory Dwelling Units



An accessory dwelling unit (ADU), sometimes called a granny-flat, a mother-in-law apartment, or a secondary unit, is a smaller, separate living unit on a property that has a single-family home. It is complete with its own kitchen, bathroom facilities and separate entrance.

Wheat Ridge does not currently allow accessory dwelling units. The City first began exploration of the issue in 2015 and conducted public meetings in 2016 to gauge support for allowing ADUs. Though the public outreach seemed to indicate support for allowing ADUs, the City Council decided not to move forward at that time, questioning the community's true desires and where ADUs might be appropriate.

The 2018 resident survey again asked about support for ADUs. The results were not exactly conclusive, with 27% strongly in support, 13% strongly opposed, and the remaining 60% somewhere in the middle.

The NRS process did not reveal much energy around the issue of ADUs. It did not rise to the top of the list of important issues to address, nor did it come out often in casual conversation with participants in the various engagement activities. During the Blitz Week open houses, attendees were asked their thoughts about ADUs. The input they provided indicated 40% support, 11% opposition, and 49% in the category of "It Depends."

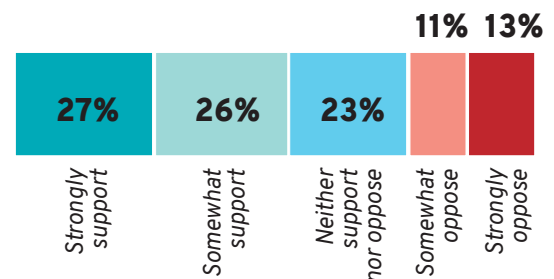
The "It Depends" category was a mechanism devised to draw out more nuanced perspectives on the issue. Attendees provided clarity on three important points:

1. The physical changes to a property are not the critical issue. Instead the critical issue is one of use.
2. Occupancy of the ADU by a family member of the main house has strong support.
3. Using the ADU as a rental unit for a non-family member has virtually no support.

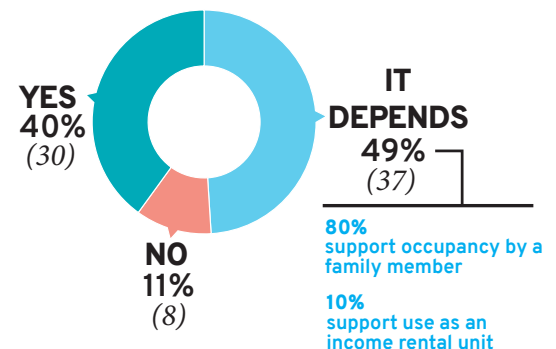
There is no realistic regulatory approach for the City to both allow ADUs and restrict their occupancy to a family member of the main structure's occupant.

What does the community think about ADUs?

2018 COMMUNITY SURVEY



2019 NRS COMMUNITY OPEN HOUSE



How to Move Forward

Recommendation:

Table the consideration of ADUs for a minimum of two years.

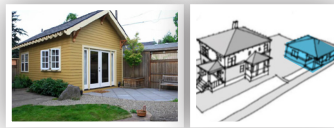
At this time, political acceptance of ADUs is premised on making a promise that the City cannot keep: that an ADU will only be occupied by a family member. The bases for ADU allowance in other cities – affordable housing and rental income to homeowners of expensive homes – are not winning arguments in Wheat Ridge. In the meantime, the resources dedicated to debating ADUs, which would become a niche housing product at best, would be better spent on more pressing matters.

Specifically, the City should:

- Conduct a full round of neighborhood engagement, in the form of a “listening tour,” to understand what residents care about at a neighborhood level and how they feel about potentially divisive topics like ADUs.
- Observe and track the progress and results of ADU ordinances and/or programs in other nearby jurisdictions like Denver and Lakewood.
- See if a desire for ADUs is a durable public issue, or if it is simply a “flavor of the month.” If ADUs are truly important in 2019, they should also be important in 2021.

Open house participants were asked questions about the function (use) and form (type of structure) of ADUs. Many residents expressed support for ADUs if they were limited for use by a family member (elderly parent, disabled family member, boomerang kid, etc.) but not for a long-term rental by a non-family member.

The City has no realistic ability to regulate who lives in an ADU. Over the next couple of years as the neighborhood “listening tours” are underway, residents should focus any ADU discussions around the form or type of structure only (see images). Some neighborhoods may recommend certain types of ADUs and not others; other neighborhoods may reject ADUs altogether. But most importantly the discussions should be limited to what the City has the ability to regulate.



An ADU that is **detached and located in the rear yard**



An ADU that is **built on top of a freestanding garage**



An ADU that is an **addition to the existing house**



An ADU that is **located in the retrofitted basement or attic area of a house** (no visible change to the house/yard)

** The City has the authority to regulate short-term rentals (AirBnB, VRBO, etc.) and setting aside the ADU issue does not preclude the City from discussing short-term rentals.*

5 Summary of Recommendations

Building Resident Capacity to Manage Neighborhood Change

What's the Issue?

Change or potential change in Wheat Ridge neighborhoods, resulting from a strengthening real estate market, is making some residents uncomfortable. At the same time, some other kinds of change are desired but difficult to bring to fruition. The City must begin to engage neighborhoods with the aim of building resident capacity to manage change at the neighborhood level.

What's the Recommendation?



1. Undertake a citywide neighborhood listening tour to understand what is working in different Wheat Ridge neighborhoods, what is not, and what residents need from city government to address challenges and opportunities at the neighborhood level. The listening tour should take no less than one year and no more than two years.
2. Use the neighborhood boundaries or an alternative system of boundaries to break the city into understandable and manageable smaller geographies so that residents feel that listening sessions are customized for their part of the city. Focus on the issues within discrete neighborhoods and avoid discussing citywide issues.
3. In the event that one or more neighborhoods offers a rich enough mix of challenges and opportunities that a neighborhood plan would be helpful, the City should complete plans for those neighborhoods and commit to implementing them.
4. Hire two (2) neighborhood engagement and/or planning professionals to fulfill the following roles:
 - Complete the neighborhood listening tour.
 - Be experts in explaining city operations, development processes, and projects, especially as they relate to residential neighborhoods.
 - Be a resource to neighborhoods and city departments for communicating between the two.
 - Manage special projects, including neighborhood plans.

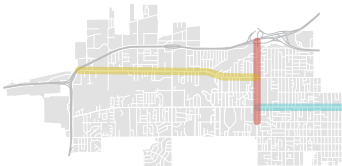


Connecting the Community by Investing in Primary Corridors

What's the Issue?

Primary corridors in the city are an issue of high interest and importance. In most cases, residents have expressed dissatisfaction with the condition of infrastructure and streetscape features, both of which are within the public right of way. There is also a desire for improved property conditions and reinvestment, particularly when reinvestment could support new local shopping and dining options.

What's the Recommendation?



1. Secure funding, likely through a future bond, and implement the adopted streetscape plan for 38th Avenue. This is most likely to become possible following the completion of the current package of “2E” projects. If the City wishes to advance the timeline for streetscape work, it will need to reallocate existing resources or find a new, as yet unidentified funding source.
2. Finalize design work and reconstruct Wadsworth Boulevard in accordance with existing plans. Construction scheduled to begin in 2020.
3. Complete a corridor plan for 44th Avenue from Wadsworth Boulevard to Youngfield Street.
4. Take a proactive but patient approach to neighborhood scale retail at appropriately zoned locations along 26th, 29th, 32nd, and 44th Avenues. Market conditions nearly always lag behind resident desire for nearby, walkable retail and restaurant development. Maintain open dialogue with property owners and potential investors about possibilities, plan for possible opportunities, and be ready to assist with financial incentives.

Facilitate Investment Through Customer Service

What's the Issue?

Renovation and rehab is the future of the city's housing market, but updating the structures can be difficult. The same is true of aging commercial structures. There are a number of barriers for homeowners and business owners taking on rehab projects in older buildings. Larger, more expensive projects are more likely to involve contractors who are sophisticated enough to navigate old buildings, new codes, and permitting and inspection processes. But for those owners who may be working on smaller projects or who do not hire a skilled contractor, the City should give special attention to the customer experience and therefore proactively reward the investment that Wheat Ridge buildings need.

What's the Recommendation?



1. Seek feedback on a regular basis from homeowners, business owners, and contractors on their experience with rehab projects in Wheat Ridge. Do so in a structured manner, via focus groups and surveys, with an emphasis on constructive conversation instead of simplistic complaint sessions. Consider the use of outside professional assistance.
2. Explore the possibility of a case management approach that would match an inspector and a project for the duration of the project. The purpose would be to maintain consistency of approach and expectations across multiple inspection visits.
3. Explore the possibility of employing a rehab specialist who could act as a resource for applicants undertaking rehab projects. A rehab specialist would be able to provide not just expertise, but also additional time helping applicants to troubleshoot code issues in permitting and inspection processes.
4. Consider the condition of Wheat Ridge building stock when updating building codes and adopting local amendments. Incorporate the International Existing Building Code (IEBC) to the greatest extent possible for remodeling and repurposing aging structures. The IEBC allows options for controlled departure from full compliance with the International Codes, while maintaining basic levels of fire prevention and structural and life safety features for a rehabilitated building.
5. Experiment with ways to achieve the outcomes related to customer experience and investment. The exploratory recommendations above may not prove to be the exact right answer to the issues in question. Review, permitting, and inspection processes have many moving parts and are a good candidate for tweaks and fine tuning on a regular basis, taking advantage of staff expertise and customer feedback.

Accessory Dwelling Units (ADUs)

What's the Issue?

