

Appendix A – Community Profile

Introduction and Overview

The Community Profile contained in this Appendix identifies key features and trends in the Wheat Ridge community at the time of this Plan. It set the foundation for the Envision Wheat Ridge Comprehensive Plan process – identifying the current strengths and deficiencies for the community to acknowledge and address. This profile is divided into the following categories:

- ♦ Location and Context;
- ♦ Population and Culture;
- ♦ Land Use and Environment;
- ♦ Economy and Fiscal Conditions;
- ♦ Housing;
- ♦ Schools, Libraries, and Education;
- ♦ Health and Safety;
- ♦ Utilities;
- ♦ Parks, Recreation, and Open Space;
- ♦ Transportation; and
- ♦ Sustainability.

Inventory maps referenced in this Community Profile are located in Appendix B.



Location and Context

History and Location



Wheat Ridge is located just east of the picturesque Rocky Mountain foothills and minutes west of Downtown Denver.

Wheat Ridge is a 9.5 square mile inner-ring suburb located west of Denver along the Interstate 70 corridor (See Location and Context Map). With approximately 31,000 residents, Wheat Ridge provides a small community feeling while still being near the center of the large Denver metropolitan area, and it also convenient to the foothills and mountains.

During the Gold Rush of 1859, Wheat Ridge became a popular rest stop for miners traveling through the community from Denver to the mining towns of Blackhawk, Central City, and Georgetown. After the rush, many of those miners returned to Wheat Ridge to farm the area's fertile soils.

Wheat Ridge historically produced wheat and a variety of fruits and vegetables to serve the Denver region. Eventually the establishment of greenhouses led the city to become the largest producer of carnations in the world. The "Carnation City" grew as a bedroom community for Denver workers in the 1950's, with commercial development occurring along the main roads extending from Denver, as part of unincorporated Jefferson County. As an unincorporated area, a number of service providers were established to provide area residents with water, sanitation, and fire protection services. Wheat Ridge incorporated in 1969, due to annexation pressure from surrounding jurisdictions. The city retains much of its agricultural roots today and pockets of development and open lands with a rural feel. Still today, city residents receive services from a number of separate utility and service entities, rather than one central municipal provider.

Regional Context

On the western side of the Denver metropolitan area, Wheat Ridge is bordered by a variety of communities. Nearby Arvada, Lakewood, and Denver are among the largest cities in the state. These cities offer a variety of regional cultural, recreation, shopping and employment opportunities that are easily accessible to Wheat Ridge residents. In contrast, the smaller communities along Wheat Ridge's borders, including Lakeside, Edgewater and Mountain View are reliant on surrounding communities for culture, recreation, shopping, and employment offerings.

The Wheat Ridge community’s residential and commercial areas matured between the 1960’s and 1980’s, and much of these developments have remained relatively the same since that time. In contrast, in the early 2000’s neighboring communities such as Lakewood, Arvada, Westminster, Denver, and Broomfield started reinvestment in deteriorating commercial properties, built new middle-income housing options, and created vibrant destinations and attractions (including Lakewood City Commons, Belmar, Flatiron Crossing, Olde Town Arvada and West Highlands).

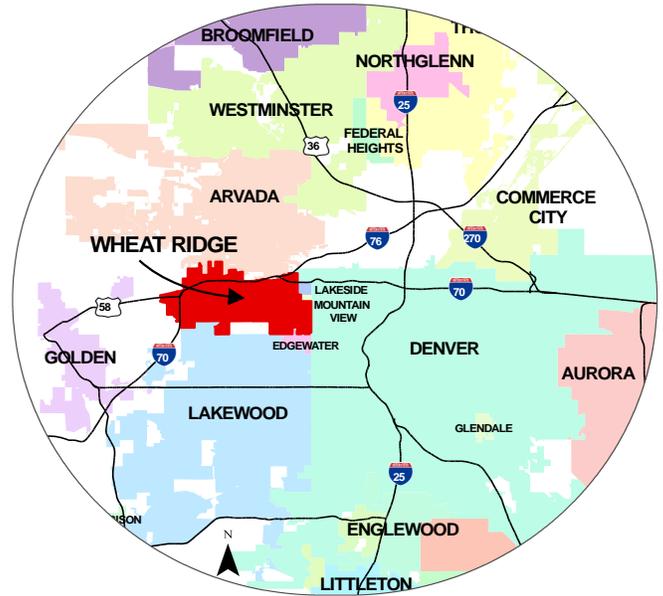


Table A-1: Regional Communities

	Date of Incorporation	Population (2006 Estimate)	Size (Square Miles)	Key Developments
Arvada	1904	105,455	35.6	Historic Olde Town
Broomfield	1961	48,469	33.6	Flatiron Crossing, Interlocken Business Park
Denver	1861	582,474	154.9	Downtown, Denver International Airport, Major sports and cultural facilities
Edgewater	1904	5,055	0.7	Residential neighborhoods
Golden	1886	19,007	9.3	Colorado School of Mines, Coors Brewing
Lakeside	1907	20	0.2	Lakeside Amusement Park
Lakewood	1969	146,364	43.0	BelMar, Lakewood City Commons
Mountain View	1904	547	0.1	Residential neighborhoods
Unincorporated Jefferson County	N/A	189,695	656.0	Mountain communities, abundance of parks and open space
Westminster	1911	109,671	33.6	Westminster Promenade, parks and open space

Source: DRCOG 2006, Colorado DOLA 2008, City websites 2008.

Population and Culture

Trends and Issues

- ✦ Wheat Ridge experienced nearly 12% population growth between 1990 and 2000, while Denver Metro grew nearly 31% during that period.
- ✦ Wheat Ridge experienced a slight population decrease since 2000 (-6%), while the metro area as a whole grew 13.1%.
- ✦ Nearly 37% of Wheat Ridge households consist of one person.
- ✦ Roughly one-fifth of the Wheat Ridge population is over age 65; the population is aging.
- ✦ WR 2020 survey data indicates that young couples and families may be moving to Wheat Ridge.

Population

With a population of nearly 31,000 people, Wheat Ridge is one of the smaller cities in the Denver metropolitan area. While the region has grown over the past two decades, Wheat Ridge grew during the 1990s but has experienced a population decline since 2000. Long-term population growth is projected for both Wheat Ridge and the Denver metro area through 2035, although the population in Wheat Ridge is projected to continue to decline in the short-term through 2013.

Table A-2: Population Trends

	Wheat Ridge	Denver Metro Area
1990 (US Census)	29,420	1.67 million
2000 (US Census)	32,913	2.18 million
2008 Estimate (Claritas)	30,941	2.46 million
2013 Projected (US Census)	29,832	2.64 million
2035 Projected (Denver Regional Council of Governments)	37,554	*

*Defined statistical areas differ between DRCOG Denver Region and Claritas/US Census data. Entire Denver Metro Area projections not available for 2035. Source: Claritas Demographic Snapshot, 2008, Denver Regional Council of Governments, ArLand, 2009.

Households

In comparison with the Denver metro area, Wheat Ridge generally has smaller than average households, with nearly a third of Wheat Ridge households consisting of only one person. Household and per capita income is lower in Wheat Ridge than regional averages. More married-couple families in Wheat Ridge do not have children than have children, in contrast with Denver metro area families which are nearly equal between those with children and those without.

Table A-3: Household Characteristics

	Wheat Ridge 2000	Wheat Ridge 2008	Denver Metro Area 2000	Denver Metro Area 2008
Number of Households	14,559	13,916	852,171	959,332
Median Household Income	\$39,657	\$43,379	\$51,942	\$59,465
Per Capita Income	\$22,706	\$24,798	\$26,214	\$30,078
Average Household Size	2.2	2.16	2.52	2.54
One-Person Household	35.4%	36.9%	27.8%	27.3%
Married-Couple Families, with Children	15.8%	15.7%	24.1%	25.2%
Married-Couple Family, no Children	25.6%	25.3%	25.8%	26.2%

Source: Claritas Demographic Snapshot, 2008.

Demographic Data

The population in Wheat Ridge is predominantly white (85%) and has a slightly higher population of females than males. A little more than one-fifth (21%) of Wheat Ridge residents are Hispanic or Latino in origin, which has increased by nearly 7% since 2000. The percentage of Hispanic and Latino residents has increased in the Denver metro area during that same time period, and although Wheat Ridge saw a larger increase than the Denver metro area, it still has a slightly smaller percentage of Hispanic and Latino residents in comparison to the Denver Metro area as a whole. Wheat Ridge has a larger proportion of seniors over the age of 65 than the Denver Metro area, with more than one-fifth of the city's population over the age of 65.

Table A-4: Demographic Characteristics

	Wheat Ridge 2000	Wheat Ridge 2008	Denver Metro Area 2000	Denver Metro Area 2008
Percent White	89.2%	85.0%	79.8%	77.1%
Percent Hispanic or Latino	13.5%	21.0%	18.4%	22.5%
Percent Male / Female	47.3% / 52.7%	47.8% / 52.2%	50% / 50%	50.1% / 49.9%
Median Age	40.0	43.4	34.2	36.1
Percent Over Age 65	19.0%	20.3%	9.0%	9.8%
Percent with Bachelor's Degree	17.1%	17.1%	23.1%	23.2%
Percent with Master's Degree	6.0%	5.9%	7.9%	7.8%

Source: Claritas Demographic Snapshot, 2008.

Art, Cultural, and Historic Resources

Public Art

The City of Wheat Ridge Public Art program strives to enhance the quality of life in the community by promoting the acquisition of artwork for interior and exterior locations accessible to the public. The Cultural Commission coordinates public art selection and acquisition. Several accessible displays can be seen at the Wheat Ridge Recreation Center, City Hall, and Founder's Park. Future public art opportunities may include installation of decorative panels along Interstate 70, which could potentially orient travelers to Wheat Ridge and showcase the community's history and culture.

Cultural Events and Activities

- The Wheat Ridge **Carnation Festival** was established in 1970 was organized to celebrate the city's birthday and the community's carnation history. The annual event is the city's largest annual gathering and features a heritage festival, parade, fireworks display, parade, musical performances, art exhibits and more over several days during mid-August.
- **Performances in the Park** is a summer musical concert series held annually at Anderson Park. Evening and daytime concert offerings attract families and residents from mid-June through August.



Residents relax and enjoy a performance in the park.

Historic Facilities

- The Baugh House is one of Colorado's oldest structures still standing. Built in 1860, the log cabin was enclosed by another house in the early 1900's. The Baugh House is currently undergoing renovation.
- The Richards-Hart Estate, located at West 28th Avenue and Benton St., was purchased by the City of Wheat Ridge in 1976 and placed on the National Register of Historic Places in 1977. The facility and tree-acre grounds are available to rent for meetings and events.
- The Wheat Ridge Historical Park is located at West 46th Ave. and Robb St. It is home to the Wheat Ridge Historical Society and is often a favorite field trip destination for local schools. The site features a historical park, exhibit hall, 19th and 20th century farm equipment and a museum operated by the Wheat Ridge Historical Society.



The historic Richards-Hart Estate, built in 1869, has been fully restored and is available for event rental.

Land Use and Environment

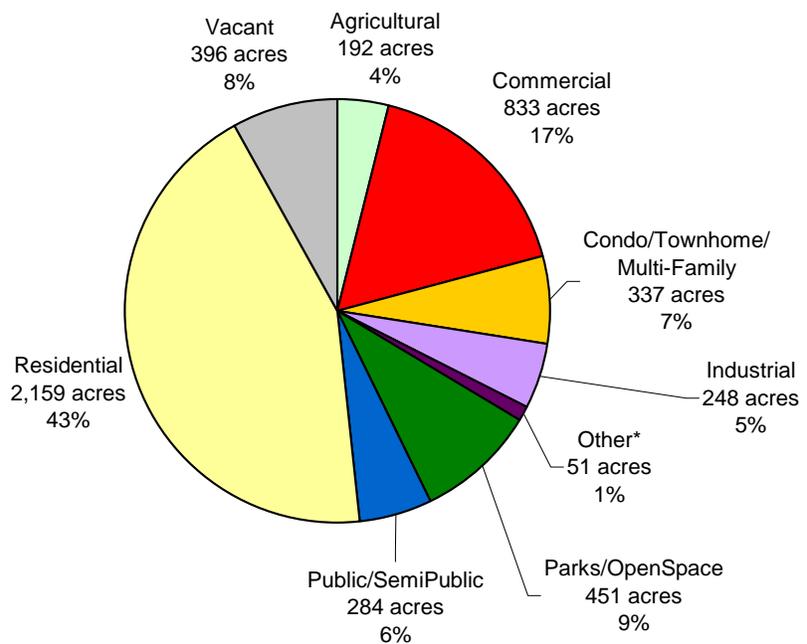
Trends and Issues

- ✦ The city has 396 acres of vacant land. Except for the future Crossing at Clear Creek (Cabela’s) site, the majority of vacant properties are less than 20 acres in size.
- ✦ Residents have expressed desire for a “town center,” since the community lacks a central gathering place.
- ✦ Lot sizes in commercial areas are too shallow to support redevelopment; assemblage is needed.
- ✦ Approximately 77% of commercial structures in Wheat Ridge were built before 1980.
- ✦ The City recently adopted a new brand and marketing logo. The logo is not yet incorporated into city street signs, directional signs, or other civic facilities.
- ✦ The city adopted an Architectural and Site Design Manual in 2007 to guide the design and physical appearance of commercial, industrial, and multi-family residential buildings.

Existing Land Use Patterns and Trends

The City of Wheat Ridge encompasses 9.5 square miles. As shown on the Existing Land Use map and in the figure below, the principal land use in the community is residential, with commercial and parks/open space uses as the next largest categories of existing land use. Nearly 396 acres (roughly 0.6 square miles) in the community are undeveloped, or vacant. Another 192 acres (0.3 square miles) are used for agricultural purposes, many of which are preserved with easements for conservation.

Figure A-1: Existing Land Use, 2009



Source: Jefferson County Parcel Data, GIS, 2009.

* Includes private drives, water features, and some public right-of-way

The largest area with a significant amount of vacant land (164 acres) is located west of I-70, just south of Highway 58. This property is commonly referred to as the future Cabela’s site. The second largest group of vacant parcels is located northeast of the

44th Avenue and Kipling Street intersection. Combined, these properties total roughly 16.6 acres. Many opportunities for the development and redevelopment of smaller vacant properties are scattered throughout the community, including in the Northwest Subarea, and along Wadsworth Boulevards and 39th Avenue.

Zoning

The City of Wheat Ridge adopted its current zoning regulations in 2001 and the planned development regulations were revised in 2007. The Zoning Map identifies the city's zoning districts and the table below shows the total acreage and percentage of each zoning category. The R-1 and R-2 Districts are the most prevalent, covering nearly 42% of the community.

Table A-5: Zoning Districts

Zoning Districts	Acres	% of Total City Area
A-1	666	11.0%
A-2	123	2.0%
C-1	469	7.7%
C-2	14	0.2%
Conservation	4	0.1%
I	119	2.0%
N-C	25	0.4%
PBF	1	0.0%
PCD	402	6.6%
PF-1	24	0.4%
PHD	117	1.9%
PID	250	4.1%
PMUD	2	0.0%
PRD	163	2.7%
R-1	859	14.2%
R-1A	291	4.8%
R-1B	38	0.6%
R-1C	253	4.2%
R-2	1,658	27.4%
R-2A	10	0.2%
R-3	443	7.3%
R-3A	5	0.1%
R-C	118	1.9%

Source: City of Wheat Ridge GIS, 2009.

Future Development and Redevelopment Potential

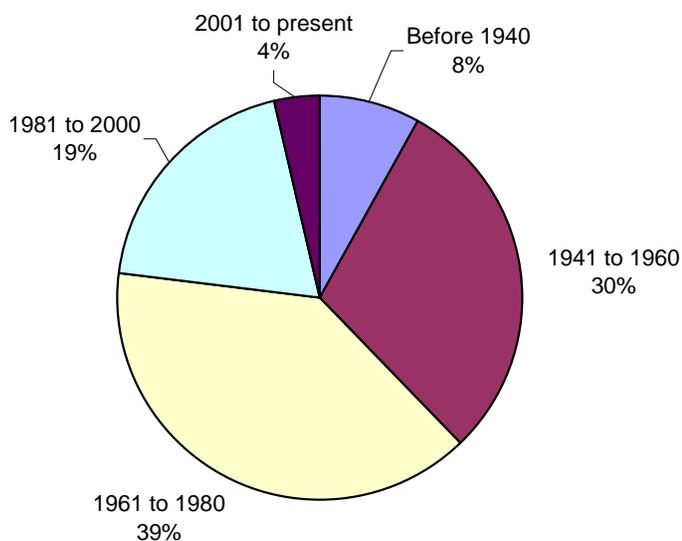
Growth Boundary

The total area of the city’s Urban Growth Area is 6,895 acres (10.8 square miles) while the city limits encompass 6,104 acres (9.5 square miles). Therefore, nearly 800 acres (1.2 square miles) are identified as Wheat Ridge’s future growth area. This future developable area is located west of I-70, generally between Highway 58 and 32nd Avenue.

