



Welcome to the newly designed Mayor's Matters enewsletter. We hope that the new format will be easier for receivers to open. It is the City's plan to migrate all City newsletters to one format, where all databases will be easier to manage.

Mayor's Matters is your connection to learn what is new, important and interesting in the City of Wheat Ridge!

Feel free to share this newsletter with any friends or family who may wish to know more about our great city.

Note: The Next Coffee with the Mayor will be held

Saturday, April 1, 2017

9 - 10 a.m. at Vinnola's

7750 W. 38th Ave.



Mayor Joyce Jay

The March coffee has been cancelled due to City Council's Planning Retreat.



A Busy Corner in Wheat Ridge

On January 23, 2017, the developer, Wheat Ridge Corners, LLC purchased a majority of the property for the project. In early February, their consultants began remediation of the buildings by removing large amounts of asbestos identified

throughout the buildings. Once the asbestos is contained, the Wheat Ridge Corners, LLC will begin demolition of all the structures.

Upon completion of demolition and approval of the site plans and building elevations, the developer anticipates initiating the vertical construction. The project will be built in three phases and Phase I will consist of a majority of the retail pads.

The Corners at Wheat Ridge project consists of approximately 15 acres and is located at the southwest corner of Wadsworth Boulevard and 38th Avenue. The development includes approximately 80,000 square feet of retail including a 35,000 square foot grocery store. The additional 45,000 square feet will include dining, coffee shop, taverns, and other retail. The project will also include a public plaza at the corner of Wadsworth and W. 38th and a public gathering space on the interior of the development. The developer has marketed the southern portion of the project for the development of up to 230 market-rate apartments anticipated for Phase III of the project.

Renewal Wheat Ridge, the City's Urban Renewal Authority, is participating in the project through the use of \$6.2 million in Tax Increment Financing (TIF) for the construction of public improvements. These improvements, in part, include site drainage, road improvements to Wadsworth and 38th, providing utilities to the project, access, parking, and public amenities.

In 2015, a judge ruled on the applicability of Ballot Question 300 approved by Wheat Ridge voters in 2015, which looked to limit the use of TIF. The judge ruled that a portion of the ballot question making the approval of TIF retroactive prior to the election, not valid or enforceable.

The Walmart Neighborhood Grocer which was announced as the anchor tenant will not be the grocery store referenced above. Walmart will not be a part of this project.

For more information, contact Steve Art, Economic Development Manager 303-235-2806.



For updates on projects funded by 2 E, link to subscribe to the Investing 4 the Future enewsletter below.

If you have questions, please email Public Information Officer, Sara Spaulding at <mailto:s.spaulding@ci.wheatridge.co>

Button

Floodplain Revision May Reduce Flood Risk for Wheat Ridge Property Owners/Tenants



A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. A CLOMR is a document that allows changes to the 100-year floodplain which is also known as the Special Flood Hazard Area or SFHA. With this CLOMR, the 100-year flow in Clear Creek will be reduced by about 30%. This change to the flow may reduce the risk of flooding for those living in the floodplain.

Why the change? The 100-year water flow in Clear Creek that is the basis of the current floodplain mapping that was calculated in the late 1970s using normal conservative engineering methods. The new reduced flow is based instead on river gauge data from two gauges including one in Golden that has been in place for more than 100 years.

Why is the remapping being done? Mapped floodplains communicate the risk of flooding in certain areas for property owners and tenants. The floodplain was drawn conservatively; however, it is important that the risk is accurately depicted.

When will the maps change? The remapping process has begun and Wheat Ridge Public Works hopes to receive the revised maps by the summer to show the changes in the floodplain due to the decreased flow in Clear Creek. The maps are planned for adoption in early 2018 for use by the City.

4th Annual Floodplain Open House

The next Open House will be held on March 29, City Council Chambers, 5:00 – 7:00 p.m. with short presentations at 5:15 pm and 6:15 pm

This meeting will provide information to those that live in the floodplain and anyone that is interested in flood insurance. The City's award winning Top of the Hour video will be shown at the meeting. Notices of the meeting will be mailed to all property owners who are currently in the floodplain.

District III Meeting with Councilmembers George Pond and Tim Fitzgerald

Saturday, March 18, 2017

9:30 – 11:00 a.m.

Wheat Ridge Recreation Center, Activity Room 2

4005 Kipling St., Wheat Ridge CO

What to do after an accident.

Some tips from the Wheat Ridge Crash and Traffic Team.

- Check to make sure it is safe to exit your vehicle and then check for injuries.
- Notify the police/EMS about the crash.
- If you are able, move cars from the roadway; this keeps you safe and prevents secondary crashes.
- If the cars are not drivable or there are injuries, turn on your hazard lights and stay in your car with your seatbelt fastened.
- Exchange information with the other driver and use your cell phone to photograph the other driver's license, registration and proof of insurance.
- Use your cell phone to take photographs of the damage.
- If the other driver is aggressive, stay in your car and wait for the police.



Check out the Police Recruitment video:

<https://youtu.be/-G2eA7NulGg>

For more information about the Mayor's Matters e-newsletter, please contact Sara Spaulding, Public Information Officer at sspaulding@ci.wheatridge.co.us

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