A number of forces have come together to spark local interest in the allowance of accessory dwelling units, which are currently prohibited in Wheat Ridge. These forces include a desire to age in place, but in a smaller dwelling; an increasing lack of affordable housing in the Denver area; and financial incentive to maximize the use of expensive properties.

What's the Recommendation?



1. Do not allow ADUs at this time. There is not sufficient community support to do so. Specifically, there is little support for and potentially strong opposition to the use of ADUs as rental properties for tenants who are not family members of the primary unit's owner. This is an outcome that cannot be easily regulated and enforced and thus represents an insurmountable obstacle at this time.
2. Continue to monitor ADU ordinances and programs in nearby cities such as Denver and Lakewood to gauge performance and costs and benefits in those cities.
3. Table the topic of ADUs for a minimum of two (2) years. See if a desire for ADUs is a durable public issue, or if it is simply a "flavor of the month." If ADUs are truly important in 2019, they should also be important in 2021.

Wheat Ridge

NEIGHBORHOOD
REVITALIZATION STRATEGY
UPDATE

2019



May 6, 2019

Wheat Ridge City Council
RE: Neighborhood Revitalization Strategy
7500 W. 29th Ave.
Wheat Ridge, Colorado 80033

Dear Mayor Starker and City Council Members,

The Members of the Wheat Ridge Senior Advisory Committee (WRSAC) are writing to express our support for the review of the Neighborhood Revitalization Strategy (NRS). The WRSAC committee was formed and has been active since 2013. The committee is made up of both older adults and agency representatives with a common purpose, to address the needs of older adults in Wheat Ridge.

While the NRS states that “our median age has stopped growing,” we recognize that over 35% of Wheat Ridge residents are over the age of 55. To this end, we encourage the Wheat Ridge City Council to prioritize the needs of this population as it moves forward in implementing the results of the NRS Project Update. For example, affordable and/or attainable housing may not be accessible to older adults within the city because many of them are living on a fixed income. We encourage and support the City of Wheat Ridge to continue to identify affordable housing options for short-term rentals and accessory dwelling units and be thoughtful on how they may or may not support aging in place for seniors.

In addition, WRSAC members are in support of the exploration of neighborhood planning and engagement. The committee recognizes the importance of robust social connections for people of all ages and particularly for older adults. WRSAC would like to express support of any planning that would advance the connectivity across multiple generations.

We look forward to seeing the results of the NRS Update and commend the City of Wheat Ridge on its commitment to self-examination and intentional development. The Senior Advisory Committee is ready to support the City in this endeavor in whatever way possible. Should you like any further information from us, please contact Committee Chair, Ian Livingston-Caneiro at Ian.Livingston-Caneiro@JeffCoLibrary.org.

With thanks,

Wheat Ridge Senior Advisory Committee

Evan L Lay, Wheat Ridge Resident

John Lodenkamper, Wheat Ridge Resident

Joanne Long, Wheat Ridge Resident

Eve Lowinger, LSW, Jewish Family Service of Colorado

Ian Livingston-Caneiro, Jefferson County Public Library

Jill Tigner, Senior Resource Center

Robin Baker, Localworks

Memorandum

TO: Mayor and City Council

FROM: Patrick Goff, City Manager

DATE: May 24, 2019 (for June 3, 2019 Study Session)

SUBJECT: Ridgetop Village Metropolitan District Service Plan

ISSUE:

On May 13, 2019, City Council approved a rezoning, an outline development plan, a specific development plan, and a subdivision plat for the 38-unit Ridgetop Village townhome project. The City received a draft Service Plan for the Ridgetop Village Metropolitan District on March 25, 2019 for approximately 1.9 acres of property located at 4000 to 4066 Upham Street. The purpose of the Metropolitan District will be to provide all or a portion of public improvements for the benefit of the residents and taxpayers located within the boundaries of the District.

The proposed Service Plan describes and sets forth those powers and authorities the District shall have as allowed by Colorado law. The exercise of such powers, however, will at all times be governed by and subject to the terms of a City IGA. State law allows local governments to exert significant control over the organization and operation of special districts. The service plan approval process is the key to exercising that control.

BACKGROUND:

Metropolitan districts in Colorado are a common tool for financing the public infrastructure portion of development projects. All special districts in Colorado organized under Title 32 of the Colorado Revised Statutes (C.R.S.) are required to file a service plan with the city council of the municipality in which the district is proposed. White Bear Ankele Tanaka & Waldron, P.C., representing the owners of this property, filed the Yarrow Gardens Metropolitan District Service Plan with the City on June 22, 2018. The purpose of the District is to provide public infrastructure improvements within and without the Property. The District will acquire and/or design, finance, construct and install public improvements for the use and benefit of the residents and taxpayers located with the boundaries of the District.

There are minimum requirements for the types of information that a service plan must contain as detailed in Section 32-1-202(2) of the C.R.S. These are:

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed;
3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;
4. A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district;

5. A general description of the facilities to be constructed and the standards of such construction;
6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative service, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the district; and
7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision.

FINANCIAL IMPACT:

The City did not require a submittal fee for this service plan. Costs associated with this service plan include staff and attorney time to review the submitted documents.

ATTACHMENT(S):

1. Ridgetop Village Metropolitan District Submittal Letter and Service Plan



SpencerFane®

RUSSELL W. DYKSTRA
DIRECT DIAL: (303) 839-3845
rdykstra@spencerfane.com

File No. 5031350-0001

March 25, 2019

VIA ELECTRONIC MAIL AND U.S. MAIL

Mr. Patrick Goff
Wheat Ridge City Manager
7500 W. 29th Avenue, 1st Floor
Wheat Ridge, Colorado 80033
pgoff@ci.wheatridge.co.us

Re: (Proposed) Ridgetop Village Metropolitan District Service Plan Submittal

Dear Mr. Goff:

Our firm represents Upham Partners LLC ("Proponent"), the proponent of the organization of the (Proposed) Ridgetop Village Metropolitan District in the City of Wheat Ridge. On behalf of the Proponent, enclosed are the submittal materials for the (Proposed) Ridgetop Village Metropolitan District pursuant to the "Special Districts Act," Section 32-1-101, et seq., of the Colorado Revised Statutes. The submittal materials include a Service Plan for the (Proposed) Ridgetop Village Metropolitan District and an organizational timeline with proposed deadlines for the proposed district.

The Proponent requests that these materials be presented to the City of Wheat Ridge for consideration and further action at the City Council hearing on April 22, 2019, and presented for second consideration, if necessary, at the City Council hearing on May 13, 2019.

We will send you electronic copies of the enclosed materials and a copy of this letter. Please let us know if the City of Wheat Ridge requires a proposed service plan processing fee or if any other pertinent information is needed. Finally, enclosed with these materials is a hard copy of this letter. Upon receipt of the materials, please mark the copy of this letter as "Received" and return it in the enclosed envelope for our records. Please do not hesitate to contact us if you have any questions.

Sincerely,



Russell Dykstra, Esq.

Enclosures

cc: Gerald Dahl, City Attorney (gdahl@mdkrlaw.com)

SERVICE PLAN FOR
RIDGETOP VILLAGE METROPOLITAN DISTRICT
City of Wheat Ridge, Colorado

Prepared by:

Spencer Fane LLP

1700 Lincoln Street, Suite 2000

Denver, Colorado 80203

Submitted: March 26, 2019

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I. INTRODUCTION

A. Overview.

This Service Plan ("Service Plan"), submitted in accordance with Part 2 of the Special District Act (Section 3 2-1-201, et seq., C.R.S.), sets forth a proposal for the formation of the Ridgetop Village Metropolitan District ("District"), which is intended to serve 38 units at 4000 Upham Street located entirely within the City of Wheat Ridge, Colorado (the "Development"). The developer of the project and proponent of the District is Upham Partners, LLC (the "Proponent" or "Developer"). The property within the Development and the District is owned 100% by the Proponent. The Development will be developed pursuant to such land use submittals approved by the City of Wheat Ridge (the "City").

The District may authorize bonded and other indebtedness to finance a portion of the infrastructure necessary to develop the property located within its boundaries. The basic charge of the District is to provide services and improvements in place of a homeowners association and facilitate the same through the issuance of debt to fund the construction, operations, and maintenance of the public services and facilities to be constructed and managed by the District.

B. District Services.

The District will construct, acquire, own and operate public services and facilities for the Development, not otherwise dedicated to other appropriate service entities, as more specifically set forth in this Service Plan. The District will also fund and provide metropolitan district services along with covenant enforcement.

C. Configuration and Boundaries.

The District boundaries will include approximately 1.8 acres. A legal description of the boundaries of the District and a map depicting the boundaries are attached as Exhibit A. At build-out, it is anticipated that the District may contain up to approximately 38 residential units within the Development. Projections and phasing for the Development are more particularly set forth in Exhibit B, the Financial Plan attached to this Service Plan. The projected population at full build-out is 76 persons (assuming 38 units and 2.0 person average occupancy per residential unit of development.)

Areas outside of the District may be included within the District's boundaries upon petition by the owners of said properties. Changes in boundaries shall be made only in compliance with the Special District Act. The area within the District is currently undeveloped and the current population of the District is zero. At build-out of the Development, the expected assessed valuation is estimated at \$2,150,858.

D. Existing Services and Districts.

There are currently no other entities in existence in the Development which have the ability or desire to undertake the design, financing, construction, operation and maintenance of the improvements designated herein which are needed for the Development. It is also the Proponent's understanding that the City does not consider it feasible or practicable to provide the necessary services and facilities for the Development.