Redevelopment of Commercial Structures

The Age of Commercial Structures map identifies the year in which commercial structures began construction. As the figure at left illustrates, a large number (77%) of commercial structures in Wheat Ridge were built before 1980. Only 23% of commercial structures have been built since 1981, with most of those occurring before 2000. Because the vast majority of commercial structures and centers are nearly 30 years old, many are prime sites for redevelopment.¹

Figure A-2: Commercial Structures - Year Built



Source: Jefferson County Assessor Data, 2008.

A number of properties are designated as Urban Renewal areas by the Wheat Ridge Urban Renewal Authority. In addition to the Urban Renewal Areas, there are three areas in Wheat Ridge designated as Jefferson County Enterprise Zones by the Jefferson Economic Council. Companies located in these Enterprise Zones are eligible for various state income tax credits.

¹ Comparative data for other communities not available at a reasonable cost.

Table A-6: Vacant Land in Urban Renewal and Enterprise Zone Areas

	Total URA Area	Vacant Land
38 th Avenue Urban Renewal Area	73.2 acres	1.9 acres
44 th and Ward Urban Renewal Area	65.4 acres	6.7 acres
Times Square Urban Renewal Area	27.6 acres	0 acres
I-70 Kipling Corridors Urban Renewal Area	860.0 acres	209.0 acres
Wadsworth Boulevard Urban Renewal Area	84.0 acres	11.9 acres
Jefferson County Enterprise Zone	346.5 acres	45.3 acres

Source: City of Wheat Ridge, Clarion Associates, 2009.

Environmental Features

Water Features

Wheat Ridge's natural features are major assets to the community for recreational, aesthetic and environmental reasons. The most evident environmental resources in Wheat Ridge are the riparian environment and open spaces along the region's water features, listed below. Areas near many of these water resources provide prime conditions for wildlife habitat and native plants, as well as provide the community with rich recreational opportunities.

- ♦ Clear Creek
- ♦ Lena Gulch
- ♦ West Lake
- ♦ Tabor Lake
- ♦ Prospect Lake
- ♦ Bass Lake
- ♦ North Henry Lee Reservoir
- ♦ Crown Hill Lake

Potential Development Constraints

Floodplains

The Urban Drainage and Flood Control District prepared revised floodplain maps for the community (adopted in 2008). As shown on the floodplains map, the 100-year and 500-year floodplains for Clear Creek and Lena Gulch bisect the city. The 100-year floodplain covers nearly 1.5 square miles of land within the city's Urban Growth



Area, while the 500-year floodplain covers nearly 2.5 square miles. See the Stormwater section (page A-26) for further information about historic flooding.

Commercial Frontages

Many lots in commercial areas are too shallow to support redevelopment; assemblage is needed to create viable projects. For example, even the largest commercial lots along the Wadsworth Corridor are at most 650 feet deep, while the vast majority of commercial lots are significantly shallower. Furthermore, 56% of commercially zoned lots are less than 1/2 acre in size, which may necessitate assemblage of properties in order for redevelopment to occur.

Community Design and Image

Public Spaces

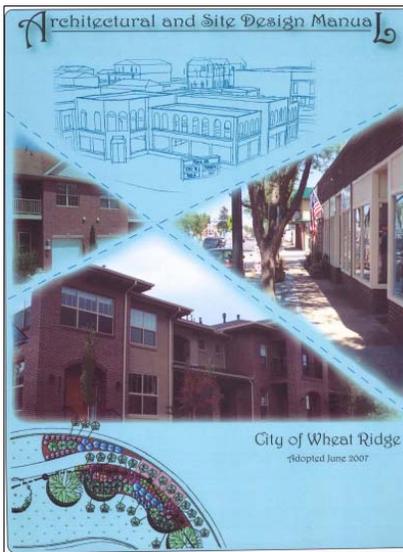
In the past, the City of Wheat Ridge has not had public improvement programs to focus on right of way corridors (landscaping and signs), street signage, or entry gateways. Wheat Ridge’s main gateways include:

- **Off I-70 to the North:** Ward/44th, Kipling, and Wadsworth;
- **From the South via Lakewood:** Youngfield Street, Kipling, Wadsworth Boulevard; and
- **From the East:** 38th Avenue.

The City building is located at Wadsworth and W. 29th Avenue. See inventories of parks and recreation center, and schools for listings of other public facilities. Opportunities exist to enhance the community’s gateways and corridors, with the incorporation of the city’s new brand and marketing logo on signage, through coordination with the Arts in Public Places program, and through partnerships and coordination with private development.

Private Development

The design of commercial, industrial and multi-family residential development is guided by the Architectural and Site Design Manual, adopted in 2007. Development signage is subject to sign code regulations and minor building permit procedures. In order to provide an incentive for removal of nonconforming signs, permit fees and city use tax are waived where a nonconforming sign is removed and replaced by a sign conforming to sign code regulations.



The Architectural and Site Design Manual provides design guidelines for future development.

Economy and Fiscal Conditions

Economic Climate

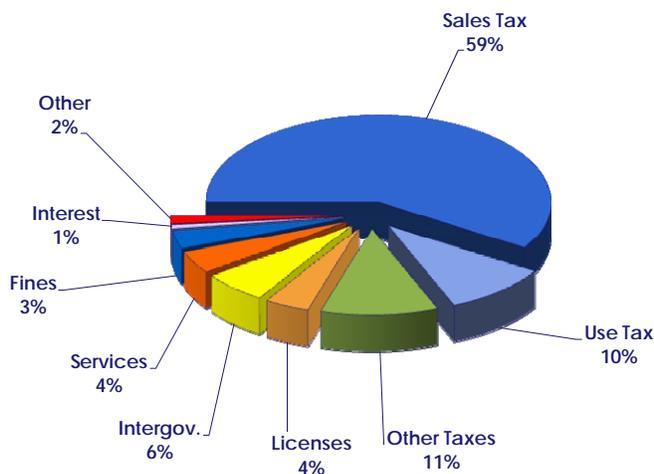
See Appendix C for detailed information about economic and market conditions prepared by ArLand Land Use Economics.

Current Conditions

City Budget

The overall City of Wheat Ridge budget is approximately \$30 to \$40 million dollars per year. As shown in the figure below, approximately 60% of the overall budget revenues are generated by sales taxes. The largest categories of sales tax generators include: food stores (16%), general retail (12%), communications/public utilities (11%), and liquor (11%). Generally, there city is concerned about losing current retailers to neighboring communities, and is increasing efforts to attract and retain retailers.

Figure A-3: City Revenue Sources



Source: City of Wheat Ridge, ArLand, 2009.

Trends and Issues

- ✦ Need to focus on retaining current retailers and attracting new retailers and/or employers to the city.
- ✦ Retail sales have fluctuated since 2002, with an overall increase of 5%.
- ✦ Employment is focused on services with over 4,900 employees in health services businesses.
- ✦ Current projections indicate relatively modest increase in city revenue with greater budget expenses and potentially no reserves by 2010.

Figure A-4: Wheat Ridge Employers

1. Exempla, Inc.
2. Jefferson County Public Schools
3. City of Wheat Ridge
4. Dillion Companies, Inc.
5. Coors Brewing Company, Inc.
6. Wal-Mart Stores, Inc.
7. Craig Chevrolet Co, Inc.
8. Senior's Resource Center, Inc.
9. Baptist Home Association of Colorado
10. Lutheran Medical Center, Inc.

Retail Sales

While retail sales have fluctuated in Wheat Ridge between 2002 and 2007, the city has seen an overall 5% increase in retail sales since 2002. Comparatively, Arvada has seen a large increase (37%) since 2002, which is primarily due to the retail development at Kipling and 50th Avenue. With the completion of Belmar, Lakewood has also seen a large increase in retail sales (25%) since 2002.

Employment

Employment in Wheat Ridge centers on the services industry, which comprises 45% of total employees (9,150 employees in 660 businesses). Over half of those employed in the services industry are employed in health services (4,900 employees). The average number of employees per health services business is 26. While Exempla Lutheran Medical Center employs a significant number of people, as shown in Figure A-4, there are also number of smaller supportive health services businesses.

The next largest category of employment is retail trade, which accounts for 22% of employees who are employed at 324 businesses.

Housing

Between 2000 and 2007 residential building permit activity in Wheat Ridge was primarily for single-family houses (68%), averaging 20 permits per year. Compared to the surrounding jurisdictions of Arvada, Lakewood, and Golden, Wheat Ridge issued a lower proportion (32%) of multi-family permits between 2000 and 2007, averaging 9 multi-family permits per year. In addition, Wheat Ridge saw significantly fewer total multi-family permits (74 total, compared with 2,041 in Arvada; 1,497 in Lakewood; and 135 in Golden) during that period.

Source: US Census Bureau, DRCOG, ArLand, 2009.

Future Projections

City Budget

As shown in Figure A-5, current projections indicate relatively modest increase in revenue projections with greater budget expenses, and potentially no reserves by 2010.

Retail Projections

Retail potential in Wheat Ridge is estimated at \$53 million by 2035. Land demand for future retail through 2035 is estimated at:

- Neighborhood Commercial: 67,000 square on 17 acres; and
- Regional Commercial: 415,000 square feet on 107 acres.

Employment Projections

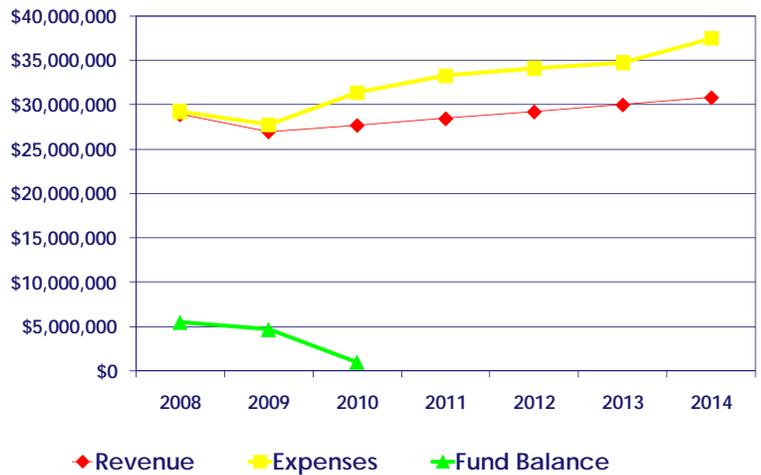
The table at right shows employment projections for Wheat Ridge and Jefferson County as a whole. The Central Jefferson County Market is relatively strong, with most job growth attributed to existing businesses. Demand exists for a high tech office center the western Denver area. Land demand for future employment uses through 2035 is estimated at:

- Office: 180,000 to 315,000 square feet on 30 to 52 acres,
- Industrial space (including light industrial and flex space): 866,000 square feet on 140 acres.

Housing Projections

Growth projections for Wheat Ridge households indicate that by 2035, depending on land availability, redevelopment potential, and location, there will be demand for an additional:

Figure A-5: City Fiscal Projections



Source: City of Wheat Ridge, ArLand, 2009.

Table A-7: Employment Projections

	Wheat Ridge	Jefferson County
2005 Estimate	21,314	250,095
2035 Projection	25,179	342,633
Average Annual Change	0.7%	1.2%

Source: DRCOG, 2007.

- Attached Dwelling Units: 500 to 1,400 units on approximately 25 to 35 acres; and
- Detached Dwelling Units: 250 to 1,715 units on 35 to 105 acres.

Source: US Census Bureau, DRCOG, ArLand, 2009.

Economic and Community Development Resources

The following organizations and resources are available to assist with economic and community development:

- Wheat Ridge 2020;
- Wheat Ridge Urban Renewal Authority;
- Wheat Ridge Business Associations:
 - ◆ Applewood Business Association;
 - ◆ Denver Metro Chamber of Commerce;
 - ◆ Enterprise Wheat Ridge;
 - ◆ The West Chamber Serving Jefferson County;
 - ◆ Wheat Ridge Business District.
- Business Resources:
 - ◆ Building Up Business Loan Program;
 - ◆ Enhanced Sales Tax Incentive Program (ESTIP) ;
 - ◆ Wheat Ridge Business District Revitalization Incentive Program;
 - ◆ Jefferson County Enterprise Zone Program.

Housing

Current Housing Stock

More than half (54.3%) of Wheat Ridge housing units are owner-occupied and nearly two-thirds (63.6%) of those units are single-family structures. Median home value in Wheat Ridge is slightly less than the rest of the metro area, which may be attributed to the age of the structures. Homes in Wheat Ridge were built on average about 17 years earlier than homes in the Denver metro area. The majority (68%) of housing units in Wheat Ridge were built between 1950 and 1980, while only 4% of units were built during the last decade.²

Table A-8: Housing Characteristics, 2008

	Wheat Ridge	Denver Metro Area
Average Household Size	2.16	2.54
Homeownership Rate	54.3%	68.3%
Number of Housing Units	14,545	1,029,416
Percent Single Family Units (attached and detached)	63.6%	68.8%
Percent Multi-family Units (3 or more units)	32.0%	27.2%
Vacancy Rate*	5.5%	N/A
Median Home Value	\$227,098	\$239,178
Median Year Structure Built	1963	1980
New housing units built 2005 - 2006*	146	N/A

Source: Claritas Demographic Snapshot, 2008.

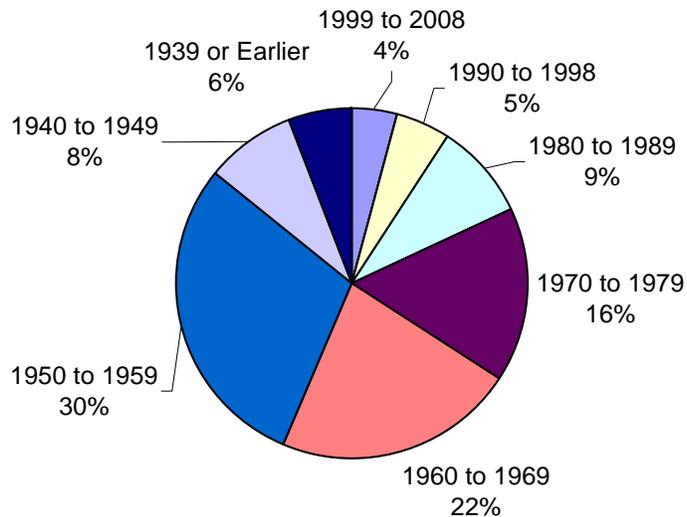
*Data provided by DRCOG Community Profile, not available for similar Denver metro statistical area.

Trends and Issues

- ✦ The median age of Wheat Ridge housing stock is significantly older (17 years) than Denver metro area, though many residents view the age of the housing stock as a positive asset since many homes are built well.
- ✦ Approximately 55% of residential lots are 10,000 square feet or larger.
- ✦ Continued property maintenance and code enforcement will be vital to maintain quality neighborhoods.
- ✦ Wheat Ridge has a larger proportion of small homes and a smaller proportion of large homes compared to Jefferson County as a whole.
- ✦ New market-rate housing may attract higher-income households.
- ✦ Existing multi-family housing stock is aging and showing signs of deterioration.

² Data on quality of housing stock unavailable.

Figure A-6: Housing Units by Year Built

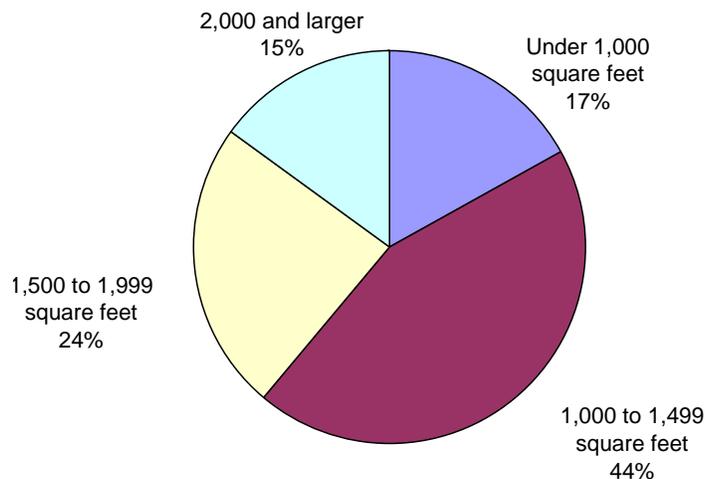


Source: Claritas Demographic Snapshot, 2008.

Housing Types

According to the Neighborhood Revitalization Strategy, 2005, Wheat Ridge has a larger proportion of small homes and a smaller proportion of large homes compared to Jefferson County as a whole. Figure A-7 shows that approximately 61% of housing units in Wheat Ridge are less than 1,500 square feet in size. In addition, according to Jefferson County Assessor records, 82% of existing Wheat Ridge homes are ranch style. Wheat Ridge offers an abundance of senior housing options ranging from retirement apartments to full-care nursing facilities, although opportunities may exist for future development of more continuing care facilities, especially near medical facilities.

