

Highlights of the 10 Strategies for Repositioning Wheat Ridge

1. Develop new, market rate housing at key locations throughout the city.

- Key Locations for new, market rate housing:
 - Between Kipling and Parfet, Open Space and 26th
 - Between Moore and Ward, 44th and Open Space
 - Between 29th and 35th, Fenton and Teller

2. Acquire, upgrade, and sell out-of-date housing stocks throughout the city.

- Key locations for acquisition / rehabilitation efforts
 - Between 44th and 38th, Depew and Upham
 - Between 45th and 48th, Pierce and Wadsworth
 - Between 28th and 32nd, Pierce and Wadsworth
 - Between 41st and 34th, Wadsworth and Kipling

3. Improve existing multi-family rental property throughout the city.

- Key focal points should include upgrading properties such as
 - Camelot at 44th and Kipling
 - Caesar's at 48th and Garrison
 - Smaller 4- and 8-plexes along Sheridan between 26th and 38th

4. Redevelop the Wadsworth Corridor.

- Key Concepts
 - Address severe and increasing congestion, narrow widths and excessive number of access points
 - Consolidate unsuccessful retail centers and vacant stores
 - Address pedestrian-hostile design and landscaping inadequacy

5. Develop west 44th into an Orchard District.

- Key Concepts
 - Create commercial corridor oriented around gardening, home and yard improvement, agriculture, farmer's markets and landscape design
 - Leverage existing businesses and take advantage of location
 - Future corridor would have: mega-nursery center, farmer's market, fruit stands, design services, stone / gravel businesses, mulch pick-ups, Christmas tree sales all adding to destination retail

6. Accelerate and shape the development of 38th Ave.

- Key Concepts
 - Create / Improve on recent effort to make 38th pedestrian friendly
Leverage access into destination retail

7. Develop a town center.

- Key Concepts
 - Address Lack of destination center in Wheat Ridge that "promotes" Wheat Ridge
 - Create place that is centrally located geographically and emotionally
 - Establish place for combination of vibrant civic and commercial life
- Sites Being Considered:
 - 44th and Wadsworth
 - 38th and Kipling
 - 44th and Kipling
 - 38th and Youngfield

8. Continue the development of Wheat Ridge Open Space.

- Wheat Ridge has acquired an extensive open space system. One component of it parallels Clear Creek and traverses most of the city from west to east. However, much of the Clear Creek Open Space is hidden from view behind the backs of houses and businesses. There are relatively few locations where the open space is visible and even fewer where it is accessible from public roadways. Where access points do exist they are often almost inadvertent, that is, they are located in obscure settings (small side streets, at the end of cul-de-sacs, etc.) and are often denoted simply by a break in the fence and the presence of a trail. There are relatively few developed trail heads (signage, parking, trash receptacles, etc.) . The Recreation Center is near Clear Creek but doesn't have a direct connection to open space!
- Key Concepts
 - Address lack of access
 - Upgrade facilities
 - Improve link from Recreation Center to Open Space
 - Connect Open Space to market rate housing development as amenity package
 - Acquire additional trail links and land for trailheads
 - Prepare a bicycle / pedestrian master plan

9. Develop signage and enhance gateways and general appearance.

- Wheat Ridge would benefit greatly from a clear set of images that communicate a consistent, positive message to the long term residents, to newcomers, to long-established businesspersons, and to potential investors. It is critical that Wheat Ridge recognizes that it must have a clear message that is widely promoted, easily understood, repeated throughout the community, and leveraged to maximize economic impact.
- Key Concepts
 - Address Lack of attractive coherent orientation system Market the city's assets: "Historic Wheat Ridge Orchard District: 3 miles"
 - Activate volunteer base and resident pride in beautification efforts
- City will implement:
 - Signage on major roads
 - Alignment of future roads along Open Space.
 - Upgrade character of Open Space along Kipling
 - Implement block beautification efforts at key sites and tie to organizing

- Establish beautification awards programs for blocks, homes, historic houses, gardens
- Establish a fishing derby for families in open space ponds

10. X-Zone

“X-Zone” is a generic term used in the Neighborhood Revitalization Study to refer to an interim experimental process of development review. The experimental process will be in place while the City evaluates and revises its development regulations to address the unique development situations in Wheat Ridge . The experimental process will be available to eligible projects where builders or developers are willing to implement the objectives of the NRS. In exchange, the X-Zone process will expedite rezoning applications and provide flexibility in development standards. The same flexibility will be available in the building permit review process. The goal of this interim process is to provide these incentives to builders and developers to bring to Wheat Ridge the kind of development projects envisioned in the NRS.

Send an [email](#) to Economic Development.