E. General Financial Information and Assumptions.

For purposes of this Service Plan the current assessed valuation of all taxable property within the boundaries of the District is assumed to be \$0.

The anticipated costs of improvements necessary to provide access to and appropriate public services within the Development are estimated in Exhibit C. Costs are shown for each general category of improvements. As referenced in Exhibit D, the improvements are currently anticipated to be constructed in 2019-2020. The construction of the improvements will depend largely on final development approvals and market conditions.

The District may obtain financing for the capital improvements needed for the Development through the issuance of general obligation bonds or other debt instruments. General obligation debt will be payable from revenues derived from ad valorem property taxes and from other sources. The preliminary financial forecasts for the District are contained in the Financial Plan. The Financial Plan demonstrates one method which might be used by the District to finance the cost of infrastructure. At the time bonds or other debt instruments are proposed to be issued, alternative financial plans may be employed and be utilized by the District. The figures contained herein depicting costs of infrastructure and operations will not constitute legal limits on the financial powers of the District; provided, however, the District shall not be permitted to issue bonds which are not in compliance with the bond registration and issuance requirements of Colorado law.

F. Consultants.

The assumptions contained within this Service Plan were derived from a variety of sources. Information regarding the present status of property within the District, as well as the current status and projected future level of services, was obtained from the Proponent. Legal advice in the preparation of this Service Plan was provided by Spencer Fane LLP, which represents numerous special District throughout Colorado. Financial recommendations and advice in the preparation of the Service Plan were provided by the Developer with the assistance of RBC Capital Markets.

Consultant Contact Information:

Legal: Spencer Fane LLP
1700 Lincoln Street, Suite 2000 Denver, CO 80203
(303) 839-3800
(303) 839-3838 Fax

Attn: Russ Dykstra, Esq.

Financial: RBC Capital Markets, LLC
1801 California Street, Suite 3850
Denver, Colorado 80202
Attn: Michael Persichitte

Engineering: Brightlighter Engineering
3253 N. Gaylord Street, Denver, CO 80205
(720) 504-8629

II. DESCRIPTION OF PLANNED DEVELOPMENT

A. General.

The Development is projected to contain approximately 38 residential units. The District is necessary to facilitate public infrastructure for the Development.

B. Vicinity.

The District is located in the north-western portion of the Denver metropolitan area, in the City of Wheat Ridge, Jefferson County, Colorado. The District lies at 4000 Upham Street.

III. DESCRIPTION OF PROPOSED METROPOLITAN DISTRICT SERVICES

A. Need for the District.

The property contained within the boundaries of the District presently consists of undeveloped land. It is anticipated that such property will see development and construction activity in the near future pursuant to the development standards of the City. The District is an integral tool in providing the necessary public infrastructure.

B. General Service Authority.

In addition to the statutory powers given to the District as set forth in Title 32, C.R.S., the District will have the power and authority to provide the services listed below. The specific improvements identified by the District as capital construction items will depend on the financial ability of the District, but any one or a number of the improvements described below may be constructed by the District, either within or outside the boundaries of the District. It is intended, in any event, that the District will operate and maintain all facilities not dedicated to or owned by the City or other appropriate jurisdiction or governmental entity. Improvements will only be dedicated or otherwise made the responsibility of other entities in accordance with the City approved development plans for the project, compliance with applicable standards and acceptance by such entities.

(1) Sanitation and Storm Drainage.

The District shall have the authority to design, acquire, install, construct, operate and maintain storm or sanitary sewers, or both, flood and surface drainage improvements including but not limited to water quality ponds and other storm water facilities, culverts, dams, retaining walls, access ways, inlets, detention ponds and paving, roadside swales and curb and gutter, treatment and disposal works and facilities, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. Sanitary sewer infrastructure installed or constructed by the District will be dedicated to the City or other appropriate entity for ownership and maintenance. All sanitary sewer improvements shall be constructed in accordance with the rules, regulations and policies of the City. The District shall not allow for any connections to the sanitary sewer improvements nor shall they collect tap fees, service charges, permit fees or other fees for sanitary sewer service(s) provided by the City or other applicable entity. The sanitary sewer powers of the District shall be limited to the financing and construction of sanitary sewer improvements for the Development and conveyance of same to the City or other appropriate entity. The District will own and maintain storm sewer infrastructure, including storm water quality features.

(2) Water.

The District shall have the authority to design, acquire, install, construct, operate and maintain a complete water and irrigation water system including but not limited to water rights, water supply, water quality, treatment, storage, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper reservoirs, treatment works and facilities, wells, water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to said systems. The intent is that any water infrastructure the District installs or constructs will be dedicated to the City or other appropriate entity for ownership and maintenance. The District will maintain authority to operate and maintain a potable or non-potable irrigation system. All water improvements shall be constructed in accordance with the rules, regulations and policies of the City. The District shall not allow for any connections to the water improvements nor shall they collect tap fees, service charges, permit fees or other fees for water service(s) provided by the City or other applicable entity. The water provision powers of the District shall be limited to the financing and construction of water improvements for the Development and conveyance of same to the City or other appropriate entity.

(3) Streets.

The District shall have the authority to design, acquire, install, construct, operate and maintain street and roadway improvements including but not limited to curbs, gutters, culverts, storm sewers and other drainage facilities, detention ponds, retaining walls and appurtenances, as well as sidewalks, bridges, parking facilities, paving, lighting, grading, streetscaping or landscaping, entry features, monuments, undergrounding of public utilities, snow removal equipment, or tunnels and other street improvements, together with all necessary,

incidental and appurtenant facilities, signage, land and easements, and all necessary extensions of and improvements to said facilities. Any and all streetscaping, landscaping, or entry monumentation in rights-of-way shall be maintained by the District. All improvements shall be designed and constructed in accordance with all applicable City standards and regulations. The District will, upon acceptance by the City, dedicate all public street and roadway improvements to the City for ownership and maintenance of such improvements in accordance with City criteria for the project.

(4) Traffic and Controls.

The District shall have the authority to design, acquire, install, construct, operate and maintain traffic and safety protection facilities and services through traffic and safety controls and devices on arterial streets and highways, as well as other facilities and improvements including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance, and driver information signs, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities. The District will, upon acceptance by the City, dedicate all traffic and safety protection facilities to the City for ownership and maintenance of such facilities in accordance with City criteria.

(5) Transportation.

The District shall have the authority to establish, maintain, and operate a system to transport the public by bus, rail, car-share or any other means of conveyance or any combination thereof and to enter into agreements and contracts for such service within or without the boundaries of the District.

(6) Television Relay and Translation.

The District shall have the authority to design, acquire, install, construct, operate and maintain television relay and translation facilities, including communications facilities together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities and systems within and without the boundaries of the District.

(7) Mosquito Control.

The District shall have the authority to design, acquire, install, construct, operate and maintain systems and methods for the elimination and control of mosquitoes in accordance with regulations and standards of the Jefferson County Health Department.

(8) Covenant Enforcement.

Pursuant to Section 32-1 -1004(8), C.R.S., the Board of Directors of the District shall have the power to furnish covenant enforcement and design review services if: (a) the District is named as the enforcement or design review entity in the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the

Development; and (b) the revenues used to furnish such services are derived from the property within the District.

(9) Security Services.

The Board of Directors of the District shall have the power to furnish security services within the Development. Such power may be exercised by the District only after the District has provided written notification to, consulted with, and obtained the written consent of all local law enforcement agencies having jurisdiction in and over the Development and the City. In accordance with Section 32-1-1004(7) C.R.S., any local law enforcement agency having jurisdiction may subsequently withdraw its consent after consultation with and providing written notice of the withdrawal to the Board of Directors of the District. At the current time, it is not anticipated that the District will provide security services; however, it may be required in the future. Prior to initiating any security-related services, the Board of Directors of the District shall provide advance written notification to the City, which written notification shall include a description of the nature and extent of the security services to be furnished by the District.

(10) Legal Powers.

The powers of the District will be exercised by its Board of Directors to the extent necessary to provide the services contemplated in this Service Plan. The foregoing improvements and services, along with all other activities permitted by law, will be undertaken in accordance with, and pursuant to, the procedures and conditions contained in the Special District Act, other applicable statutes, and this Service Plan, as any or all of the same may be amended from time to time.

(11) Other.

In addition to the powers enumerated above, the District shall also have the following authority:

(a) To amend this Service Plan as needed, subject to Section 32-1-207, C.R.S., including, by written notice to the City pursuant to Section 32-1-207, C.R.S., of proposed actions which the District believes are permitted by this Service Plan but which may be unclear. It shall be the responsibility of the District to contact the City to seek an interpretation as to whether a disputed proposed action is allowed by this Service Plan. If the City determines that the proposed action constitutes a material modification of the Service Plan, the District shall comply with Section 32-1-207, C.R.S., to amend the Service Plan; and

(b) To forego, reschedule, or restructure the financing and construction of certain improvements and facilities, in order to better accommodate the pace of growth, resource availability, and potential inclusions of property within the District, or if the development of the improvements and facilities would best be performed by another entity; and

(c) To have and exercise all rights and powers necessary or incidental to or implied from the specific powers granted to the District pursuant to Section 32-1-101, et seq., C.R.S. as may be amended.

IV. DESCRIPTION OF FACILITIES AND IMPROVEMENTS

The District will be permitted to exercise its statutory powers and authority as set forth herein to finance, construct, acquire, operate and maintain the public facilities and improvements described in Section III of this Service Plan either directly or by contract. Where appropriate, the District will contract with various public and/or private entities to undertake such functions.