Figure A-7: Residential House Sizes

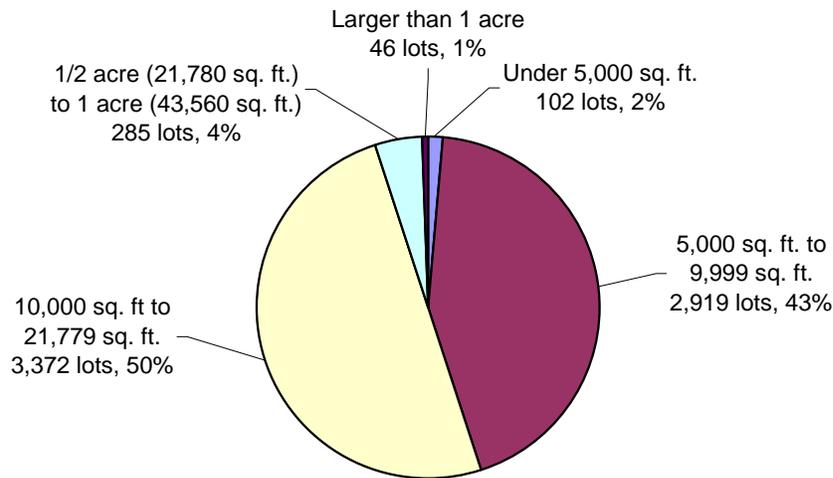


Source: NRS, Jefferson County Assessor, RRC Associates, 2009.

Residential Lot Sizes

As shown in Figure A-8 below, the majority of residential lots in Wheat Ridge are generously sized, with 55% of lots larger than 10,000 square feet (roughly ¼ acre). The next largest category of residential lot sizes is between 5,000 and 10,000 square feet, comprising 43% of residential lots.

Figure A-8: Residential Lot Sizes



Source: Jefferson County Assessor Data, Clarion Associates, 2009.

Schools, Libraries, and Education

Trends and Issues

- ✦ Wheat Ridge offers good access to universities, numerous higher education opportunities, and schools of choice enrollment.
- ✦ Average and low-performing elementary and middle schools may hinder Wheat Ridge’s ability to attract families with young children.
- ✦ Wheat Ridge High School will implement a new Gifted and Talented program starting in fall 2009.

Facilities and Ratings

Public Schools

Jefferson County Public School District is the largest school district in Colorado and serves the county, including the city of Wheat Ridge. While there are a number of neighborhood schools available to Wheat Ridge residents (see Schools Map), the district also offers choice enrollment, meaning that any student in the county can attend any Jefferson County School that has space available.

The table below outlines the student enrollment as well as the Colorado Department of Education School Accountability Report (SAR) rating for each school in Wheat Ridge city limits. The SAR rating provides a comparison of schools with other schools in the state for parents and community members. These ratings are calculated annually from Colorado Student Assessment Program (CSAP) testing and Colorado ACT data. The top 8% of schools are rated as “excellent”, the next 25% receive a rating of “high”, the next 40% receive a rating of “average”, the next 25% receive a rating of “low”, and the bottom 2% receive an “unsatisfactory” rating. The Jefferson County Public School District graduation rate is 76%.

Table A-9: School Ratings and Enrollment

Elementary Schools	School Accountability Report (SAR) Rating	2006-2007 Enrollment
Martensen	Low	187
Pennington	Low	189
Kullerstrand	Average	264
Wilmore Davis	Average	294
Stevens	Average	384
Prospect Valley	High	470
Middle Schools		
Everitt	Average	469
Wheat Ridge	Low	353
High Schools		
Wheat Ridge	High	1,436

Source: Jefferson County Public Schools Annual Report, 2007.

In addition to the neighborhood schools in Wheat Ridge, several schools in nearby Edgewater and Lakewood serve the Wheat Ridge population including Stober Elementary (Lakewood - high SAR

rating), Vivian Elementary (Lakewood - low SAR rating) and Jefferson High School (Edgewater – low SAR rating).

Jefferson County Public School District is divided into articulation areas. Over the past five years the Wheat Ridge Articulation Area has seen stable enrollment at the elementary level and decreasing high school enrollment. However, the area is seeing an increasing gifted and talented population, and therefore is opening the district's first Gifted and Talented Program at Wheat Ridge High School in fall 2009.

Private Schools

In addition to the public schools listed above, a number of private schools are also available to Wheat Ridge families. These schools include: Foothills Academy, Colorado Catholic Academy, Saint Peter and Paul, Wheat Ridge Christian, and Compass Montessori.

Higher/Adult Education

A number of regional trade schools, community colleges and universities are available to Wheat Ridge residents including University of Colorado (CU) Boulder and Denver campuses, University of Denver, Colorado School of Mines, and the Red Rocks Community College campuses.

The United States Truck Driving School, headquartered in Wheat Ridge near Interstate 70 and Wadsworth Boulevard, offers truck and bus-driving training courses on an 8-acre campus and driving range.

Libraries

Jefferson County Public Libraries operates eleven public libraries in Jefferson County, including a branch on 32nd Avenue in Wheat Ridge. The 6,525 square foot library is co-located with the Senior Resource Center, and was remodeled in 2006. Nearly 6,000 people visit the Wheat Ridge Library each month.



Wheat Ridge High School recently completed a major \$14 million remodel.

Health and Safety

Trends and Issues

- ★ Exempla Lutheran Medical Center is investing \$225 million into expanding its Wheat Ridge campus.
- ★ Wheat Ridge is a healthy community with 84% of residents sampled self-reporting good to excellent health.

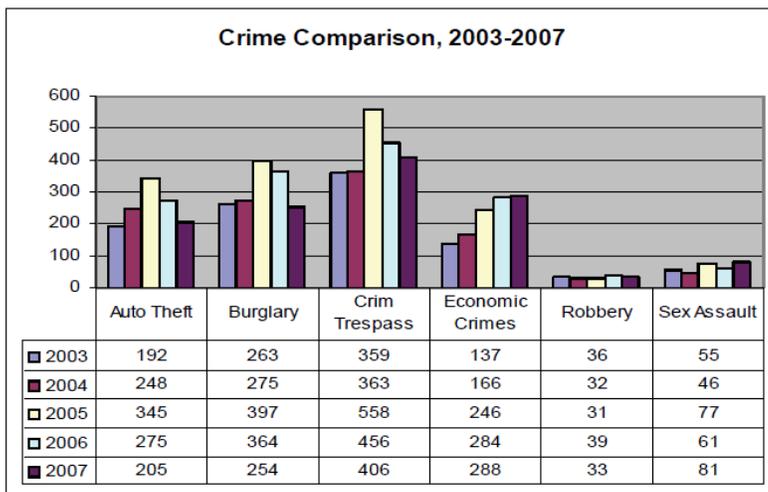
Police Services

The Wheat Ridge Police Department operates out of the Wheat Ridge City Hall building and employed 102 people in 2007 (72 sworn officers, 30 civilian employees). The police department receives between 35,000 and 41,000 calls for police services occur every year. The graph below illustrates the type and number of crimes reported between 2003 and 2007.

The department is organized in two divisions: Patrol and Support Services. A new program, Strategic Analysis For Effective Response (S.A.F.E.R.) assigns sectors of the community to lieutenants, and combines computer-oriented statistical analysis of crime and community-oriented policing to help reduce crime. The new CADmine service allows citizens to view police calls for service in their neighborhoods and city. The data can be reviewed and used to begin discussions as part of a coordinated crime prevention initiative to improve community safety.

The Police Department is also responsible for enforcement of the nuisance code. In 2007 a total of 3,234 calls were made for code violations.

Figure A-9: Crime Trends



Source: City of Wheat Ridge Police Department Annual Report, 2007.

Figure A-10: Code

Top 10 Code Violations in 2007
1. Tall grass and weeds
2. Inoperable vehicles
3. Outside storage of junk
4. Graffiti
5. Illegal dumping
6. Deteriorating residences and buildings
7. Outside storage
8. Littering
9. Garage sales without a permit
10. Residential parking

Fire Districts

Four fire protection districts serve the Wheat Ridge community (see Fire Districts and Stations Map for locations). In order to reduce response times and improve safety, the Denver Metro Mutual Aid Agreement has been in effect since 1980, which ensures agency cooperation among all Front Range fire protection districts.

Table A-10: Fire Districts

	Wheat Ridge Fire District	Arvada Fire District	Fairmount Fire Department	West Metro Fire Department
Number of Stations	2	8	2	15
Paid Staff	5	120	18	365
Volunteers	100	80	60	N/A
Mill Levy	4.40	9.558	8.553	13.702
Approximate number of annual calls	2,500	8,900	600	22,200

Sources: Colorado Department of Local Affairs, Wheat Ridge Fire District, Arvada Fire District, Fairmount Fire Department, West Metro Fire Department, 2009.

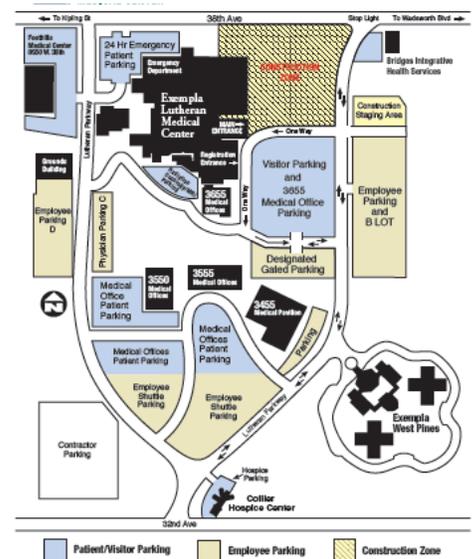
Medical and Community Care Facilities

Exempla Lutheran Medical Center

Exempla Lutheran Medical Center, started in 1905, offers a Level III Trauma Center, Level IIIA Neonatal Center, Chest Pain Centers of America, and the county's only Sleep Disorders Center. The 409 bed facility employs 2,540, with 809 physicians and more than 683 volunteers. In 2007, the hospital admitted 18,266 patients and recorded more than 66,000 Emergency Department visits.

A \$225 million investment project is underway in 2009 that will renovate the existing hospital and add a five-story, 200,000 square foot hospital tower that will house new operating rooms and surgical center, a new birth center and neonatal intensive care unit, a new pediatric unit. It will also replace 72 medical/surgical rooms and provide room for a future expansion of the emergency care area.

In addition to the primary medical center building, the hospital campus features a number of medical office buildings, a hospice building, a behavioral health center and ample space for future development.



The Exempla Lutheran Medical Center campus is at the heart of the Wheat Ridge Community and is continually expanding.

Senior’s Resource Center

The Senior’s Resource Center provides Denver metro area seniors with a number of services including transportation, in-home care, volunteer, care navigation, adult day and respite care, and job training. The Senior’s Resource Center served approximately 12,700 residents in 2007.

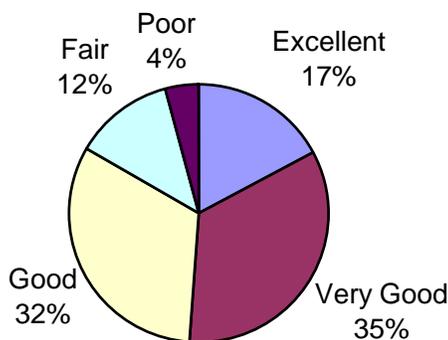
Other Health Resources

Pridemark Paramedic Services provides critical care, advanced and basic life support, bariatric and wheelchair van transport services in the Denver metro area.

Jefferson County Department of Health and Environment provides public health services ranging from community health (including public health care clinics located in Arvada and Lakewood); to Women, Infants and Children (WIC) clinics (locations in Arvada, Lakewood and Edgewater); and environmental health (encompassing air and water quality, sewage disposal and food safety).

The LiveWell Colorado program is a statewide initiative aimed at reducing overweight and obesity rates and related chronic diseases in Colorado. Under the guidance of LiveWell Colorado, LiveWell Wheat Ridge strives to create a community environment which supports healthy eating and active living options through programs, policies, changes to the physical environment and infrastructure in Wheat Ridge.

Figure A-11: 2007 Self-Reported General Health Status



Source: LiveWell Wheat Ridge Automated Telephone Survey Results, 2007.

Public/Community Health Indicators

A telephone survey conducted for LiveWell Wheat Ridge by Kaiser Permanente in 2007 gathered physical activity, eating and weight status information from more than 400 Wheat Ridge residents. Results from the survey indicate that approximately 39% of residents are overweight and nearly 20% percent are obese. Figure A-11 illustrates the self-reported health status of Wheat Ridge residents. A large majority (84%) of residents reported good to excellent health.

Utilities

Water and Sanitation Districts

Since Wheat Ridge settled as a cluster of developments in unincorporated Jefferson County, a number of districts were started to serve the smaller unincorporated areas. Although some consolidation of districts has occurred over the years, Wheat Ridge is still served by a number of smaller, separate districts, rather than one overarching entity. The Water Districts and Sanitation Districts maps in Appendix B show the areas of the city that each district covers.

The Long’s Peak Metropolitan District covers properties within the Urban Growth Area that are not yet annexed to the city. The Metro District was formed to provide financing, construction and maintenance of streets, water, sanitary sewer, storm sewer, parks and recreation, parking, television and fiber optic services.

Table A-11: Water Districts

	District Area in Wheat Ridge
Consolidated Mutual Water District	1,784.3 acres
Edgewater Water District	20.5 acres
North Table Mountain Water and Sanitation District	286.4 acres
Valley Water District	1,538.2 acres
Wheat Ridge Water District	2,435.4 acres

Source: City of Wheat Ridge GIS.

Table A-12: Sanitation Districts

	District Area in Wheat Ridge
Applewood Sanitation District	19.5 acres
Clear Creek Sanitation District	791.9 acres
Fruitdale Sanitation District	967.6 acres
North Table Mountain Water and Sanitation District	286.5 acres
Northwest Lakewood Sanitation District	439.6 acres
Westridge Sanitation District	930.0 acres
Wheat Ridge Sanitation District	2454.2 acres

Source: City of Wheat Ridge GIS.

Trends and Issues

- ✦ Wheat Ridge is not a full-service city, meaning that it does not provide water and sewer utility services, so coordination among districts and service providers is essential.
- ✦ Flooding incidents occur along Clear Creek and Lena Gulch waterways have been reduced but not eliminated.

Stormwater

In March 2003, the City of Wheat Ridge was required to develop its first Stormwater Management Plan in the form of a Phase II Permit Application, and submit it to the State of Colorado. In, 2004, Wheat Ridge's Phase II Permit Application was approved. As required by the permit, the City has a Stormwater Control Ordinance. This ordinance provides a means for the City to implement and enforce the permit conditions by providing a compliance regulatory mechanism to help reduce the number of illicit discharges to the City's storm sewer system. Implementing the measurable goals identified in the City Phase II Permit is estimated to cost \$300,000 to \$350,000 per year. Funding for the program is the responsibility of the City.

FLOODING

The City of Wheat Ridge and the Urban Drainage and Flood Control District have combined efforts over the last several years to reduce the threat of serious flooding in the Wheat Ridge area.

Unfortunately, the flood threat for certain areas cannot be eliminated, especially during peak periods of spring runoff and during severe weather incidents upstream. A flood warning system warns residents and property owners of flood threats, although particular attention should be paid to the following areas during storms:

Lena Gulch Waterway: located in the southwest quadrant of the City, Lena Gulch flows from the Maple Grove dam located near W. 26th Ave. and Vivian Street to the northeast, where it eventually merges with Clear Creek near W. 41st Ave. and Kipling. Citizens living downstream from the Maple Grove Reservoir have the greatest potential risk to their property from a failed dam at the reservoir.

Clear Creek Waterway: enters the city from the west and flows east along the northern third of the city, paralleling I-70 for much of the way through Wheat Ridge. The Clear Creek greenbelt follows the waterway. Numerous homes and businesses are located in the Clear Creek flood plain, and although flood control improvements have been made along this waterway, there are several dams upstream from Wheat Ridge that increase the flooding potential along Clear Creek.

Electric/Gas

Xcel Energy provides energy service to Wheat Ridge. Xcel offers customers energy from traditional and renewable sources, and offers a number of special programs and services including rebates for the installation of solar photovoltaic systems.

Parks, Recreation, and Open Space

Parks and Forestry

Wheat Ridge offers 21 City parks, with abundant opportunities for sporting and leisure. (See Appendix B for Parks and Open Space map.) Jefferson County supplies the county with an outstanding open space program, and many of these areas are within minutes of Wheat Ridge, including the Crown Hill Regional Park. Future park sites have been reserved at 38th Avenue and Kipling Street (8.3 acres) and 44th Avenue and Kendall Street (2.7 acres). In addition to the managed parks and open space resources, the city is known for its beautiful tree canopy. Wheat Ridge has been designated as a Tree City USA by the Arbor Day Foundation for 29 years – the longest in the Denver metro area.

Table A-13: City Parks and Open Space

Park	Major Amenities	Acres
Neighborhood Parks		
Founders' Park	Trails, pavilion, natural environment	5.2
Fruitdale Park	Trail, playground, picnic area, pavilion, natural environment, horseshoes	12
Hayward Park	Trails, playground, picnic tables, veterans' memorial	5
Johnson Park	Trails, playground, picnic tables, fishing, pond, natural environment	4
Panorama Park	Sporting fields, basketball, horseshoes, tennis courts, playground, picnic area, pavilion	9
Paramount Park	Sporting fields, basketball, playground, picnic area, horseshoes, pavilion	9
Randall Park	Sporting fields, basketball, tennis courts, playground, picnic area, pavilion	5
Pocket Parks		
Apel-Bacher Park	Tennis courts, playground, picnic area	2
Bonnie's Park	Playground, picnic tables, horseshoes	.25
Boyd's Crossing	Playground, picnic tables	1

Trends and Issues

- ✦ The City has opportunities to highlight, identify, and link the community's parks and open space areas together in a more cohesive manner.
- ✦ Wheat Ridge was the first Denver metro area community to be designated as a Tree City USA by the Arbor Day Foundation.
- ✦ Three sites are reserved for future park developments.

Park	Major Amenities	Acres
Happiness Gardens	Community vegetable gardens	1
Louise Turner Park	Playground, picnic tables	1
Stites Park	Sporting fields, basketball, playground, picnic area	2
Town Center Park	Amphitheater, picnic tables	.75
Community Parks		
Anderson Park	Anderson building, sporting fields, bike trails, pavilion, picnic area, outdoor pool, concessions, skateboard park	37
Prospect Park	Sporting fields, basketball, trail head, playground, tennis courts, concessions, pavilion, picnic area, natural environment, lakes, fishing, horseshoes	39
Special Purpose Parks and Sports Complexes		
Baugh Property	Historic home and property	3.5
Creekside Park	Manwaring field, soccer field, bike trails, picnic area, playground, natural environment	16
Historical Park	Picnic tables, museum, historical park, sod house	1
Richards-Hart Estate	Historic mansion, playground, picnic area, gardens	3.5
Open Space		
Lewis Meadows	Trails, natural environment	9
Wheat Ridge Greenbelt	Bike trail, pavilions and shelters, fishing, natural environment, horseshoes, trailheads	250

Open Space and Trails

Wheat Ridge Greenbelt

The Wheat Ridge Greenbelt, over 250 acres in size, forms the spine of the community along Clear Creek river corridor. The Greenbelt features hard and soft surface trails for five miles, fishing, picnic and rest areas, numerous trailheads, and restrooms, all set within a natural environment.

Crown Hill Park

Crown Hill Park (National Urban Wildlife Refuge, unincorporated Jefferson County) is located on the southern edge of Wheat Ridge, in unincorporated Jefferson County, adjacent to Crown Hill Cemetery. The Park is a designated National Urban Wildlife Refuge comprised of 242 acres. The park offers 6.5 miles of trails and myriad wildlife viewing opportunities.

Recreation

Facilities

The **Wheat Ridge Recreation Center** is a bustling 70,000 square foot facility located near the center of the community on Kipling Street. The center offers leisure/lap pools, fitness area, a plethora of classes and programs, and room rentals for community events.

The **Wheat Ridge Senior/Community Center** offers a wide variety of activities for residents 50 and older. The center provides exercise classes, in addition to a variety of general interest and computer classes. The center also provides room rentals for community events.

Organizations

The Wheat Ridge Foundation is dedicated to financially supporting the educational, social and recreational programs and facilities provided by the City of Wheat Ridge Parks and Recreation Department.

Areas in the Urban Growth Area west of Wheat Ridge are covered by the Prospect Recreation and Park District and Jefferson County Open Space program. These districts will be responsible for providing park, recreation and open space amenities when this area develops in the future.

Trends and Issues

- ✦ The two major State Highways, Wadsworth & Kipling, each carry about 50,000 vehicles per day south of I-70.
- ✦ The top accident location (I-70 & Kipling) may see an increase in traffic when the Gold Line opens due to the proximity to the Arvada Ridge Station.
- ✦ The off-street bicycle/pedestrian trails lack connectivity to the overall transportation network.
- ✦ Sidewalk connectivity and maintenance responsibility varies throughout the city.

Transportation

Road Network

Wheat Ridge is easily accessible from three major Interstates in the Denver metro area: I-70, I-25, and I-76. I-70 provides the most direct access as it is the only freeway located within the city. Wadsworth Blvd. is a CDOT state highway that provides the major north/south regional connectivity.

In addition, Wheat Ridge is served by three other north/south CDOT facilities: Sheridan Blvd., Kipling St., and Ward Rd. These are all classified as arterial streets which carry high traffic volumes and provide limited property access.

Three main collector streets provide east/west connectivity: 44th Ave., 38th Ave., and 32nd Ave. Collector streets carry less traffic than arterials and typically provide direct access to the adjoining land uses.

The rest of the roadway system is comprised of minor collectors and neighborhood streets that provide local access but do not serve as regional or citywide connections.

As shown in Table A-14, most of the traffic accidents that occur in Wheat Ridge are on the major arterials and collectors.

Table A-14: Top Five Accident Locations

Top 5 Accident Locations	2007	
1	Interstate 70 & Kipling St.	112
2	W. 44th Ave. & Wadsworth Blvd.	42
3	W. 38th Ave. & Wadsworth Blvd.	30
4	W. 44th Ave. & Kipling St.	29
5	W. 44th Ave. and Youngfield St.	28

Source: Wheat Ridge Police Department Annual Report, 2007.

In general, the roadway network provides a complete grid that facilitates easy vehicular movement throughout the city. The DRCOG Transportation Improvement Program (TIP) identifies all federally funded transportation projects in the Denver region over a six-year period. It is prepared by DRCOG every three years, and must show compliance with air quality requirements. The DRCOG 2008-2013 TIP includes four roadway projects in the City of Wheat Ridge:

- I-70: Operational Improvements between Highway 40 to Highway 85;
- I-70: Interchanges (south ramps) at Highway 58 and Ward Road;
- Highway 72: Signal Upgrades at 48th Avenue; and
- Wadsworth Boulevard National Environmental Policy Act Study from 36th Ave to 46th Ave.

Transit System

Bus service is provided in Wheat Ridge by the Regional Transportation District (RTD). Currently, the city is served by local, limited, and express buses with high-frequency service (15 min. service) being provided along Wadsworth Blvd. by Route 76 (see Transit map). The Ward Road Park-n-Ride and Applewood Village Shopping Center are the two transit hubs in the city that serve several routes. The Ward Road Park-n-Ride serves as the hub for regional express buses that service downtown Denver. While much of the city is well covered by transit, few high frequency or high speed connections to major employment centers are provided outside of the Wadsworth and I-70 corridors.

Wheat Ridge will benefit from improved regional transit service with the completion of the Gold Line Corridor in 2016. The Gold Line is planned as an 11.2 mile rail corridor from Denver Union Station to Ward Road as part of the larger regional FasTracks Plan. The Gold Line is currently in the Final EIS planning stages and construction is slated to begin in 2012. The Ward Road park-n-Ride will be upgraded to a Light Rail Station. This will be the only station within the city of Wheat Ridge. However, the Arvada Ridge and Olde Town Arvada stations will be convenient for Wheat Ridge residents.

Railroads

The Union Pacific (UP) railroad line runs through the industrial area north of I-70. With the UP line and the Coors Industrial Spur, Wheat Ridge has a number of at grade crossings of active freight railroads which affect mobility for other travel modes.

Pedestrian Facilities/Trails

The City of Wheat Ridge has several miles of off-street bicycle/pedestrian trails including the Clear Creek Trail and the Crown Hill Open Space Trails. These provide recreational opportunities for the residents but are not well connected to the surrounding transportation network as a whole. The 2007 City of



Wheat Ridge Bike & Pedestrian Route Master Plan (see Appendix D summary) shows proposed bicycle/pedestrian routes along Kipling St. and Wadsworth Blvd. that would serve to connect the off-street facilities. The plan shows several other areas for bicycle/pedestrian improvements but does not make recommendations about the type of facilities. Currently, very few streets have bicycle lanes and the city lacks a comprehensive sidewalk network. Sidewalks are now required with new development, but many of the established residential neighborhoods were developed without sidewalks. Unlike most cities which require sidewalk maintenance and snow removal to be performed by the adjacent property owner, no specific maintenance responsibility is identified for sidewalks in Wheat Ridge.

Sustainability

The Wheat Ridge community and its leaders have expressed interest in developing a sustainable plan—one that supports a fiscally sustainable and a healthy, livable community. Elements of a sustainable city plan will address topics pertinent to city operations and also community development such as:

- ♦ fiscal well-being and jobs,
- ♦ energy efficiency and conservation,
- ♦ transportation efficiency and mobility (vehicle miles traveled reduction, increased transit use, increased walkability and bicycling),
- ♦ public safety and health (obesity reduction, traffic accident decrease, etc.),
- ♦ greenhouse gas emission reduction,
- ♦ air and water quality protection,
- ♦ water conservation,
- ♦ increased food production and access to healthy food,
- ♦ green infrastructure (protecting the greenway and providing access, protecting tree canopy), and
- ♦ waste management and recycling (reduce solid waste and yard waste, etc.).

These topics overlap with many of the other topics in earlier sections. The planning team will continue to seek relevant inventory data to measure whether Wheat Ridge is leading in the direction of becoming a more sustainable community, and incorporate goals and policies into the plan.

Trends and Issues

- ♦ The city is striving to ensure fiscal sustainability to support core city services.
- ♦ Wheat Ridge has a connected “green infrastructure” with a riparian forest and network of street trees that help provide clean air and water.
- ♦ The community is fairly compact as part of the Denver Metro area with good access to public transit through most of the community.

Appendix B – Inventory Maps

This Appendix contains Inventory Maps that correspond with the Community Profile information in Appendix A. Maps included are:

Figure B-1: Location and Context

Figure B-2: Existing Land Use

Figure B-3: Current Zoning

Figure B-4: Age of Commercial Structures

Figure B-5: Urban Renewal Authority and Enterprise Zone Areas

Figure B-6: Floodplains

Figure B-7: Schools

Figure B-8: Fire Districts and Stations

Figure B-9: Water Districts

Figure B-10: Sanitation Districts

Figure B-11: Parks and Open Space

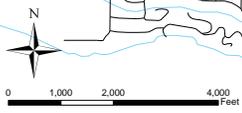
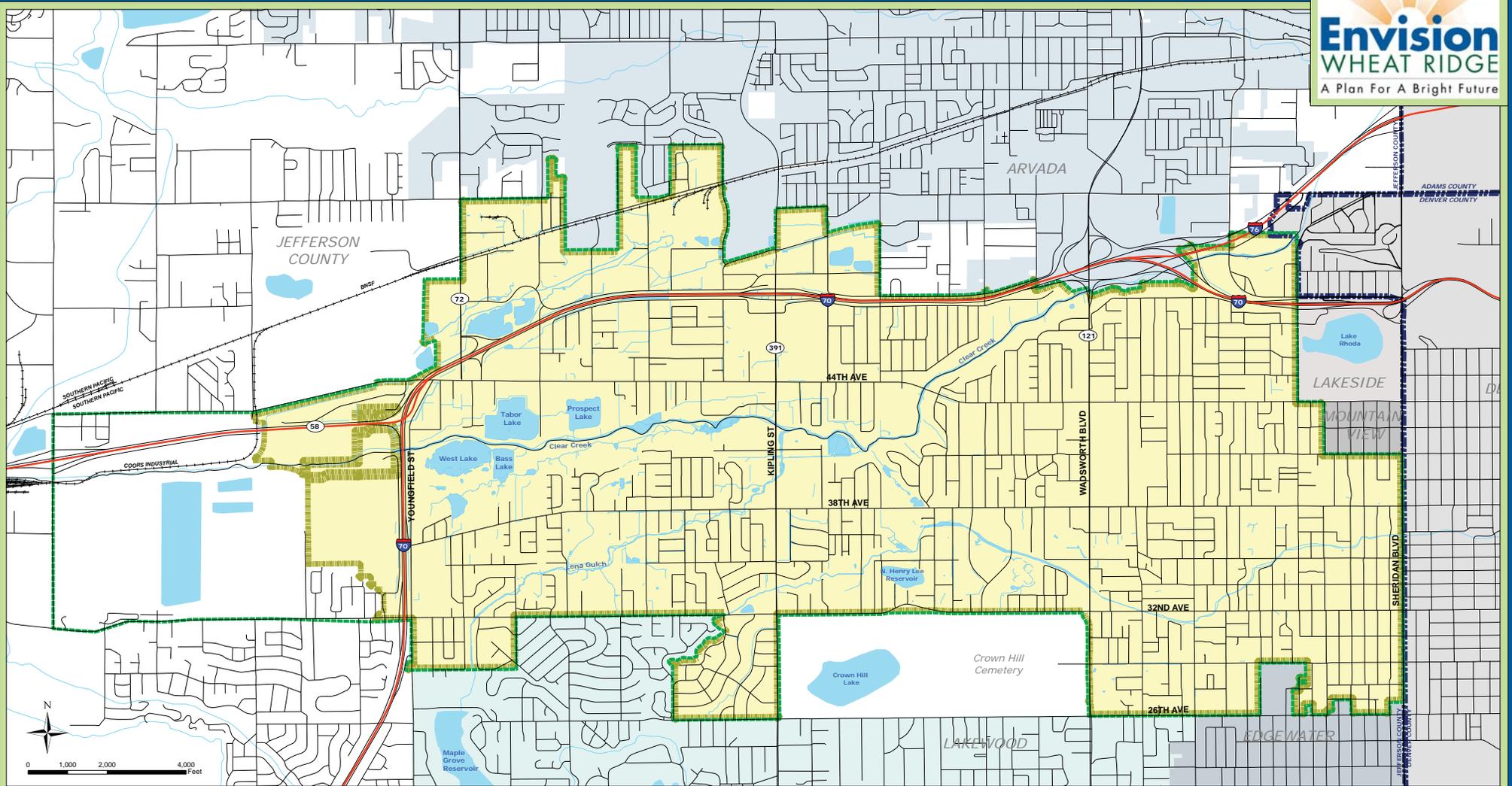
Figure B-12: Transit Routes

Figure B-13: Pedestrian Facilities and Trails



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LOCATION AND CONTEXT



Legend

- Streets
- Major Roads/Highways
- Interstates/Freeways
- Railroad
- Rivers, Streams, Ditches
- Wheat Ridge City Limits
- Urban Growth Area
- County Boundaries

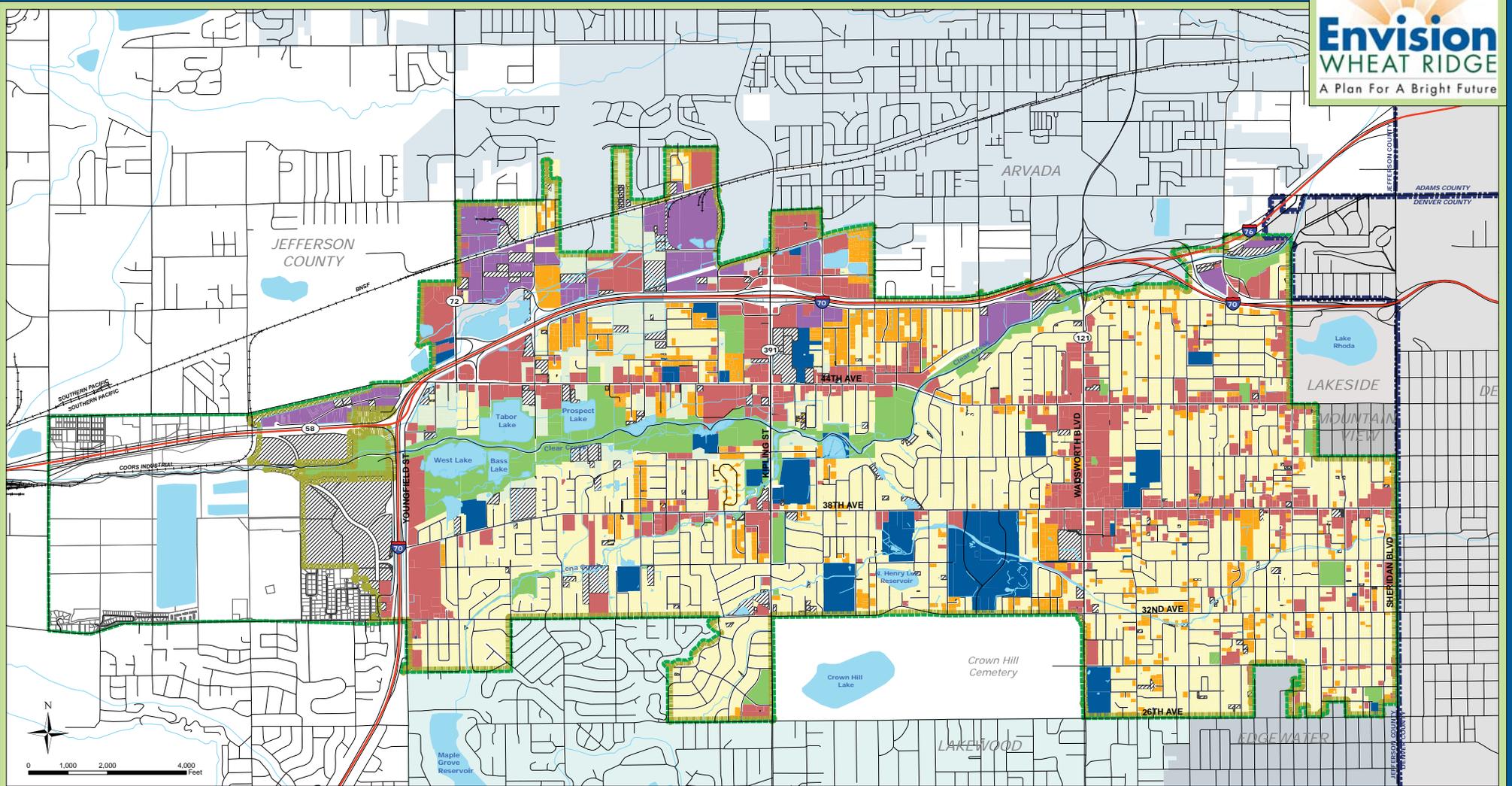


Figure B-1: Location and Context
October 2009

Source: City of Wheat Ridge, Jefferson County, CDOT, City of Arvada, City of Lakewood, Denver County, U.S. Census TIGER files, Clarion Associates