Exhibit D shows the conceptual layouts of the public facilities and improvements within the Development as described in Section III hereof. It is anticipated that the improvements depicted in Exhibit C will be constructed in phases as determined by development of the project. To the extent practicable, Exhibit D reflects the conceptual layout of the public facilities and improvements to be constructed during each phase. Additional improvements may be constructed depending on final development plans and inclusions of additional property within the District. Detailed information for each type of improvement needed for the District is set forth in the following pages. It is important to note that the preliminary layouts are conceptual in nature only, and that modifications to the type, configuration, cost, and location of improvements will be necessary as development proceeds. Either the District or the Proponent may construct the street and roadway improvements and main water and sewer improvements necessary to serve the Development. Where applicable, the public facilities and improvements described in Section III of this Service Plan will be designed in conformance with the criteria and standards of the City.

The following sections contain general descriptions of the contemplated facilities and improvements which will be constructed, owned and operated (where applicable) by the District, and which facilities and improvements are to be financed pursuant to the limited debt issuance capability of as set forth in Section VI of this Service Plan.

A. General.

Construction of all planned facilities and improvements will be scheduled to allow for proper sizing and phasing to keep pace with the need for service. All descriptions of the specific facilities and improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, requirements of the City, and construction design or scheduling may require. As depicted herein, the majority of capital improvements to be constructed by the District are necessary in the initial years of development. Such improvements may be required in part by development agreements affecting the Development, and in order to provide initial water, sewer and roadway systems to support property owners and residents. Funding for these initial improvements is expected to occur through advances made by the Developer or through credit enhanced financings. The District may acquire public improvements and facilities constructed by the Developer or may reimburse the Developer for the costs of public facilities or improvements that the Developer conveys to the City or other applicable entity. Estimated costs of the facilities are included as Exhibit C to this Service Plan.

B. General Design Standards.

For consistency, improvements within the District will be designed and installed by the District in conformance with current standards of the City and other entities having jurisdiction. Designs and contract documents prepared for improvements must be reviewed and approved by the District and must be in accordance with the applicable standards and specifications as set forth herein.

(1) Wastewater

The sanitary sewer lines will be designed and installed to conform to the current standards and recommendations of the Colorado Department of Health and the City and any other entity with jurisdiction over the District. In addition to sanitary sewer systems and facilities, the District plans to install, operate and maintain the necessary storm drainage system to serve the Development. The proposed elements of the storm drainage system will provide a network of culverts, roadside swales, pipes, detention and water quality ponds, inlet and outlet structures, and curb and gutter designed and installed in accordance with applicable City criteria, local, state and federal regulatory standards and sound engineering judgment. The District will also improve the natural channels and drainage ways to prevent erosion and channel degradation. The District will, where appropriate and if the District owns the underlying property, dedicate drainage easements to the City giving the City the right to enter, inspect and maintain, per City criteria, the storm drainage system to the extent such improvements are not maintained by the District.

All major storm drainage facilities will be designed to conform to the Stormwater/Water Quality Standards of the City and the applicable standards of the Urban Drainage and Flood Control District, if any. The District may collect rates, fees, and charges for stormwater facilities, services, and programs.

(2) Water

(a) Overall Plan.

The water system will be comprised of a water distribution system consisting of buried water mains, fire hydrants, booster pumps, water well pumps and related appurtenances located predominately within the District's boundaries. The final configuration of the internal water system is yet to be designed. When design and construction are finalized, the system will serve the Development from adjacent streets and roads. All major elements of the water facilities will be designed and installed by the District.

(b) Design Criteria.

The proposed domestic potable water distribution system is expected to include pressurized water mains with multiple pressure zones. Water system components will be installed in accordance with the applicable standards of all entities with jurisdiction over the District. The proposed water system shall be constructed in compliance with applicable rules, regulations or standards established by the State and any other entity with jurisdiction over the

District. The Drinking Water Design Criteria of the Colorado Department of Health will also be followed where applicable. The water system will also be designed based on applicable fire protection requirements. The development plan for the proposed water system is yet to be specifically designed.

(3) Street System and Traffic Safety

(a) General.

The District proposes to construct a collector street system to serve the Development. The existing and proposed elements of the street system will provide a network of local streets to serve the flow of traffic within the District. All facilities will be designed and installed in accordance with the City approved standards, other applicable regulatory standards, and sound engineering judgment.

(b) Streets.

All street and roadway improvements will be designed and installed in accordance with City and CDOT approved criteria and pursuant to rules and regulations adopted by the District, if any. In the event that interior streets are privately owned or constructed by the District, the District shall retain responsibility for operation and maintenance of such streets it constructs unless otherwise approved at the time of final platting by the City.

Traffic controls and signage conforming to City and CDOT criteria, standards, and specifications shall be provided along streets to aid the flow of traffic within the Development. To the extent that street lights are not installed by the Developer or others, they may be installed by the District along collector roadways.

(c) Landscaping

The District may install, and if it does shall maintain, landscape buffers in accordance with City criteria. In addition, the District may acquire or install, and if it does shall maintain, landscaping along internal streets and entry features at major entrances. Additional features may be installed and maintained by the developers of the individual parcels

(d) Signals and Signage.

Signals and signage may be installed by the District or the Developer as required by City criteria. Upon installation, and acceptance by the City, the signals and signage within the City rights of way shall be dedicated to and owned by the City. Signals and signage installed or acquired by the District shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) criteria.

C. Estimated Cost of Facilities.

The estimated cost of the facilities to be constructed, installed and/or acquired by the District for purposes of serving the Development are set forth in Exhibit C. The current estimated

costs are approximately \$1,730,400, and are based on the anticipated build-out of the Development. The figures provided are in 2019 dollars and represent a preliminary estimate of the actual capital costs associated with the planned improvements and facilities. Actual costs, as well as the timing and sequence of construction, may vary from the stated amounts and phasing to reflect fluctuations in general price levels, the pace and scope of improvements within the District, and other contingencies. It is anticipated that the Developer will advance funds for the construction and operation of improvements until such time as development within the District is sufficient to support such activities and reimburse the Developer.

V. PROPOSED AND EXISTING AGREEMENTS

All intergovernmental agreements must be for facilities, services and agreements lawfully authorized to be provided by the District, pursuant to Colorado Constitution, Article XIV, Section 18 (2)(a) and Sections 29-1-201, et seq., C.R.S. To the extent practicable, the District may enter into intergovernmental and private agreements to better ensure long-term provision of the improvements and services and effective management. Agreements may also be executed with property owner associations and other service providers.

VI. FINANCIAL PLAN

The maximum voted interest rate on bonds is 12%. The proposed maximum underwriting discount will be 3.5%. It is estimated that the general obligation bonds, when issued, will mature as permitted by State statute. The estimated costs of the organization and initial operation of the District through December 31, 2019, including legal, engineering, administrative and financial services, are expected to be approximately \$100,000. Organizational costs may be reimbursed to the Proponent by the District out of its initial revenue sources including but not limited to bond issue proceeds.

Exhibit C contains cost estimates for key proposed improvements and the projected capital costs of such improvements. Notwithstanding the cost estimate allocations set forth in Exhibit C, the District shall be permitted to reallocate costs between categories of improvements as it deems necessary in its discretion. The combined total estimated cost of improvements which the District may construct to serve the Development total approximately \$1,730,400, inclusive of contingencies. These amounts may be adjusted upwards as the needs of the Development evolve. However, the District will only finance those costs that can be paid taking into account the Mill Levy Cap (defined below). The total amount of bonds issued by the District shall not exceed \$2,000,000, excluding any subsequent refunding of bonds, without City approval. All facilities described herein will be designed in such a way as to assure that the facility and service standards will be in conformance with those of the City and of other local governmental entities which may be affected thereby. All descriptions of the specific facilities and improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, City requirements, and construction scheduling may require. It is anticipated that the Developer will advance funds for the construction and operation of improvements until such time as development within the District is sufficient to support such activities and reimburse the Developer.

It is currently anticipated that the District will issue either general obligation and/or revenue bonds in amounts sufficient to permit the District to construct a portion of the needed facilities. General obligation debt will be supported by ad valorem mill levies and other available revenues of the District. The Financial Plan attached hereto as Exhibit B shows construction beginning in 2019 and ending in build-out at 2020, and demonstrates how the proposed services and facilities may be financed and operated by the District and identifies the proposed debt issuance schedule of the District.

The Financial Plan contemplates both traditional bond financings and "developer advances" for that portion which cannot be funded initially from bond proceeds. The latter will be reimbursed as the District is financially able to do so.

All general obligation bonds issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the boundaries of the District, which will not exceed fifty one and seven hundred thirty six hundredths (51.736) mills except as otherwise allowed by this Service Plan (the "Mill Levy Cap").

The mill levy imposed by the District may consist of up to fifty one and seven hundred thirty six hundredths (51.7360) mills dedicated to payment of the general obligation debt. The Mill Levy Cap shall be subject to adjustment if the laws of the State change with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation changes, or other similar changes occur. In any of these events, the mill levy shall be automatically adjusted so that the overall tax liability of property owners neither increases nor decreases as a result of any such changes, thereby maintaining a constant level of tax receipts of the District and overall tax payments from property owners. Any debt issued by the District must be issued in compliance with the requirements of Colorado law.

The Financial Plan attached hereto demonstrates one method that might be used by the District to finance the cost of infrastructure. The financial plan attached hereto as Exhibit B is only an example of what might be done, and is meant to show the capacity of the District to issue debt. As such, the dates, mill levies, valuations, amount of the bond proceeds, and revenues will differ when debt is issued, and this forecast will not be binding on the District as long as the debt falls within the restrictions in this Section VI. Due to limited initial support expected to be received from the Developer, the Financial Plan demonstrates that the cost of infrastructure described herein can be provided with reasonable mill levies assuming reasonable increases in assessed valuation and assuming the rate of build-out estimated in the Financial Plan.