CLARION | FEHR & PEERS | ARLAND

EXISTING LAND USE



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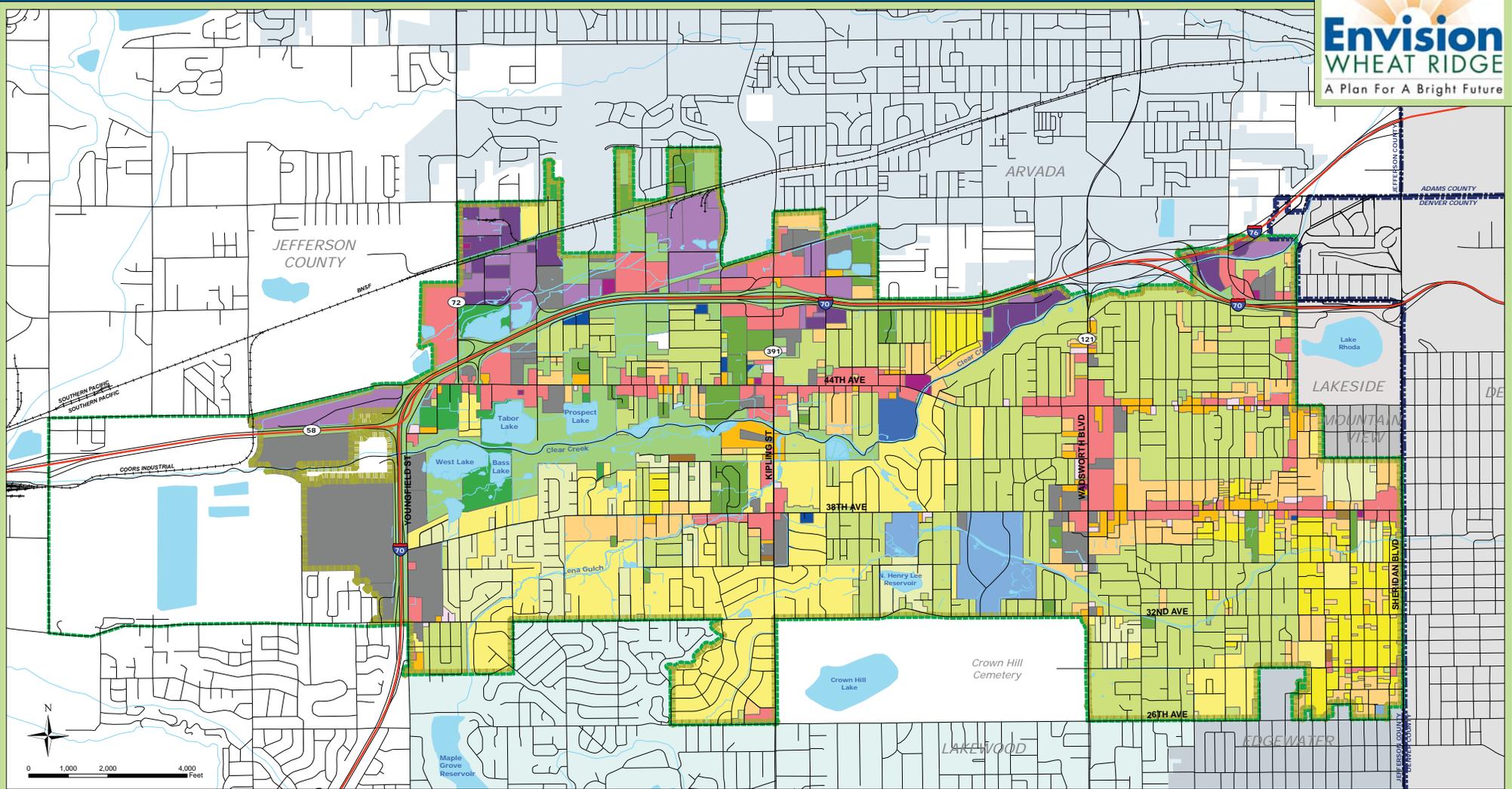
— Streets	— Rivers, Streams, Ditches	Existing Land Use	Commercial	▨ Vacant
— Major Roads/Highways	▭ Wheat Ridge City Limits	— Agricultural	Industrial	— Other
— Interstates/Freeways	▭ Urban Growth Area	— Residential	Public/Semi-Public	
— Railroad	▭ County Boundaries	— Condo/Townhome/Multi-Family	Public/Semi-Public	



Figure B-2: Existing Land Use
October 2009

Source: City of Wheat Ridge,
Jefferson County Assessor, 2008

EXISTING ZONING



Legend

- | | | | | | | | |
|------------------------|----------------------------|------------------------|--------|--------|-------|--------|----------------|
| — Streets | — Rivers, Streams, Ditches | Zoning District | ■ R-1A | ■ R-3 | ■ N-C | ■ PCD | ■ I |
| — Major Roads/Highways | ■ Wheat Ridge City Limits | ■ A-1 | ■ R-1B | ■ R-2A | ■ R-C | ■ PBF | ■ PID |
| — Interstates/Freeways | ■ Urban Growth Area | ■ A-2 | ■ R-1C | ■ R-3A | ■ C-1 | ■ PF-1 | ■ PMUD |
| — Railroad | ■ County Boundaries | ■ R-1 | ■ R-2 | ■ PRD | ■ C-2 | ■ PHD | ■ Conservation |

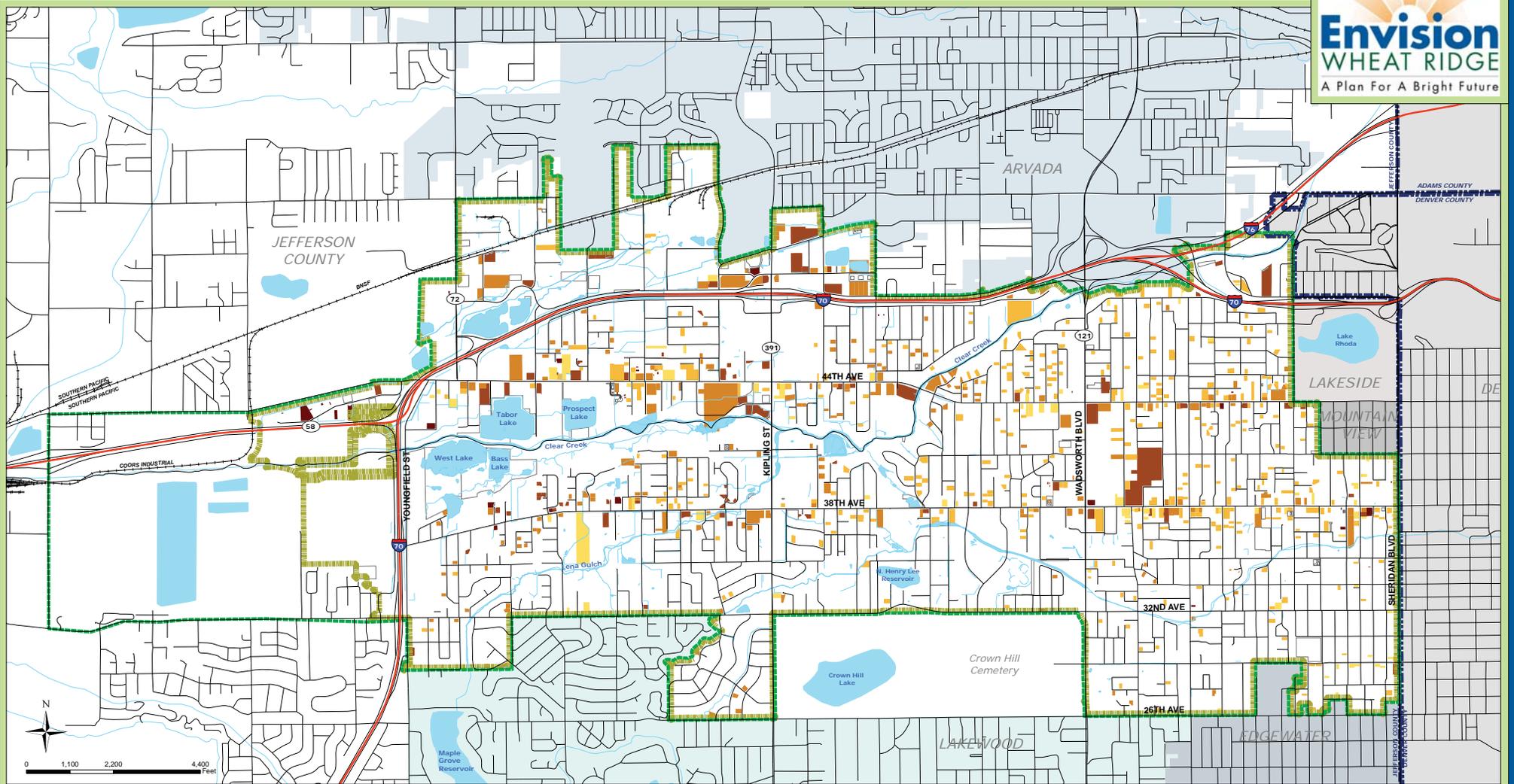


Figure B-3: Existing Zoning

October 2009

Source: City of Wheat Ridge

AGE OF COMMERCIAL STRUCTURES



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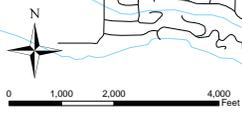
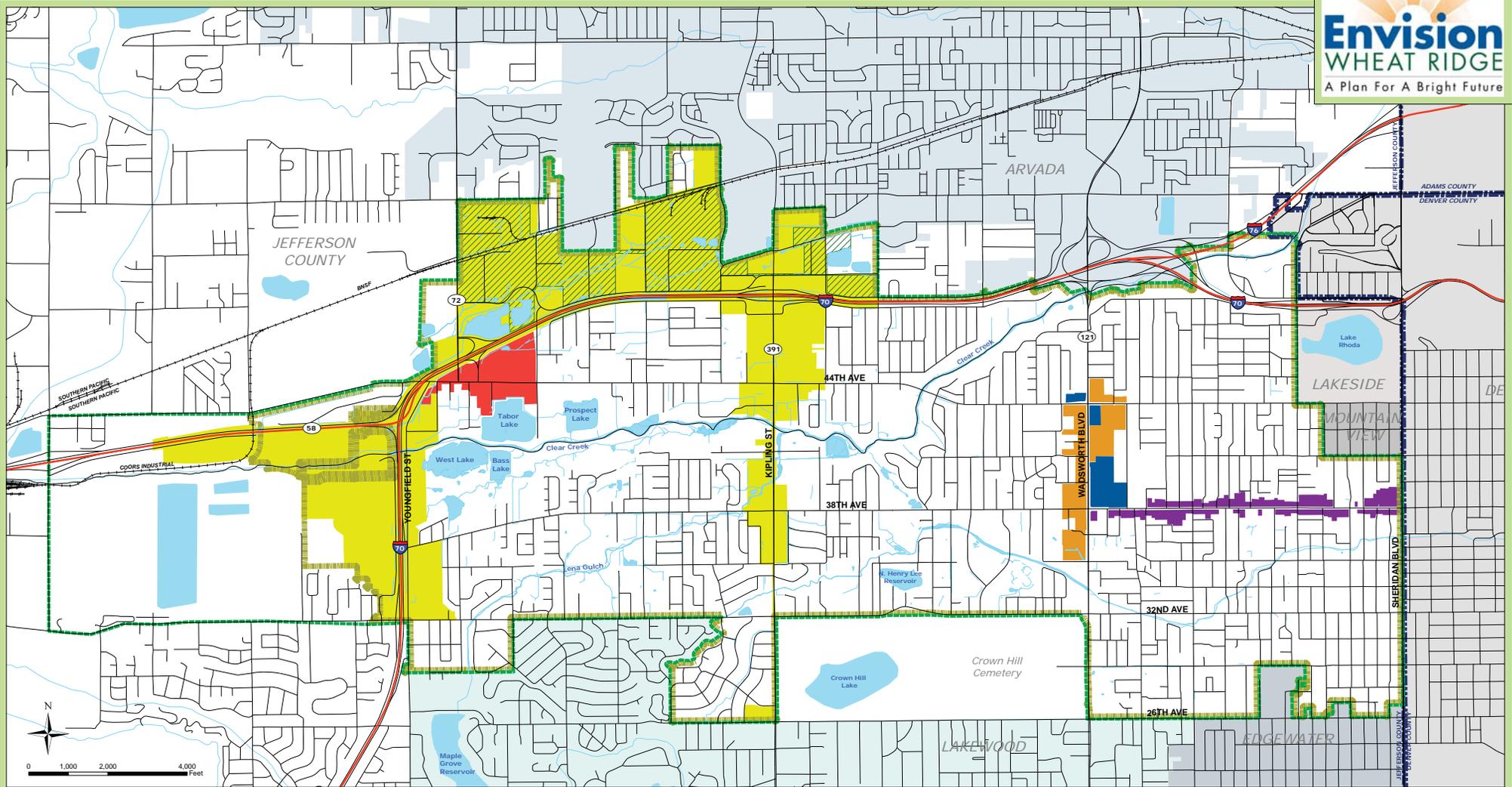
- | | | | |
|------------------------|----------------------------|-----------------------------|-------------------|
| — Streets | — Rivers, Streams, Ditches | Year Structure Built | ■ 1981 to 2000 |
| — Major Roads/Highways | ■ Wheat Ridge City Limits | ■ Before 1940 | ■ 2001 to present |
| — Interstates/Freeways | ■ Urban Growth Area | ■ 1941 to 1960 | |
| — Railroad | ■ County Boundaries | ■ 1961 to 1980 | |



Figure B-4: Age of Commercial Structures
October 2009

Source: City of Wheat Ridge,
Jefferson County Assessor, 2008

URBAN RENEWAL AUTHORITY AND ENTERPRISE ZONE AREAS



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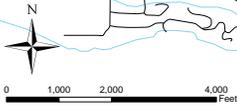
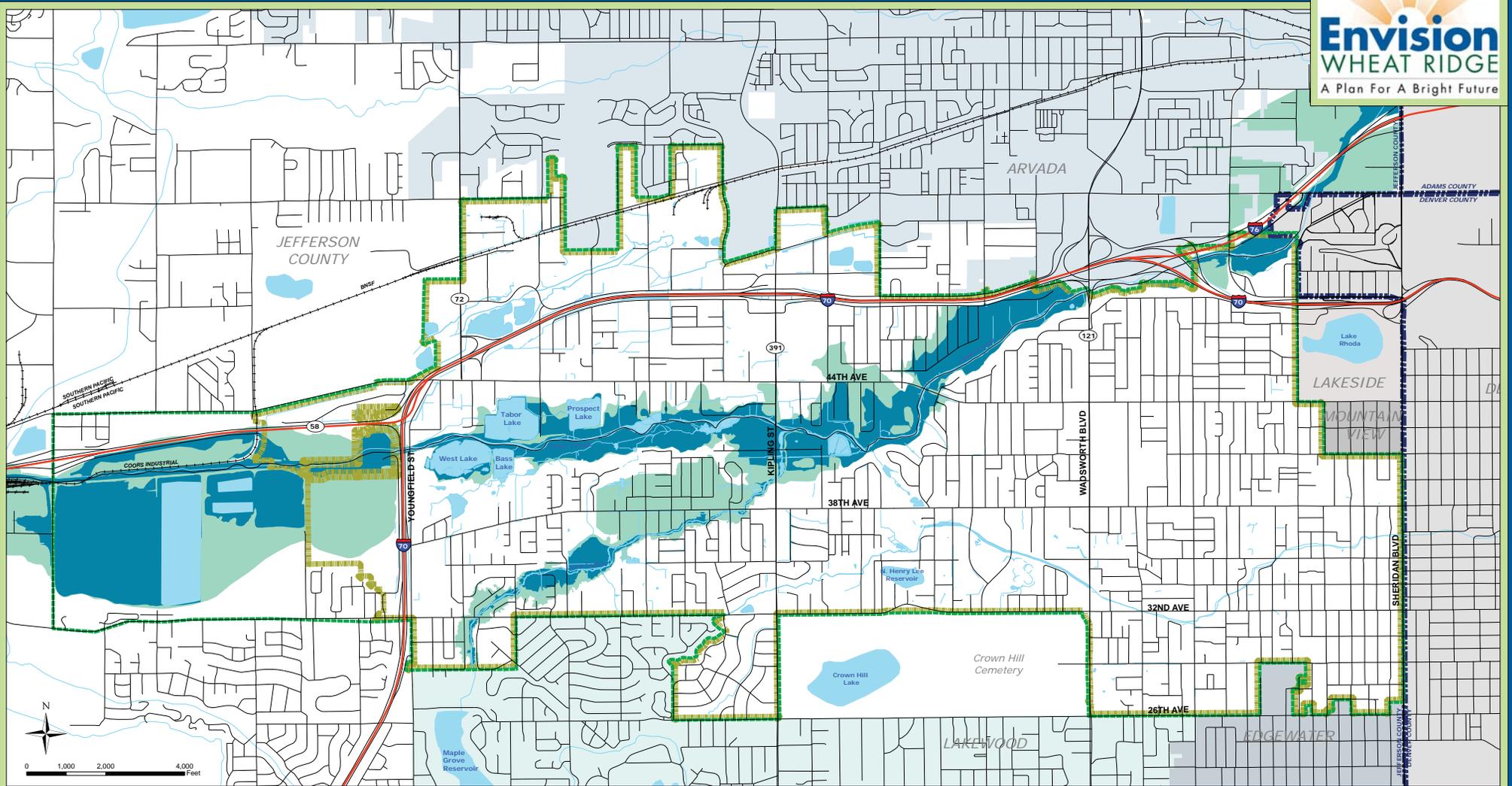
- | | | | |
|------------------------|----------------------------|-------------------------------|----------------------------------|
| — Streets | — Rivers, Streams, Ditches | Urban Renewal Authority Areas | Enterprise Zone Areas |
| — Major Roads/Highways | Wheat Ridge City Limits | 38th Ave. URA | Jefferson County Enterprise Zone |
| — Interstates/Freeways | Urban Growth Area | 44th and Ward URA | |
| — Railroad | County Boundaries | Times Square URA | |
| | | Wadsworth Blvd. URA | |
| | | Kipling / I-70 URA | |