In addition to revenues from the mill levy, the District anticipate revenue from specific ownership taxes, investment income, public improvement fees, user fees, and other sources, as further set forth and projected in the Financial Plan.

A. Other Financial Information.

The information contained in the Financial Plan is preliminary in nature. Upon approval of this Service Plan, the District will continue to develop and refine cost estimates contained

herein and prepare for bond issues. All cost estimates will be inflated to then-current dollars at the time of bond issuance and construction. All construction cost estimates assume construction to applicable local, state or federal requirements.

In addition to ad valorem property taxes, and in order to offset the expenses of the anticipated construction as well as operations and maintenance, the District will also rely upon various other revenue sources authorized by law. These will include the power to assess fees, rates, tolls, penalties, or charges as provided in Section 32-I-1001(1), C.R.S., as amended from time to time. The Financial Plan assumes various sources of revenue, including ad valorem property taxes, specific ownership taxes, and investment income on retained amounts.

A system of fees and charges may also be established for landscape maintenance, drainage maintenance, and transportation improvements and other improvements not owned and operated by the City or other entity.

The Financial Plan does not project any significant accumulation of fund balances which might represent receipt of revenues in excess of expenditures under TABOR. To the extent annual revenues of the District exceed expenditures in this manner, the District will comply with the provisions of TABOR and either refund the excess or obtain voter approval to retain such amounts. Initial spending and revenue limits of the District, as well as mill levies, will be established by an election which satisfies TABOR requirements. In the discretion of its Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board of Directors.

B. Elections.

The District will seek the authorization of electors to issue bond debt, the proceeds of which will provide the capital improvements and services contemplated by this Service Plan. While the District may be authorized by voters to issue a greater amount of bond debt, the District shall not issue debt in excess of what can be repaid within statutory limitations and the Mill Levy Cap. The reasons for voting on a greater amount of debt than is authorized in this Service Plan are to allow reallocation of debt from one category to another (such as from water to streets), to allow flexibility in light of potential ballot initiatives or changes in state law, and to avoid election costs in the event additional debt financing is needed to adjust to future conditions as determined in the future by the District and the City. Should the District be unable to issue sufficient debt under these restrictions to fund the public improvements, the traditional methods of financing infrastructure through developer advances will be required to meet the needs of the Development.

The District shall call an election on the questions of setting in place the proposed financial structure as required by TABOR. This election will be conducted as provided in the Uniform Election Code of 1992, the Special District Act and TABOR.

C. Provision for Bond Mill Levy Cap.

(1) Bonds.

All bonds issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the boundaries of the District, subject to the following limitations:

(a) For all general obligation debt, including refunding debt, the maximum mill levy the District can promise to impose to the payment of such debt shall be: fifty (50) mills; provided, however, the mill levy limitation applicable to such debt may be increased or decreased to reflect changes in the method of calculating assessed valuation with tax year 2016 as the base year for calculation of any such adjustments, such increases or decreases to be determined by the Board of Directors of the District in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual value to assessed value shall be deemed a change in the method of calculating assessed valuation available revenues.

(b) The District may also pay debt with any and all other legally available funds.

D. Additional Bond Limitations.

In addition to the limitations set forth in this Service Plan, all bonds issued by the District shall also be subject to the limitations of State law. In the event of a conflict between the limitations of this Service Plan and State law, the more restrictive provision shall control.

E. Operations.

The District will require operating funds to plan and cause the public improvements to be constructed. Additional costs to the capital costs indicated herein are expected to include: the operation and maintenance of improvements by the District from the time of their construction to the time of their acceptance by the City or others; operation and maintenance of improvements, if any, which the City or others do not accept; and expenses related to operation of the District, such as reimbursement of legal, engineering, accounting and administrative services, preparation of budgets, audits, map filings, elections, informational filings, and the like. The first year's operating budget is estimated to be approximately \$25,000. As shown in the Financial Plan, the District's operating budget is projected to increase over time as maintenance requirements within the District increase. It is anticipated that future operational revenues and funding for other obligations of the District will be raised by Developer advances, user fees, and an operating mill levy. As the District is able, it may reimburse the Developer in subsequent years for operations advances. The proposed operating revenue derived from property taxes for the first budget year of the District is \$0. If necessary, however, the District may supplement these revenues with additional other revenue sources as allowed by law, such as fees or charges related to the improvements or services provided by the District.

F. Enterprises.

In the discretion of the Board of Directors of the District, using the procedures and criteria provided by TABOR and State law, the District may set up enterprises to manage, fund, and operate such facilities, services, and programs as may qualify for enterprise status. To the extent allowed by law, any enterprise created by the District will remain under the control of the Board of Directors of the District.

VII. ANNUAL REPORT

The City may request the District to file, not more than once a year, a special district annual report. The annual report shall be filed with the City, the Division of Local Government, and the State Auditor, and such report shall be deposited with the County Clerk and Recorder for public inspection, and a copy of the report shall be made available by the District to any interested party pursuant to Section 32-1-204 (1), C.R.S. Such annual report shall include a summary of all relevant financial conditions of the District. The City may review the annual reports in a regularly scheduled public meeting, and such review shall be included as an agenda item in the public notice for such meeting.

The District's fiscal year shall end on December 31st. The content of the annual report shall comply with the requirements of Section 32-1-207(3)(c), C.R.S.

VIII. MATERIAL MODIFICATIONS

It shall be the responsibility of the District to contact the City to seek an interpretation as to whether a questionable proposed action is allowed by this Service Plan.

In the event that the District desires to make a modification to this Service Plan, which modification may be material, the District shall submit such proposed modification to the City for determination of whether the modification is material. If the City determines that the proposed modification is material, then the District shall obtain the prior approval of the City before making any material modifications to this Service Plan in accordance with Section 32-1-207, et seq., C.R.S., including, by written notice to the City pursuant to Section 32-1-207, C.R.S., of proposed actions which the District believes are permitted by this Service Plan but which may be unclear.

Material modifications shall include modifications of a basic or essential nature including, but not limited to, any additions to the types of services initially provided by the District or change in debt limit. Approval shall not be required for mechanical modifications to this Service Plan necessary for the execution of the Financial Plan.

This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of anticipated zoning for the Development, the cost estimates and Financial Plan are sufficiently flexible to enable the District to provide necessary services and facilities without the need to amend this Service Plan as zoning changes. Modification of the services and

facilities, and changes in proposed configurations, locations, or dimensions of various facilities and improvements shall be permitted to accommodate development needs consistent with then-current zoning for the property.

In the event the District takes any action which constitutes a material modification from this Service Plan without approval from the City, the City may utilize the remedies set forth by statute to enjoin the actions of the District.

IX. DISSOLUTION

Subsequent to the time at which all public improvements authorized herein have been completed and finally accepted by the applicable entity and all permanent financing associated therewith has been issued, the District may undertake proceedings necessary to pursue dissolution of the District in accordance with Sections 32-1-701, et seq. and 32-1-401, et seq., C.R.S.

X. RESOLUTION OF APPROVAL

The District agrees to incorporate the City's Resolution of Approval, including any conditions on such approval into the Service Plan presented to the District Court.

XI. CONCLUSIONS

It is submitted that this Service Plan has satisfied the required criteria of Section 32-1-203 (2) and (2.5). *The District responses to the required statutory criteria appear in italics.*

(a) There is sufficient existing and projected need for organized service in the area to be served by the District;

The Development will consist of residential development. There are currently no other entities in existence in the Development which have the ability to undertake the design, financing, construction, operation and maintenance of the improvements designated herein which are needed for the Development. It is also the Proponent's understanding that the City does not consider it feasible or practicable to provide the necessary services and facilities for the Development. The Service Plan complies with these statutory criteria.

(b) The existing service in the area to be served by the District is inadequate for present and projected needs;

There are currently no other entities in existence in the Development which have the ability or willingness to undertake the design, financing, and construction of capital improvements nor, in the case of streetscape, transportation, storm drainage, or landscaping the operation and maintenance of the improvements designated herein which are needed for the Development. It is also the Proponent's understanding that the City does not consider it feasible or practicable to provide the necessary services and facilities for the Development. The Service Plan will allow the District to assume responsibilities for the improvements and services designated herein. The Service Plan complies with these statutory criteria.

(c) The District is capable of providing economical and sufficient service to the area within its boundaries;

As shown in Section VI, the Financial Plan, and Exhibit B to this Service Plan, the District's projected development can support the District's services contemplated herein. As demonstrated herein, the District can provide these services economically under a single administrative and maintenance umbrella. The Service Plan complies with these statutory criteria.

(d) The area included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

As shown in Section VI and Exhibit B to this Service Plan, the projected assessed value of the District's development will allow the District to discharge proposed indebtedness on a reasonable basis. The Service Plan complies with the statutory criteria.

(e) Adequate service is not, and will not be, available to the area through the City, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

The City will not provide such site-specific improvements or services for the Development. No other existing municipal or quasi-municipal corporations, including existing special districts, intend to provide adequate service to the Development within a reasonable time or on a comparable basis. The scope or improvements and the long-term maintenance of the improvements make the District the only logical provider of services. The Service Plan complies with the statutory criteria.

(f) The facility and service standards of the District are compatible with the facility and service standards of the City within which the District is to be located and each municipality which is an interested party under Section 32-1 -204(1), C.R.S.;

Based on the types of improvements proposed, the facility and service standards either meet or exceed the facility and service standards of the City. The Service Plan complies with the statutory criteria.

(g) The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28- 108, C.R.S.;

The Service Plan is in conformance with the City Comprehensive Master Plan for the Development and for the types of improvements anticipated to be constructed, installed and maintained by the District, as contemplated herein. The Service Plan complies with the statutory criteria.

(h) The proposal is in compliance with any duly adopted city, county, regional, or state long-range water quality management plan for the area; and all storm drainage, sanitary sewer and irrigation facilities and services will be constructed, operated and maintained in accordance with all local, state and federal water quality rules, regulations and laws.

The Proponent is not aware of any conflict with this statute provision under any duly adopted county, regional, or state long-range water quality management plan for the area.

(i) The creation of the District will be in the best interests of the area proposed to be served.

The District is coextensive with the Development. The District is being formed to assist in the funding, integration and coordination of metropolitan district services and facilities both within and without the boundaries of the District. The creation of the District will be in the best interests of the future property owners and residents of the Development. The Service Plan complies with these statutory criteria.

Therefore, it is requested that the City Council of the City of Wheat Ridge, which has jurisdiction to approve this Service Plan by virtue of Section 32-1-204, et seq., C.R.S., as amended, adopt a resolution which approves this Service Plan for the Development as submitted.

XII. LIST OF EXHIBITS

- Exhibit A: Boundary Map and Legal Description of the District
- Exhibit B: Financial Plan
- Exhibit C: Construction Costs
- Exhibit D: Maps Depicting Facilities

EXHIBIT A

BOUNDARY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

EXHIBIT "A"

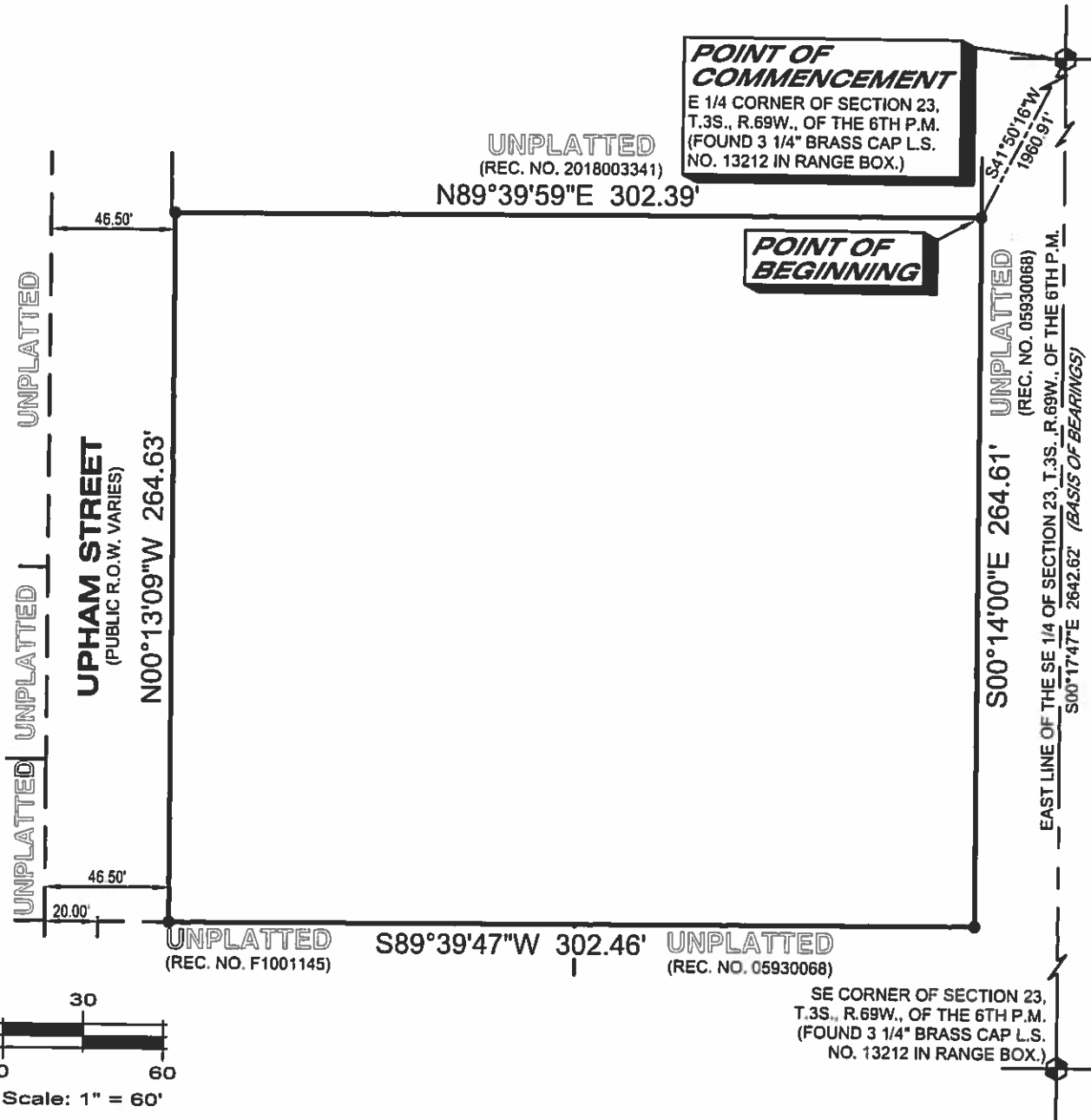
LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 23;
THENCE S41°50'16"W A DISTANCE OF 1960.91 FEET TO THE POINT OF BEGINNING;
THENCE S00°14'04"E A DISTANCE OF 264.61 FEET;
THENCE S89°39'47"W A DISTANCE OF 302.46 FEET;
THENCE N00°13'09"W A DISTANCE OF 264.63 FEET;
THENCE N89°39'59"E A DISTANCE OF 302.39 FEET TO THE POINT OF BEGINNING.**

PARCEL CONTAINS (80,029 SQUARE FEET) 1.8372 ACRES.

EXHIBIT "B"



ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

PARCEL CONTAINS
80,029 SQUARE FEET
1.8372 ACRES

CITY OF WHEAT RIDGE

DISTRICT BOUNDARY

Drawn By: SAM	Checked By: SAM	Project No.: 1313.1	Date: 02/13/2019
Scale: 1"=60'	File Name: \\Ridgtop Village District Map		

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT B
FINANCIAL PLAN

Ridgetop Village Metropolitan District
Limited Tax General Obligation Bonds, Series 2019
Scenario 2 - Issue All Senior Bonds @ 1.20x D/S Coverage

Development Summary - Sources & Uses

Sources	Senior	Sub	Total
Bond Par Amount	1,050,000	120,000	1,170,000
Premium/(Discount)	-	-	-
Other Funds on Hand	-	-	-
	-	-	-
Total Sources	1,050,000	120,000	1,170,000

Uses	Senior	Sub	Total
Total Project Fund	753,000	108,000	861,000
Capitalized Interest	107,000	-	107,000
Debt Service Reserve Fund	90,000	-	90,000
Cost of Issuance	100,000	12,000	112,000
Total Uses	1,050,000	120,000	1,170,000

Development Assumptions

Debt Mill Levy	51.736 Mills
Operations Mill Levy	10.000 Mills
Total Mill Levy	61.736 Mills
Specific Ownership Tax %	6.00%
Property Tax Collection Costs	1.50%
Commercial Assessment Rate	29.00%
Residential Assessment Rate	6.95%
Total Assessment Fees/Lot (Uninflated)	2,000

Residential Units	38
Average Market Value per Unit (Uninflated)	499,000
Total Market Value (Uninflated)	18,962,000
Total Assessed Value (Uninflated)	1,317,859
Residential Annual Inflation Rate	3.00%
Impact Fee Per Lot	0
Total Impact Fees (Uninflated)	0
Impact Fee Annual Inflation	0.00%

Bond Issuance Assumptions

Dated Date & Delivery Date	12/20/2019
Interest Rate	5.25%
Debt Service Reserve Fund	Fully Funded
Cost of Issuance	Bond Proceeds
Capitalized Interest	2.95 Years
Surplus Fund	50,000

Amortization Structure	Level DS Coverage
Debt Service Coverage Ratio (Minimum)	1.20x
Debt Service Coverage Ratio (Actual in 2026)	1.27x
Final Term	12/01/2049
Optional Redemption	12/01/2024
Years to Maturity	29.95 Years