Figure B-5: URA and Enterprise Zone Areas
October 2009

Source: City of Wheat Ridge,
Jefferson County, Leland Consulting

FLOODPLAINS



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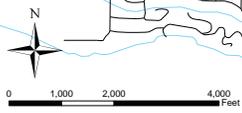
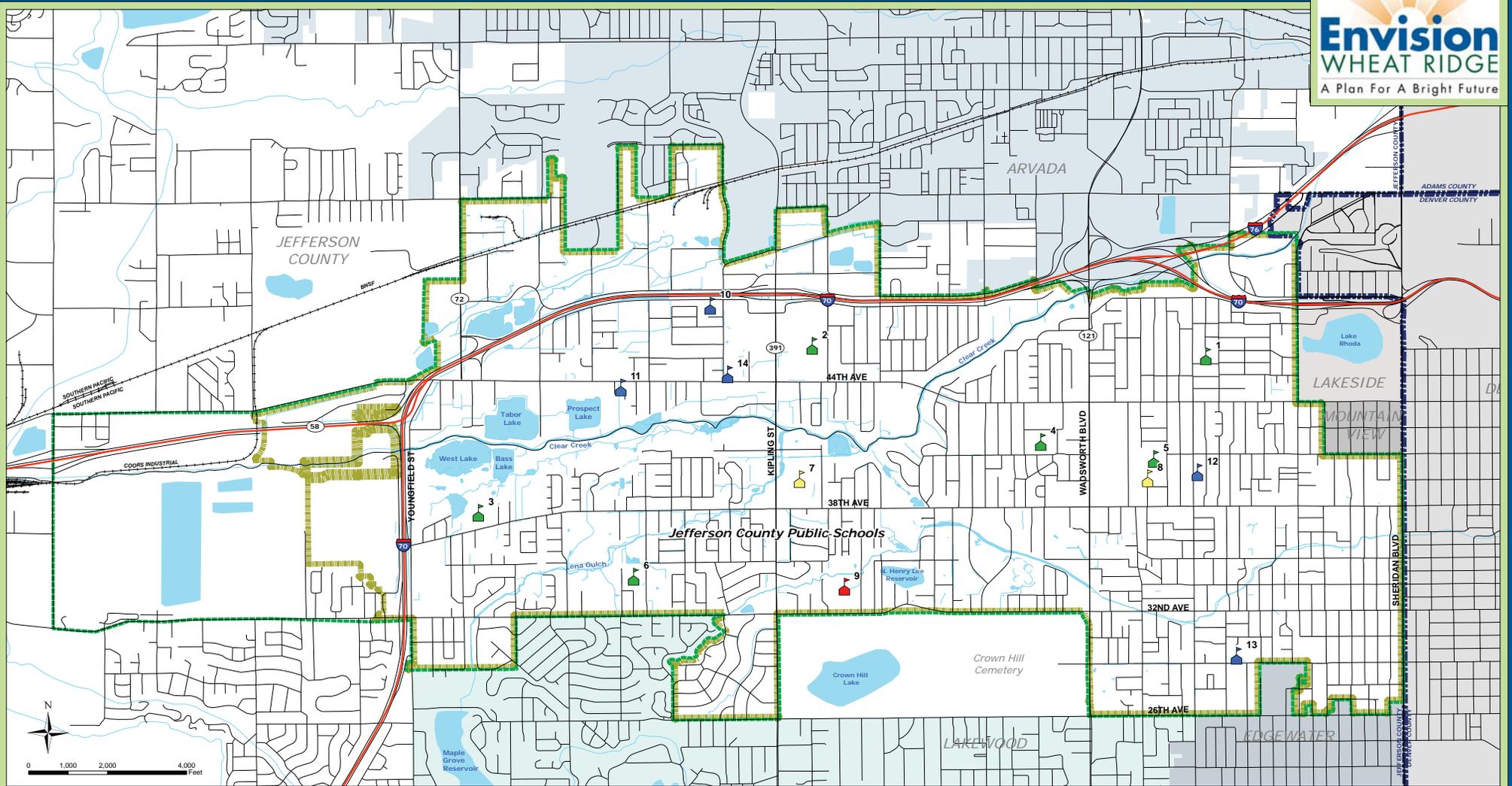
- Streets
- Major Roads/Highways
- Interstates/Freeways
- Railroad
- Rivers, Streams, Ditches
- Wheat Ridge City Limits
- Urban Growth Area
- County Boundaries
- 100 Year Floodplain
- 500 Year Floodplain



Figure B-6: Floodplains
 October 2009
 2.20.09
 SOURCE: City of Wheat Ridge

CLARION | FEHR & PEERS | ARLAND

SCHOOLS



Legend

- Streets
- Major Roads/Highways
- Interstates/Freeways
- Railroad
- Rivers, Streams, Ditches
- Wheat Ridge City Limits
- Urban Growth Area
- County Boundaries

- Elementary School
- Middle School
- High School
- Private School

Elementary Schools

1. Martensen
2. Pennington
3. Kullerstrand
4. Wilmore Davis
5. Stevens
6. Prospect Valley

Middle Schools

7. Everitt
 8. Wheat Ridge
- High Schools**
9. Wheat Ridge

Private Schools

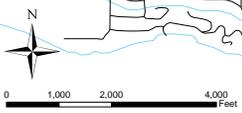
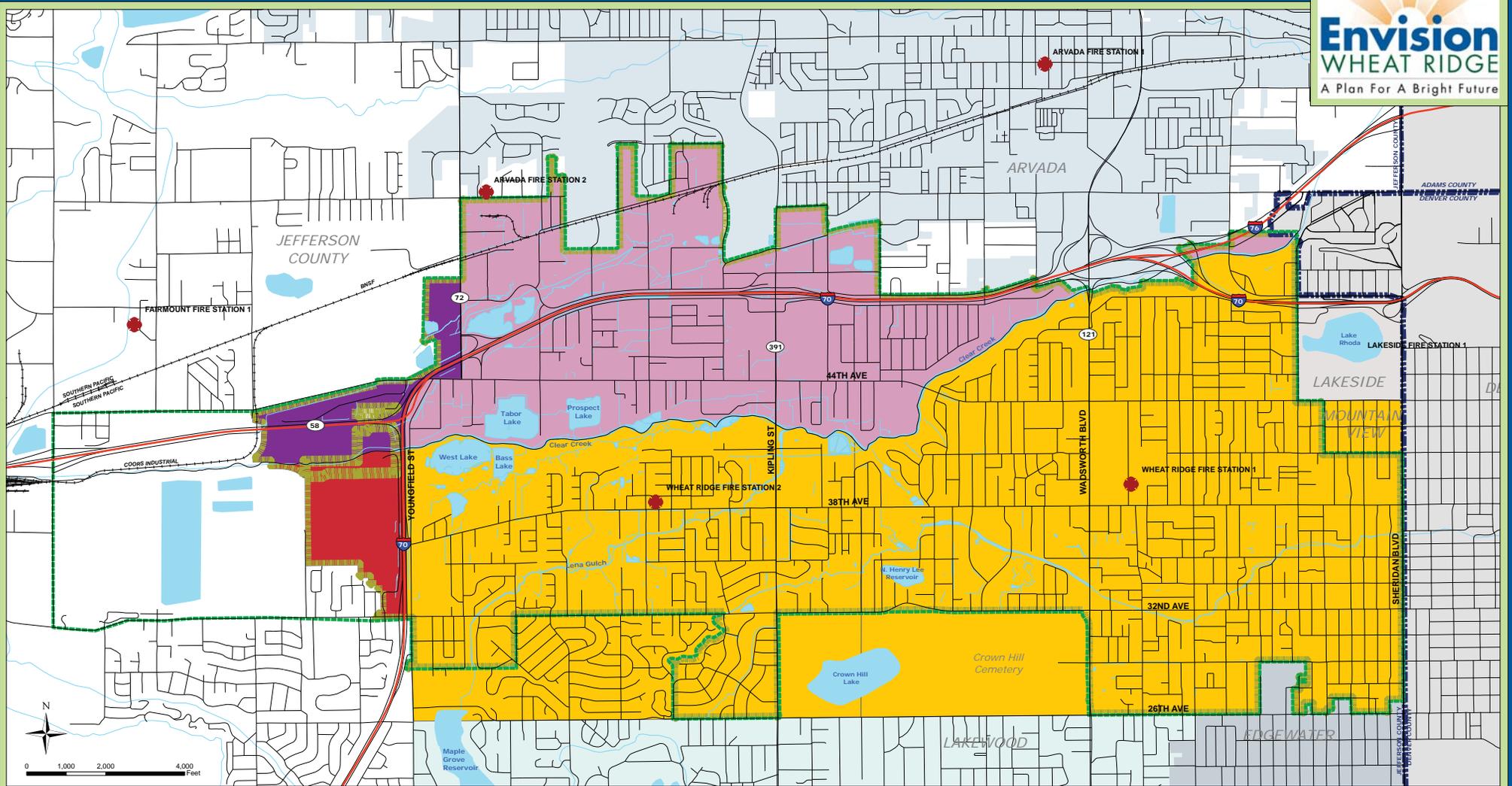
10. Foothills Academy
11. Colorado Catholic Academy
12. St. Peter and Paul
13. Wheat Ridge Christian Academy
14. Compass Montessori



Figure B-7: Schools
October 2009

Source: City of Wheat Ridge,
Jefferson County Public Schools

FIRE DISTRICTS AND STATIONS



Legend

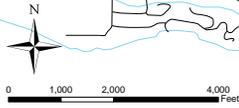
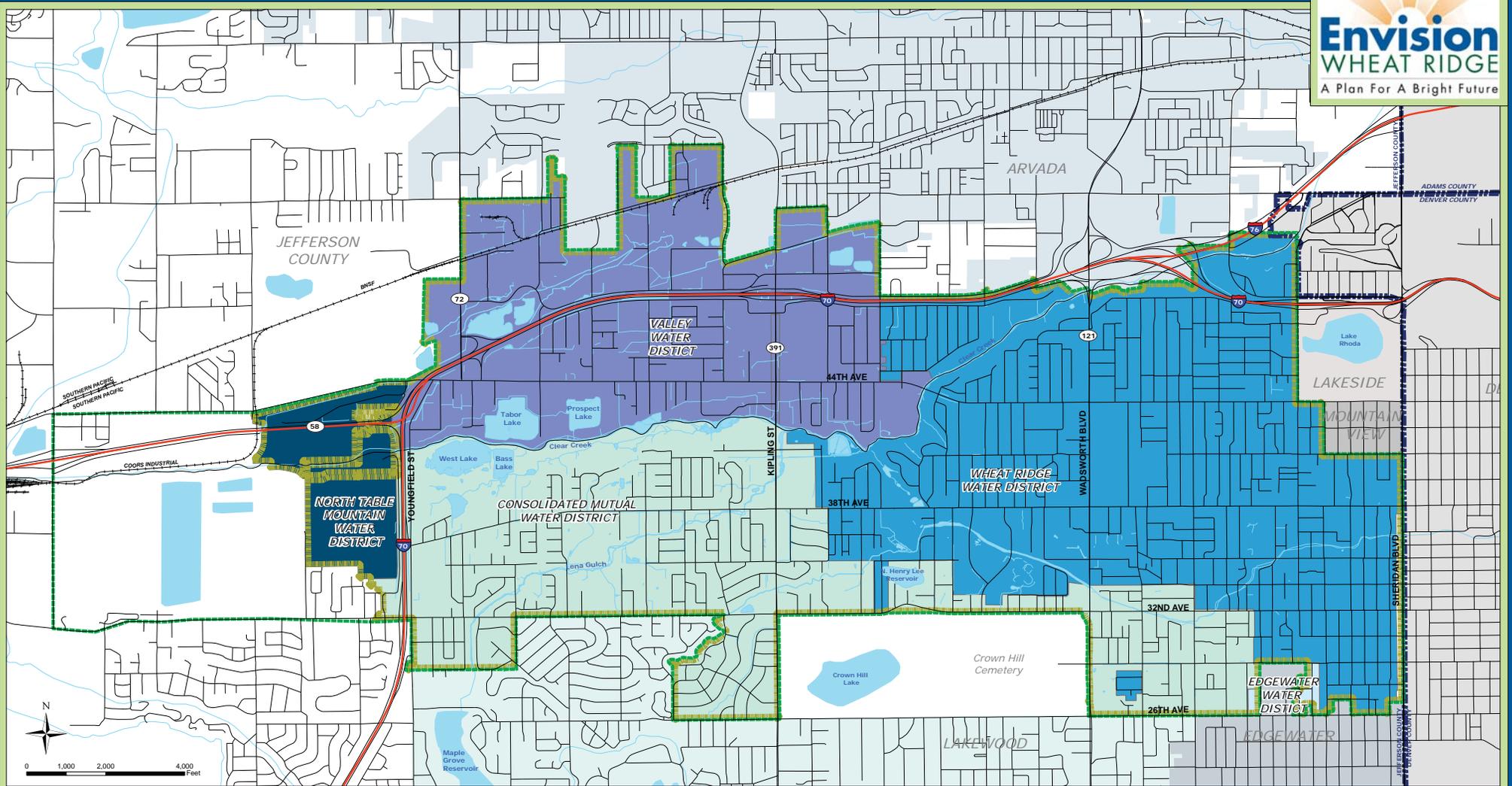
- | | | |
|------------------------|----------------------------|---------------------------------------|
| — Streets | — Rivers, Streams, Ditches | — Arvada Fire Protection District |
| — Major Roads/Highways | — Water Bodies | — Fairmont Fire Protection District |
| — Interstates/Freeways | — Wheat Ridge City Limits | — West Metro Fire Protection District |
| — Railroad | — County Boundaries | — Wheat Ridge Fire Department |