Cash Flow Summary

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Property Tax Revenue Information													
Beginning Assessed Value	-	-	-	-	236,640	918,340	1,174,948	1,421,970	1,421,970	1,464,629	1,464,629	1,508,568	1,508,568
Additions	-	-	-	236,640	674,801	256,808	211,774	-	-	-	-	-	-
Reappraisal Adjustments	-	-	-	-	7,089	-	35,248	-	-	-	-	-	-
Ending Assessed Value	-	-	-	236,640	918,340	1,174,948	1,421,970	1,421,970	1,464,629	1,464,629	1,508,568	1,508,568	1,508,568
D/S Mill Levy	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736
% Reappraisal Growth	-	-	3.00%	-	3.00%	-	3.00%	-	3.00%	-	3.00%	-	3.00%
D/S Property Tax Revenue	-	-	-	12,243	47,511	60,787	73,567	73,567	75,774	75,774	78,047	78,047	80,389
Specific Ownership Taxes @ 8.00%	-	-	-	735	2,851	3,647	4,414	4,414	4,546	4,546	4,683	4,683	4,823
Treasurer's Fee - 1.50%	-	-	-	(195)	(755)	(987)	(1,170)	(1,170)	(1,205)	(1,205)	(1,241)	(1,241)	(1,278)
D/S Property Tax Revenue	-	-	-	12,783	48,607	63,448	76,812	76,812	79,116	79,116	81,489	81,489	83,934
Impact Fee Revenue Information													
Impact Fee Per Lot	-	-	-	-	-	-	-	-	-	-	-	-	-
% Growth/Inflation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Lots	18	23	-	-	-	-	-	-	-	-	-	-	-
Impact Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue for Debt Service													
	-	-	-	12,783	49,607	63,488	76,812	76,812	79,116	79,116	81,489	81,489	83,934
Senior Debt Service Information													
Debt Service	-	-	52,216	55,125	55,125	55,125	65,125	64,600	64,075	63,550	68,025	67,238	71,450
Capitalized Interest	-	-	(52,216)	(41,000)	(14,000)	-	-	-	-	-	-	-	-
DSR Fund	-	-	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Total Net Debt Service	-	-	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Coverage Ratio with Impact Fees	-	-	NA	1.04	1.26	1.19	1.21	1.22	1.27	1.28	1.23	1.25	1.21
Coverage Ratio without Impact Fees	-	-	NA	1.04	1.26	1.19	1.21	1.22	1.27	1.28	1.23	1.25	1.21
Revenue After Senior D/S	-	-	1,804	462	10,286	10,147	13,491	14,016	16,845	17,370	18,269	18,656	19,283
Surplus Fund Deposits = \$50,000	-	-	1,804	462	10,286	10,147	13,491	14,016	16,845	17,370	18,269	18,656	19,283
Revenue After Surplus Fund Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinate Developer Obligation Information													
Beginning Balance	-	-	120,000	129,000	138,675	149,076	160,256	172,276	184,990	182,019	178,301	176,404	173,579
Additions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Rate	-	-	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest	-	-	9,000	9,675	10,401	11,181	12,019	12,921	13,874	13,851	13,373	13,018	12,669
Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	-	-	129,000	138,675	149,076	160,256	172,276	184,990	182,019	178,301	176,404	173,579	170,744
Revenue After Subordinate Obligation	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund Information													
Deposits	-	-	1,804	462	10,286	10,147	13,491	14,016	16,845	17,370	18,269	18,656	19,283
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	-	-	1,804	2,266	12,852	22,699	36,190	60,000	60,000	60,000	60,000	60,000	60,000
O&M Mill Summary Information													
Assessed Value	-	-	236,640	918,340	1,174,948	1,421,970	1,421,970	1,421,970	1,464,629	1,464,629	1,508,568	1,508,568	1,553,825
O&M Mill Levy	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000
O&M Property Tax Revenue	-	-	-	2,366	9,183	11,749	14,220	14,220	14,646	14,646	15,086	15,538	15,990
Treasurer's Fee - 2.00%	-	-	-	(47)	(184)	(235)	(284)	(293)	(293)	(293)	(302)	(302)	(311)
O&M Property Tax Revenue	-	-	-	2,319	8,999	11,514	13,935	13,935	14,353	14,353	14,784	15,237	15,679
Assessment Fee Revenue Information													
Assessment Fee Per Lot	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
% Growth/Inflation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Lots	15	38	38	38	38	38	38	38	38	38	38	38	38
Impact Fee Revenue	-	-	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000
O&M Expenses	25,000	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580
Net Cash Flow	-	5,000	(6,580)	(4,281)	2,420	4,934	7,365	7,365	7,773	7,773	8,204	8,204	8,647
O&M Fund Balance	-	5,000	(1,580)	(5,861)	(3,441)	1,513	8,869	16,234	23,907	31,771	39,975	48,179	56,426

Cash Flow Summary

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Property Tax Revenue Information													
Beginning Assessed Value	1,553,825	1,553,825	1,600,440	1,600,440	1,648,453	1,648,453	1,697,907	1,697,907	1,748,844	1,748,844	1,801,309	1,801,309	1,855,349
Assessments	-	-	-	-	-	-	-	-	-	-	-	-	-
Reappraisal Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Assessed Value	1,553,825	1,600,440	1,600,440	1,648,453	1,648,453	1,697,907	1,697,907	1,748,844	1,748,844	1,801,309	1,801,309	1,855,349	1,855,349
D/S Mill Levy													
D/S Mill Levy	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736	51.736
% Reappraisal Growth													
% Reappraisal Growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
D/S Property Tax Revenue													
D/S Property Tax Revenue	80,389	82,801	82,801	85,285	85,285	87,843	87,843	90,478	90,478	93,193	93,193	95,989	95,989
Specific Ownership Taxes @ 6.00%	4,823	4,968	4,968	5,117	5,117	5,271	5,271	5,429	5,429	5,592	5,592	5,759	5,759
Treasurer's Fee - 1.50%	(1,278)	(1,317)	(1,317)	(1,356)	(1,356)	(1,397)	(1,397)	(1,439)	(1,439)	(1,482)	(1,482)	(1,526)	(1,526)
D/S Property Tax Revenue	83,934	86,452	86,452	89,046	89,046	91,717	91,717	94,468	94,468	97,303	97,303	100,222	100,222
Impact Fee Revenue Information													
Impact Fee Per Lot	-	-	-	-	-	-	-	-	-	-	-	-	-
% Growth/Inflation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Impact Fee Revenue													
Impact Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue for Debt Service													
Total Revenue for Debt Service	83,934	86,452	86,452	89,046	89,046	91,717	91,717	94,468	94,468	97,303	97,303	100,222	100,222
Senior Debt Service Information													
Debt Service	70,400	69,350	73,300	76,988	75,413	73,838	77,263	75,425	78,588	81,488	79,125	81,763	79,138
Capitalized Interest	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
DSR Fund	68,596	67,546	71,496	75,183	73,608	72,033	75,458	73,621	76,783	79,683	77,321	79,958	77,333
Coverage Ratio with Impact Fees													
Coverage Ratio with Impact Fees	1.22	1.28	1.21	1.18	1.21	1.27	1.22	1.28	1.23	1.22	1.26	1.25	1.30
Coverage Ratio without Impact Fees													
Coverage Ratio without Impact Fees	1.22	1.28	1.21	1.18	1.21	1.27	1.22	1.28	1.23	1.22	1.26	1.25	1.30
Revenue After Senior D/S													
Revenue After Senior D/S	15,338	18,906	14,956	13,852	15,437	19,684	16,259	20,843	17,885	17,819	19,882	20,263	22,888
Surplus After Senior Fund Deposit													
Surplus After Senior Fund Deposit	15,338	18,906	14,956	13,852	15,437	19,684	16,259	20,843	17,885	17,819	19,882	20,263	22,888
Subordinate Developer Obligation Information													
Beginning Balance	172,309	169,694	163,730	161,054	159,271	155,760	147,779	142,604	132,451	124,700	116,433	105,184	92,809
Interest Rate	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Interest	12,923	12,742	12,280	12,079	11,945	11,683	11,083	10,695	9,934	9,352	8,732	7,889	6,961
Payments	(15,338)	(16,908)	(14,956)	(13,852)	(15,437)	(19,684)	(16,259)	(20,843)	(17,885)	(17,819)	(19,882)	(20,263)	(22,888)
Ending Balance	168,971	163,730	161,054	159,271	155,760	147,779	142,604	132,451	124,700	116,433	105,184	92,809	79,831
Revenue After Subordinate Obligation													
Revenue After Subordinate Obligation	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund Information													
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
O&M Mill Summary Information													
Assessed Value	1,553,825	1,600,440	1,600,440	1,648,453	1,648,453	1,697,907	1,697,907	1,748,844	1,748,844	1,801,309	1,801,309	1,855,349	1,855,349
O&M Mill Levy	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000
O&M Property Tax Revenue	15,538	16,004	16,004	16,485	16,485	16,979	16,979	17,488	17,488	18,013	18,013	18,553	18,553
Treasurer's Fee - 2.00%	(311)	(320)	(320)	(330)	(330)	(340)	(340)	(350)	(350)	(360)	(360)	(371)	(371)
O&M Property Tax Revenue	15,227	15,684	15,684	16,155	16,155	16,639	16,639	17,139	17,139	17,653	17,653	18,182	18,182
Assessment Fee Revenue Information													
Assessment Fee Per Lot	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
% Growth/Inflation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Assessment Fee Revenue	38	38	38	38	38	38	38	38	38	38	38	38	38
O&M Expenses													
O&M Expenses	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580
Net Cash Flow	6,447	9,104	9,104	9,576	9,576	10,069	10,069	10,589	10,589	11,073	11,073	11,602	11,602
O&M Fund Balance													
O&M Fund Balance	65,474	74,578	83,682	93,257	102,832	112,591	122,551	132,710	143,068	153,641	164,416	175,416	186,649