Figure B-8: Fire Districts and Stations
October 2009

Source: City of Wheat Ridge

WATER DISTRICTS



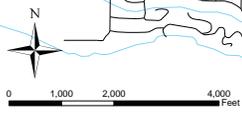
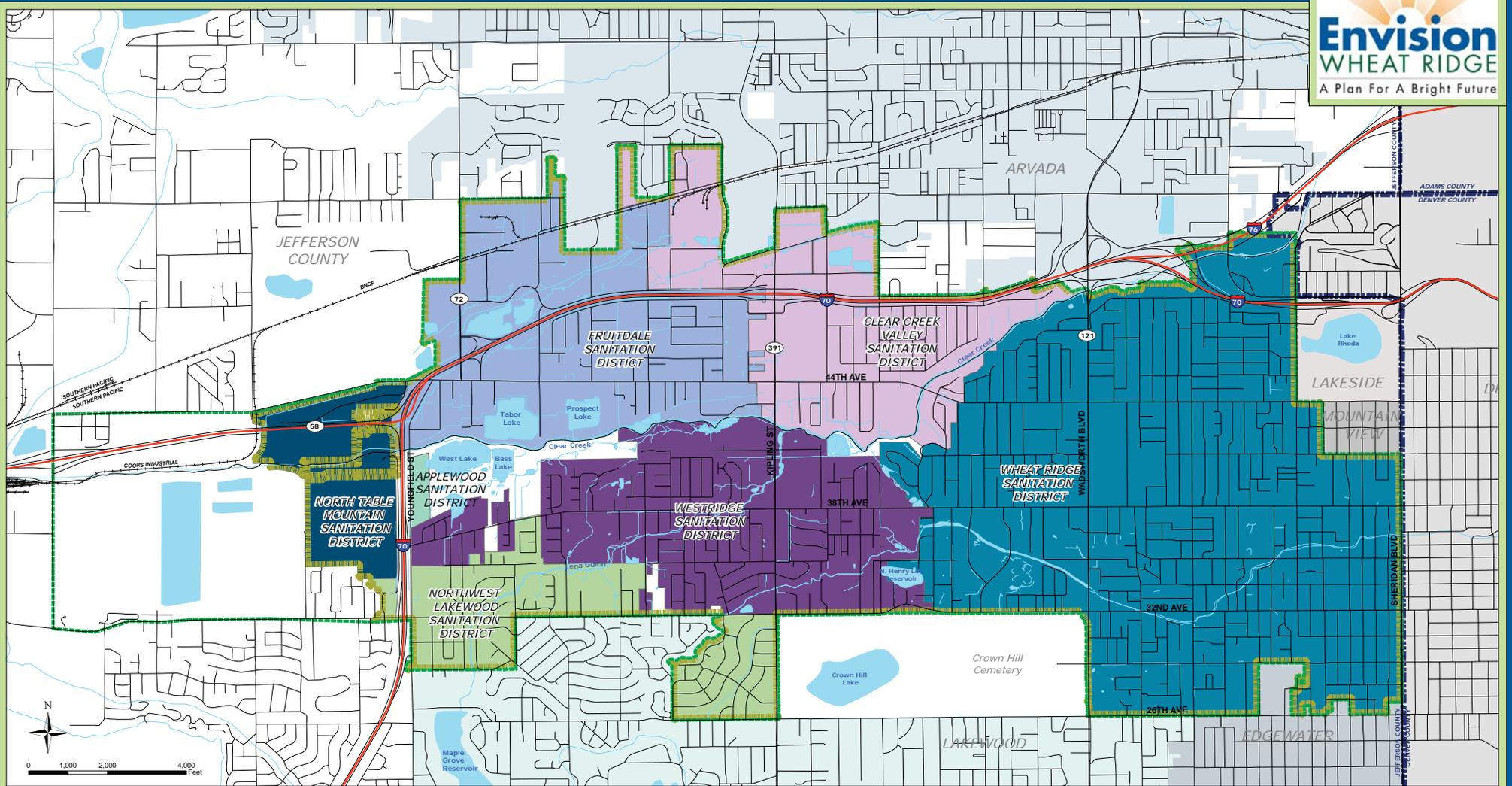
Legend

- | | | | |
|------------------------|----------------------------|---------------------------------------|--------------------------------------|
| — Streets | — Rivers, Streams, Ditches | ■ Wheat Ridge Water District | ■ Consolidated Mutual Water District |
| — Major Roads/Highways | ■ Wheat Ridge City Limits | ■ Edgewater Water District | |
| — Interstates/Freeways | ■ Urban Growth Area | ■ North Table Mountain Water District | |
| — Railroad | ■ County Boundaries | ■ Valley Water District | |



Figure B-9: Water Districts
October 2009
Source: City of Wheat Ridge

SANITATION DISTRICTS



Legend

- | | | | |
|------------------------|----------------------------|-----------------------------------|---|
| — Streets | — Rivers, Streams, Ditches | ■ Wheat Ridge Sanitation District | ■ Northwest Lakewood District |
| — Major Roads/Highways | ■ Wheat Ridge City Limits | ■ Applewood Sanitation District | ■ Westridge Sanitation District |
| — Interstates/Freeways | ■ Urban Growth Area | ■ Clear Creek Valley District | ■ Fruitdale Sanitation District |
| — Railroad | ■ County Boundaries | ■ North Table Mountain District | □ No Sanitation District (Septic Systems) |

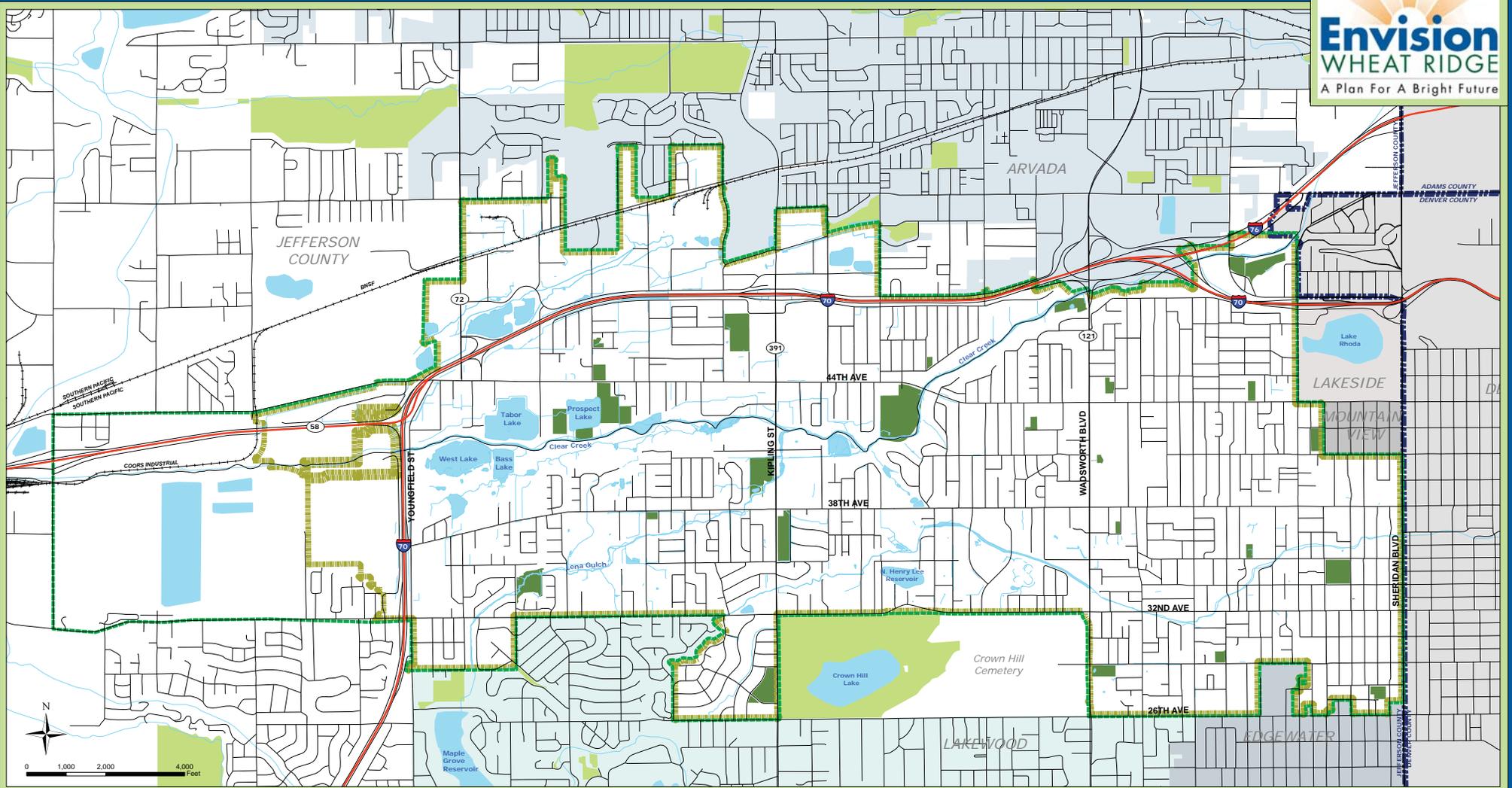


Figure B-10: Sanitation Districts

October 2009

Source: City of Wheat Ridge

PARKS AND OPEN SPACE



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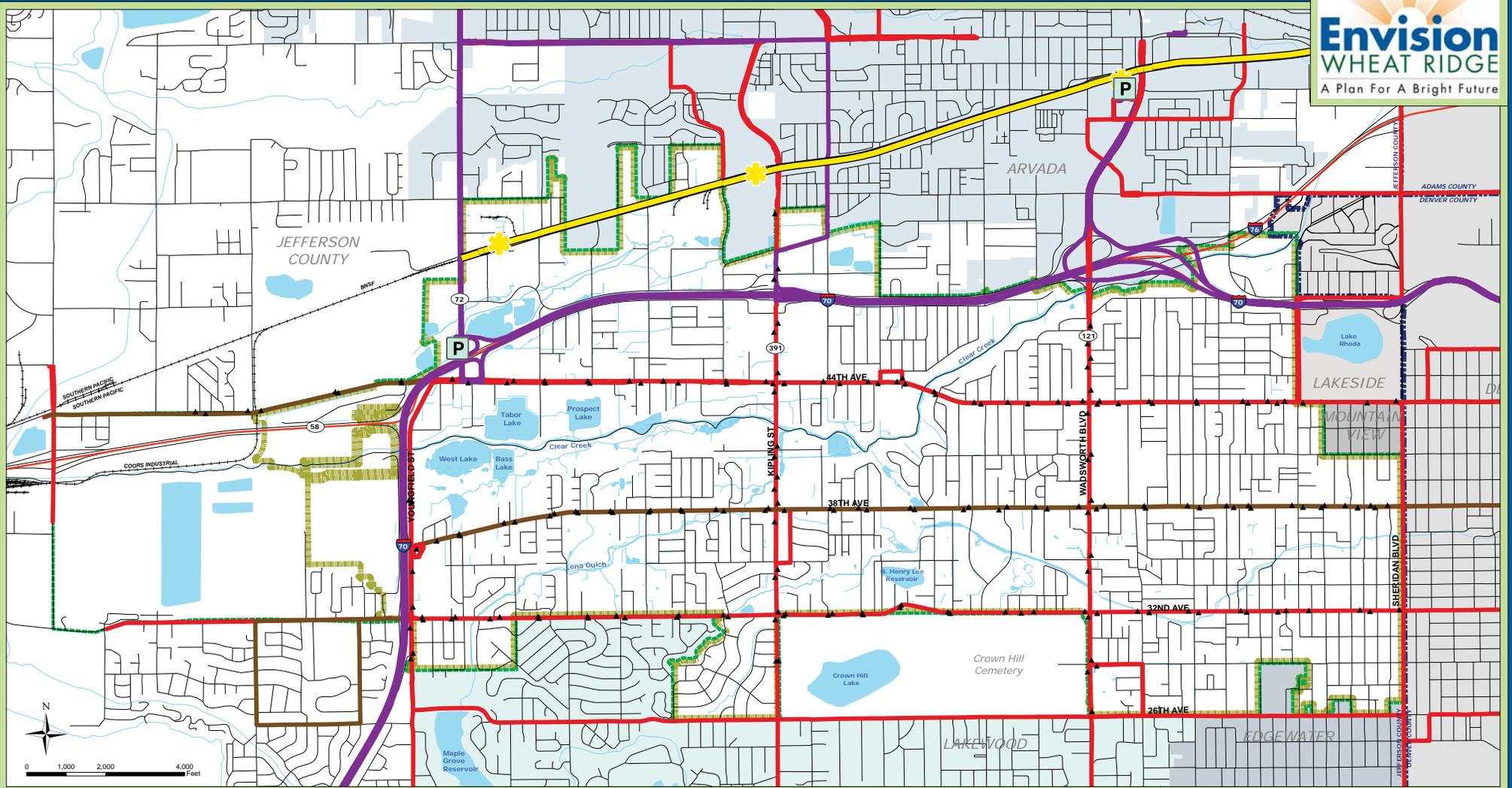
- Streets
- Major Roads/Highways
- Interstates/Freeways
- Railroad
- Rivers, Streams, Ditches
- Wheat Ridge City Limits
- Urban Growth Area
- County Boundaries
- City of Wheat Ridge Parks
- Jefferson County Parks and Open Space and Other Municipal Parks



Figure B-11: Parks and Open Space
October 2009

Source: City of Wheat Ridge,
Jefferson County

TRANSIT ROUTES



Legend

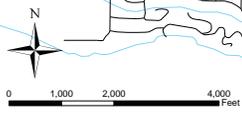
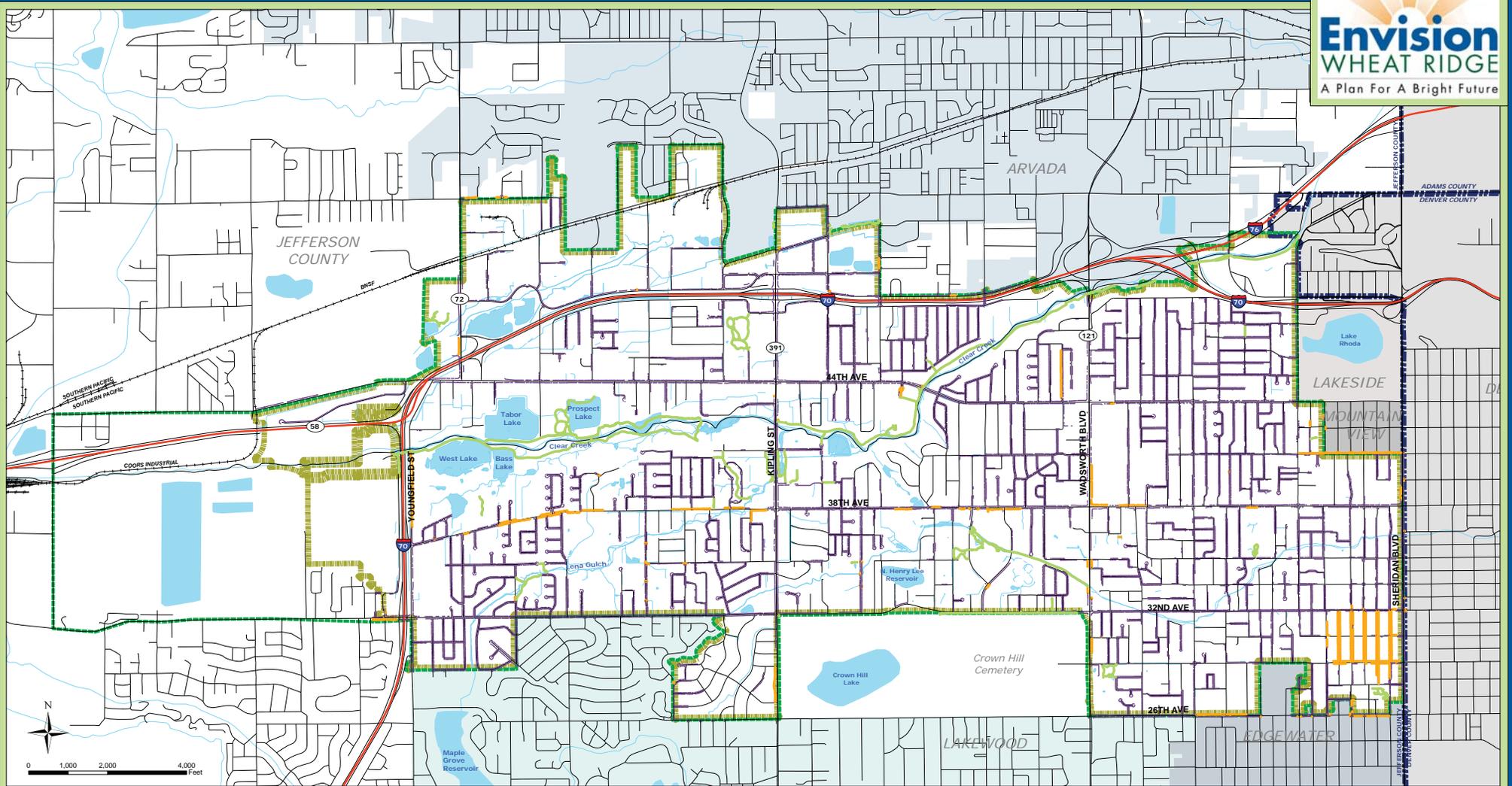
- | | | | |
|----------------------|--------------------------|-----------------|-------------------------------|
| Streets | Rivers, Streams, Ditches | Express RTD Bus | Future Light Rail - Gold Line |
| Major Roads/Highways | Wheat Ridge City Limits | Limited RTD Bus | Future Light Rail Station |
| Interstates/Freeways | Urban Growth Area | Local RTD Bus | Park 'N Ride |
| Railroad | County Boundaries | RTD Bus Stop | |



Figure B-12: Transit Routes

Source: City of Wheat Ridge, Regional Transportation District, Fehr & Peers

PEDESTRIAN FACILITIES



Legend

- Streets
- Major Roads/Highways
- Interstates/Freeways
- Railroad
- Rivers, Streams, Ditches
- Wheat Ridge City Limits
- Urban Growth Area
- County Boundaries
- Attached Sidewalk
- Detached Sidewalk
- Walk/Bike Path



Figure B-13: Pedestrian Facilities and Trails
October 2009

Source: City of Wheat Ridge

Appendix C - Economic and Market Conditions

Introduction and Overview

This Appendix contains information prepared by ArLand Land Use Economics to inform the Plan, and for reference and discussion at community and committee meetings: This Appendix is divided into the following presentation summaries:

- ♦ Fiscal Background and Projections Presentation;
- ♦ Market Requirements and Focus Areas Presentation; and
- ♦ Height and Density White Paper.