Cash Flow Summary

	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Property Tax Revenue Information										
Beginning Assessed Value	1,855,349	1,911,009	1,911,009	1,968,339	1,968,339	2,027,390	2,027,390	2,088,211	2,088,211	1,379,623
Additions	-	-	-	-	-	-	-	-	-	771,235
Reappraisal Adjustments	55,660	-	57,330	-	59,050	-	60,822	-	62,646	2,140,858
Ending Assessed Value	1,911,009	1,911,009	1,968,339	1,968,339	2,027,390	2,027,390	2,088,211	2,088,211	2,150,858	
D/S Mill Levy	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
D/S Property Tax Revenue	57,330	57,330	59,050	59,050	60,822	60,822	62,646	62,646	64,518	2,745,805
Specific Ownership Taxes @ 6.00%	104,834	104,834	104,834	104,834	104,834	104,834	104,834	104,834	104,834	8,482
Treasurer's Fee - 1.50%	6,293	6,293	6,293	6,293	6,293	6,293	6,293	6,293	6,293	50,733
D/S Property Tax Revenue	(1,572)	(1,572)	(1,572)	(1,572)	(1,572)	(1,572)	(1,572)	(1,572)	(1,572)	(43,658)
Impact Fee Revenue Information										
Impact Fee Per Lot	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
% Growth/Initiation										
Impact Fee Revenue	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	38
Senior Debt Service Information										
Total Revenue for Debt Service	103,228	103,228	106,325	106,325	109,515	109,515	112,800	112,800	116,184	2,885,895
Debt Service	86,513	83,363	90,213	90,538	87,863	87,863	87,863	87,863	87,863	2,287,141
Capitalized Interest	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(107,216)
DSR Fund	81,708	81,558	88,408	88,733	86,058	86,058	86,058	86,058	86,058	(142,536)
Coverage Ratio with Impact Fees	1.22	1.27	1.20	1.25	1.27	1.23	1.23	1.23	1.23	2,037,389
Coverage Ratio without Impact Fees	1.22	1.27	1.20	1.25	1.27	1.23	1.23	1.23	1.23	-
Revenue After Senior D/S	18,520	21,670	17,917	21,592	23,457	23,457	23,457	23,457	23,457	829,503
Surplus Fund Deposits = \$50,000	-	-	-	-	-	-	-	-	-	-
Revenue After Surplus Fund Deposit	18,520	21,670	17,917	21,592	23,457	23,457	23,457	23,457	23,457	829,503
Subordinate Developer Obligation Information										
Beginning Balance	76,882	64,128	47,268	32,896	13,771	-	-	-	-	-
Additions	-	-	-	-	-	-	-	-	-	-
Interest Rate	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	-
Interest	5,766	4,810	3,545	2,467	1,033	-	-	-	-	-
Payments	(18,520)	(21,670)	(17,917)	(21,592)	(23,457)	(23,457)	(23,457)	(23,457)	(23,457)	288,264
Ending Balance	64,128	47,268	32,896	13,771	-	-	-	-	-	(408,264)
Revenue After Subordinate Obligation	-	-	-	-	-	-	-	-	-	(128,960)
Surplus Fund Information										
Deposits	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-
Ending Balance	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-
O&M Mill Summary Information										
Assessed Value	1,911,009	1,911,009	1,968,339	1,968,339	2,027,390	2,027,390	2,088,211	2,088,211	2,150,858	
O&M Mill Levy	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10,000
O&M Property Tax Revenue	19,110	19,110	19,683	19,683	20,274	20,274	20,882	20,882	21,509	530,733
Treasurer's Fee - 2.00%	(382)	(382)	(394)	(394)	(405)	(405)	(418)	(418)	(430)	(10,615)
O&M Property Tax Revenue	18,728	18,728	19,290	19,290	19,869	19,869	20,464	20,464	21,079	520,118
Assessment Fee Revenue Information										
Assessment Fee Per Lot	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
% Growth/Initiation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Assessment Fee Revenue	38	38	38	38	38	38	38	38	38	38
O&M Expenses	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000
Net Cash Flow	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	82,580	2,750,140
O&M Fund Balance	12,148	12,148	12,148	12,148	12,148	12,148	12,148	12,148	12,148	307,978
Prepared by RBC Capital Markets	301,467	215,714	226,424	239,134	262,422	264,711	279,695	293,450	307,978	

Ridgeway Village Metropolitan District
 Limited Tax General Obligation Bonds, Series 2019
 Scenario 2 - Issue All Senior Bonds @ 1.20x D/S Coverage

Debt Service Summary

Senior - Series 2019

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	10,000	10,000	10,000	10,000	15,000	15,000
Coupon	-	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Interest	-	-	52,216	55,125	55,125	55,125	55,125	54,600	54,075	53,550	53,025	52,238
Total P+I	-	-	52,216	55,125	55,125	55,125	55,125	64,600	64,075	63,550	68,025	67,238
CAPL	-	-	(52,216)	(41,000)	(14,000)	-	-	-	-	-	-	-
DSR	-	-	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Net D/S	-	-	(1,804)	12,321	39,321	53,321	63,321	62,796	62,271	61,746	66,221	65,433

Senior - Total

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	10,000	10,000	10,000	10,000	15,000	15,000
Interest	-	-	52,216	55,125	55,125	55,125	55,125	54,600	54,075	53,550	53,025	52,238
Total P+I	-	-	52,216	55,125	55,125	55,125	55,125	64,600	64,075	63,550	68,025	67,238
CAPL	-	-	(52,216)	(41,000)	(14,000)	-	-	-	-	-	-	-
DSR	-	-	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Net D/S	-	-	(1,804)	12,321	39,321	53,321	63,321	62,796	62,271	61,746	66,221	65,433

Debt Service Summary

Senior - Series 2019

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	20,000	20,000	20,000	25,000	30,000	30,000	30,000	35,000	35,000	40,000	45,000	45,000
Coupon	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Interest	51,450	50,400	49,350	48,300	46,988	45,413	43,838	42,263	40,425	38,588	36,488	34,125
Total P+I	71,450	70,400	69,350	73,300	76,988	75,413	73,838	77,263	75,425	78,588	81,488	79,125
CAPL	-	-	-	-	-	-	-	-	-	-	-	-
DSR	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Net D/S	69,646	68,596	67,546	71,496	75,183	73,608	72,033	75,458	73,621	76,783	79,683	77,321

Senior - Total

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	20,000	20,000	20,000	25,000	30,000	30,000	30,000	35,000	35,000	40,000	45,000	45,000
Interest	51,450	50,400	49,350	48,300	46,988	45,413	43,838	42,263	40,425	38,588	36,488	34,125
Total P+I	71,450	70,400	69,350	73,300	76,988	75,413	73,838	77,263	75,425	78,588	81,488	79,125
CAPL	-	-	-	-	-	-	-	-	-	-	-	-
DSR	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)	(1,804)
Net D/S	69,646	68,596	67,546	71,496	75,183	73,608	72,033	75,458	73,621	76,783	79,683	77,321

Debt Service Summary

Senior - Series 2019

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	50,000	50,000	60,000	60,000	70,000	70,000	75,000	170,000	-	-	-	1,050,000
Coupon	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	
Interest	31,763	29,138	26,513	23,363	20,213	16,538	12,863	8,925	-	-	-	1,237,141
Total P+I	81,763	79,138	86,513	83,363	90,213	86,538	87,863	178,925	-	-	-	2,287,141
CAP	-	-	-	-	-	-	-	-	-	-	-	(107,216)
DSR	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(90.213)	-	-	-	(142,536)
Net D/S	79,956	77,333	84,708	81,558	88,405	84,733	86,058	88,713	-	-	-	2,037,389

Senior - Total

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	50,000	50,000	60,000	60,000	70,000	70,000	75,000	170,000	-	-	-	1,050,000
Interest	31,763	29,138	26,513	23,363	20,213	16,538	12,863	8,925	-	-	-	1,237,141
Total P+I	81,763	79,138	86,513	83,363	90,213	86,538	87,863	178,925	-	-	-	2,287,141
CAP	-	-	-	-	-	-	-	-	-	-	-	(107,216)
DSR	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(1.804)	(90.213)	-	-	-	(142,536)
Net D/S	79,956	77,333	84,708	81,558	88,405	84,733	86,058	88,713	-	-	-	2,037,389

EXHIBIT C
CONSTRUCTION COSTS

Project Name: Ridge Top Village
City : Wheat Ridge, CO
Location: 4000-4062 Upham Street

PRELIMINARY ESTIMATE OF PROBABLE COST

OnSite Improvements

Demo	\$	194,800
Street Improvements	\$	223,000
Grading 60% (excluding structures and yards)	\$	175,800
Stormwater and Drainage	\$	70,000
Sanitary Sewer	\$	95,000
Common Area Landscaping/Park	\$	100,000
Water	\$	165,000
Erosion Control	\$	30,000

Subtotal: \$ 1,053,600

Mobilization (5%):	\$	52,680
Design and Legal Cost (10%):	\$	105,360
Contengency (25%):	\$	263,400
City of Wheat Ridge Fees (10%):	\$	105,360

Onsite Total: \$ 1,580,400

OffSite Public Improvements

Upham Street Improvements	\$	40,000
Storm Drain Basin (JEFFCO)	\$	50,000
Erosion Control	\$	10,000

Subtotal: \$ 100,000

Mobilization (5%):	\$	5,000
Design and Legal Cost (10%):	\$	10,000
Contengency (25%):	\$	25,000
City of Wheat Ridge Fees (10%):	\$	10,000

Off-Site Total: \$ 150,000

Site Total: \$ 1,730,400

EXHIBIT D
MAPS DEPICTING FACILITIES

PROJECT NUMBER	10-001
PROJECT NAME	UPHAM STREET
DATE	10/1/10
DESIGNED BY	JD
CHECKED BY	JD
APPROVED BY	JD



EXHIBIT D
 RIDGETOP VILLAGE
 4000, 4042, 4062, 4088 UPHAM STREET
 WHEAT RIDGE, CO 80033
 JESSE DONOVAN, PE (720) 504-8020

REVISION NUMBER	REVISION DESCRIPTION	DATE

1 OF 1

NOT FOR CONSTRUCTION