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City of Wheat Ridge Comprehensive Plan Update

Fiscal Background

Citizens Advisory Committee & City of Wheat Ridge
Wheat Ridge, Colorado

April 2009

Prepared by:

ArLand Land Use Economics

1934 S. Emerson St.

Denver, CO 80210

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HcdMg

Fiscal History

City Revenues

City Sales Taxes

Other Revenue Sources

Property Taxes

Overall Expenses

General Fund Expenses

Fiscal Projections

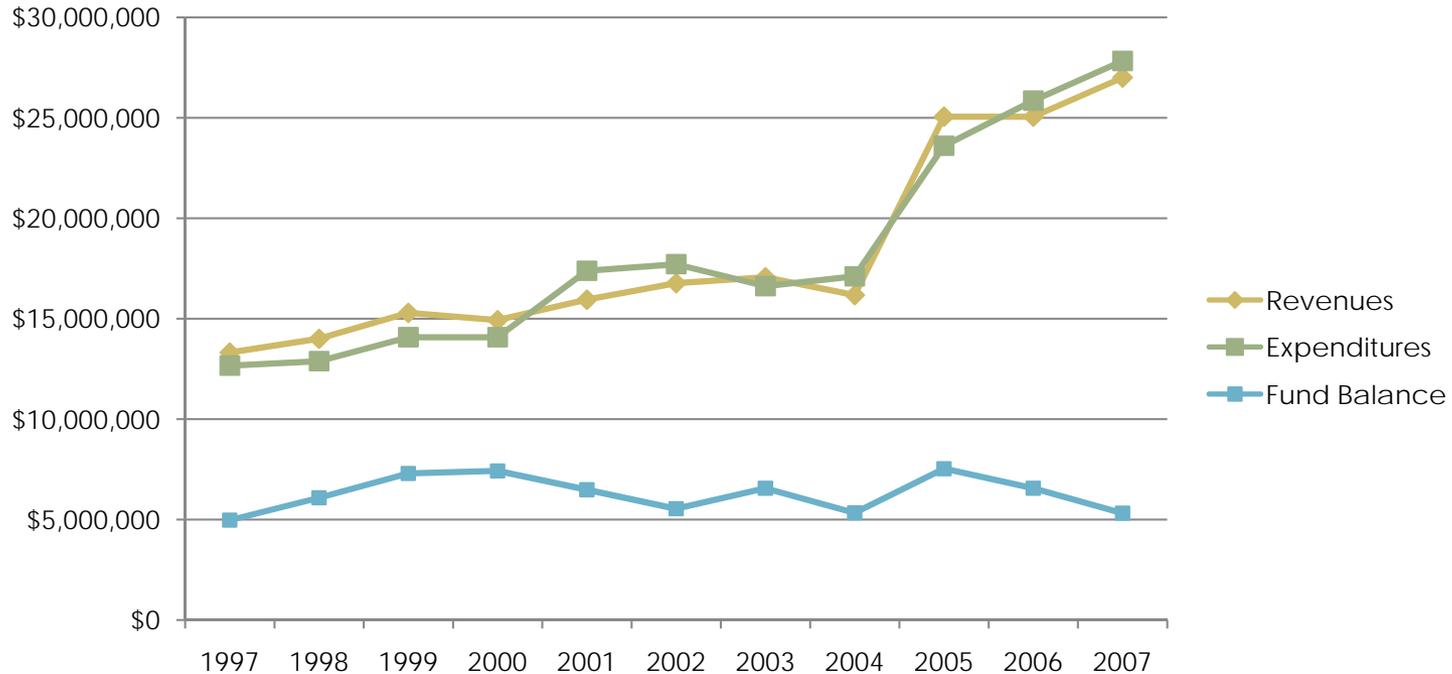
Current Response

Other Ideas?

Fiscal History

7!)

- The City of Wheat Ridge's current budget is about \$30 million.



Source: City of Wheat Ridge

City Revenues

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- 2009 City budget projections indicate that nearly sixty percent of general City revenues are expected to come from sales taxes.
- Reliance on sales taxes is a common issue / problem for Colorado cities.
- Wheat Ridge's largest sales tax contributors include supermarkets / grocery stores; public utilities / communications; general retail; liquor; restaurants.

Biggest Contributors to Overall Sales Tax Revenues

Food Stores	16%
Communications / Public Utilities	12%
General Retail	14%
Liquor	11%
Restaurants	10%
Hotels and Lodging	6%
Subtotal	69%
Other Retail and Service Categories	31%
Total	100%

Source: City of Wheat Ridge, ArLand

*based on average contributions 2004-2008



City Sales Taxes

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- Wheat Ridge's sales tax rate is low in the Metro Area at 3%.
- Its rate, however, is comparable with its immediate neighbors.

Additional components of sales taxes in Jefferson County:
state tax of 2.9%,
county tax of 0.5%,
RTD / stadium tax of 1.2%

City	City Sales Tax Rate
Wheat Ridge	3%
Lakewood	3%
Golden	3%
Arvada	3.46%
Lakeside	2.10%
Edgewater	3.50%
Denver*	3.62%
Westminster	3.85%
Northglenn	4%
Englewood	3.50%

Source: CO Dept. of Revenue, ArLand

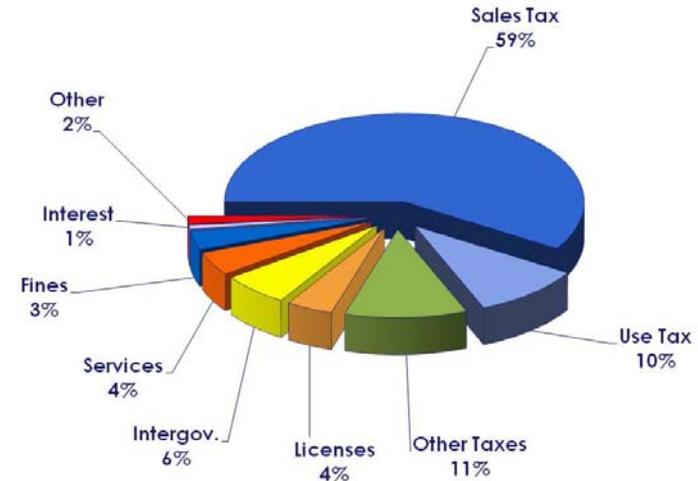
* 4% for food / drink for immediate consumption

7.25% for short term rental cars

Other Revenue Sources

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- “Use taxes” are based on construction.
 - ▣ The largest construction project is Exempla Lutheran expansion.
- “Other Taxes” include property taxes.
- “Franchise Taxes” include Xcel and other utilities.
- Based on projected 2009 budget.



Source: City of Wheat Ridge

Property Taxes

7!-

- Property taxes for City services in Wheat Ridge are relatively low at 1.83 mills.
- Mill levies can be raised to help pay dedicated infrastructure and other public costs within special districts
- For example, overall mill levy in Denver West is about 130. Wheat Ridge (depending on location) is in the 80s.
- Additional mills go to the County, schools, urban drainage, sanitation, fire, other dedicated services.

Property Tax Example

Actual Value X Assessment % =
Assessed Value X Mill Levy (per
\$1,000) = Annual Local Taxes Due

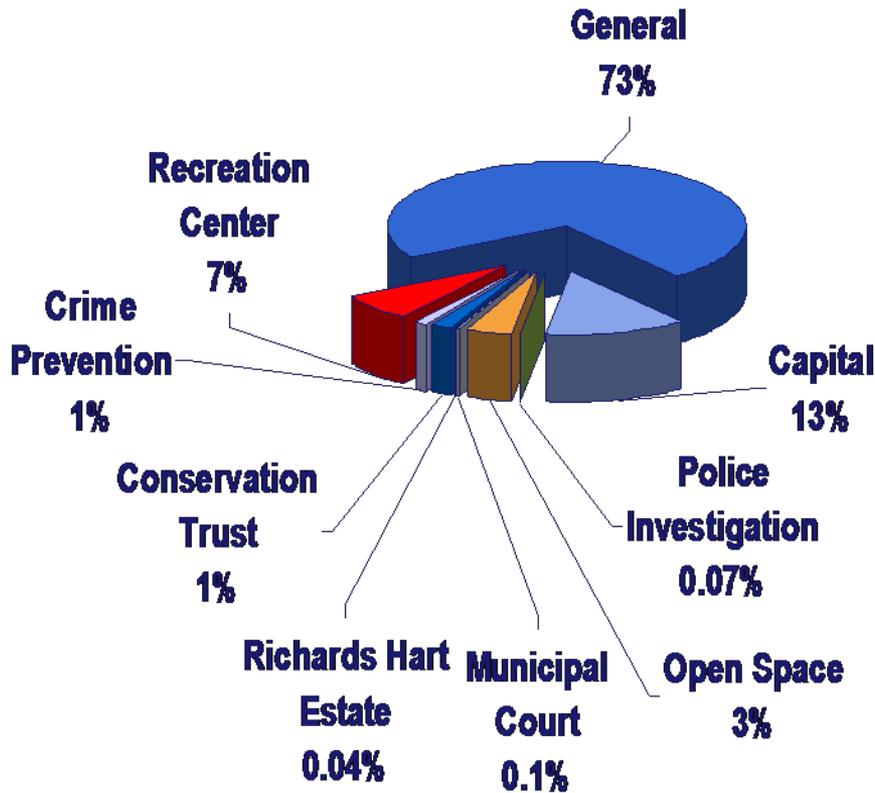
*For Property with a market value
of \$500,000*

\$500,000 X 29% (commercial
assessment) and 1.83 mills is \$265
to the City

\$500,000 X 7.96% (residential
assessment) and 1.83 mills is \$73
to the City

Overall Expenses

71%

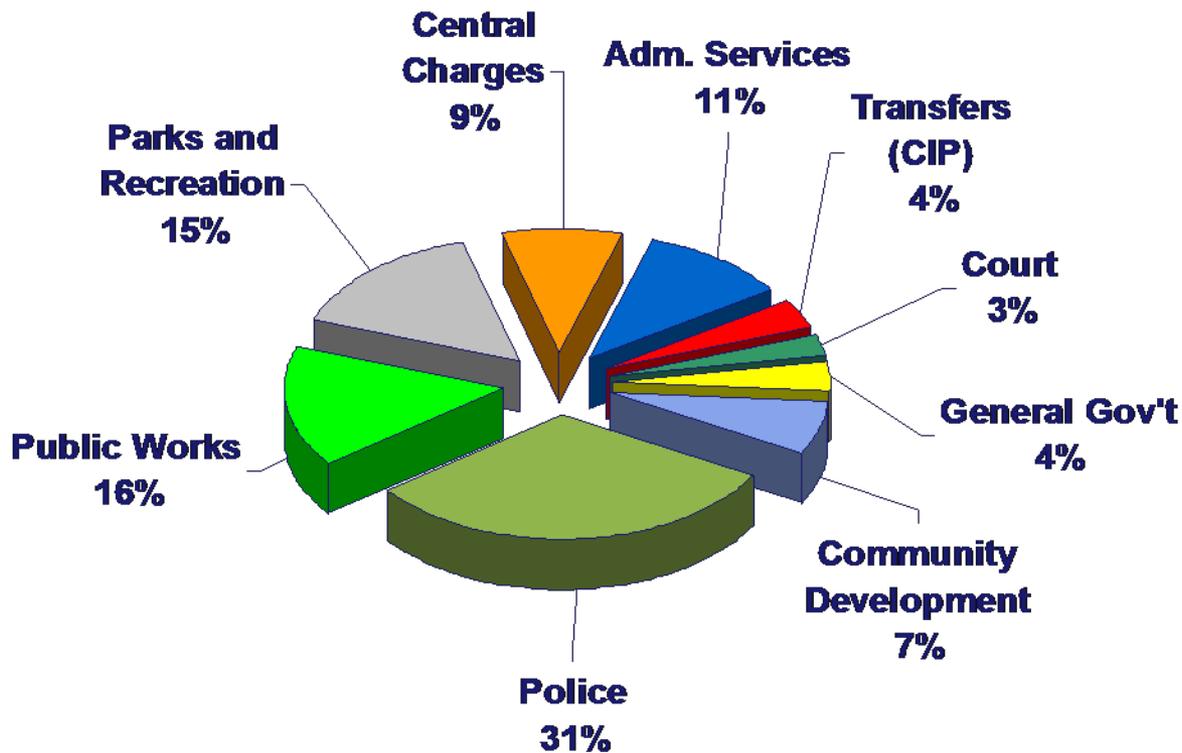


General Fund expenditures are 73% of all expenses

Source: City of Wheat Ridge

General Fund Expenses

71%



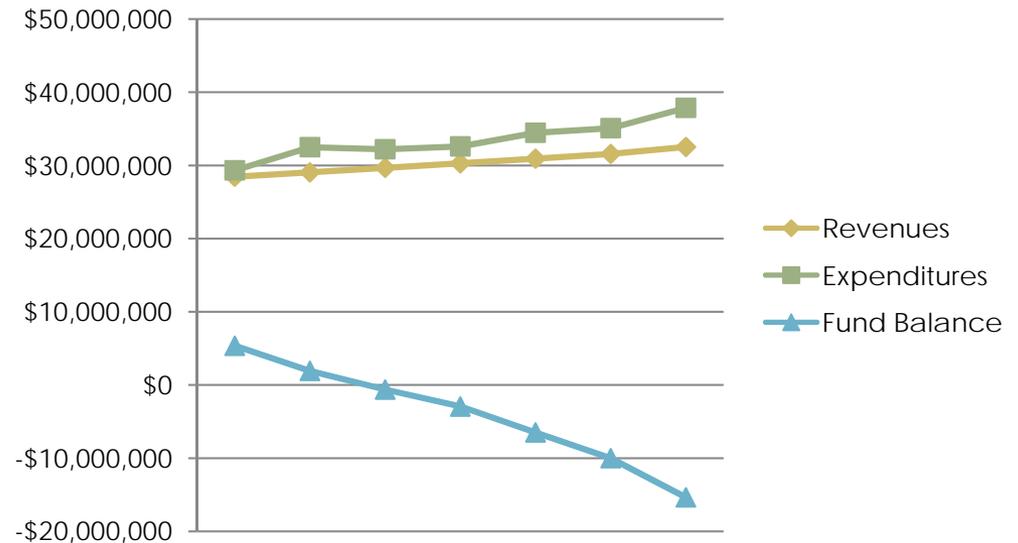
The General Fund includes the Police, Public Works, Parks and Rec, Community development, General Government (legislative, city manager, attorney.) Central charges includes insurance and administrative expenses.

Source: City of Wheat Ridge

Fiscal Projections

7!%&

- Current City budget projections extrapolate past budget and expense trends.
- Trends indicate that expenses are outstripping revenues, resulting in the need to dip into the Fund Balance (reserves).
- Projections indicate potentially no reserves by 2010.



Source: City of Wheat Ridge

Current Response

7!%

- City is cutting costs (postponing purchases and capital expenditures)
- Significant efforts have been directed toward increasing revenues (attracting / retaining retail).
- Current challenges presented by challenging retail environment and the potential for existing supermarket-based retail to move to adjoining City.



Other Ideas?

7!%(

- **General**
 - Sales taxes
 - Property Taxes
 - Greater Efficiencies

- **Specific to a Need**
 - Sales taxes
 - Tax Increment Financing in URAs
 - Public Improvement Fees
 - Property taxes
 - Additional mills in metro districts
 - Targeted fees for specific projects
 - Special Districts / Authorities
 - Public / Private / NonProfit Partnerships
 - Others

City of Wheat Ridge Comprehensive Plan Update

Market Requirements and Focus Areas

Citizens Advisory Committee & City of Wheat Ridge
Wheat Ridge, Colorado

May 2009

Prepared by:

ArLand Land Use Economics

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Denver, CO 80210

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Requirements

Neighborhood, Community, Regional Retail
Multi-Family Housing, Senior Housing, Hotels, Office
Industrial, Mixed Use Developments

Locations

38th Avenue
Supermarket based Centers
I-70 / Kipling
Cabela's area
Wadsworth Corridor
Ward Road / TOD

Neighborhood Oriented Retail

7!%

- Market Requirements
 - Need economic/activity generator(s); usually needs multiple generators.
 - Generators are “catalysts” for activity and are regional draws. Great restaurants, civic activities (libraries), some commercial activities can be helpful.
 - Pedestrian orientation / good urban design / streetscaping / architecture provide platform
 - Benefit from activities / events (ie art walks, Farmers markets, other special events)
 - E. 29th Town Center at Stapleton is 170,000 square feet (including second floor office)
 - 32nd and Lowell is about two blocks long



Community Retail – Supermarket Centers

7!%

- Market Requirements
 - Typically like corner locations along highly travelled corridors in close proximity to residential neighborhoods.
 - Prefer residential neighborhoods all around (360 degrees)
 - Visibility and access are important
 - Smaller centers 5-15 acres with 1 or 2 anchors. 50,000 to 150,000 sf of retail. Anchor comprises 30-50% of total space. 1-3 mile trade area
 - Larger centers 10-40 acres with 2 or more anchors like a supermarket / drug store, discount apparel, etc. 100,000 to 350,000 sf of retail. Anchor comprises 40-60% of total space. 3-6 mile trade area.



Regional Retail

7!%

- Market Requirements
 - Regional access extremely important
 - Regional and super-regional centers are at least 400,000+ sf of retail on 40+ acres with at least 2-3 anchors which comprise 50-70% of total retail square footage. Trade area is at least 5 miles+.
 - Colorado Mills is estimated at 130-200 acres
 - Belmar (entire development) is about 100 acres.....but has generated twice as much retail on its periphery
 - Jefferson County portion of market is not dense (abundant open space)



Multi-Family Housing

7!&\$

- Market Requirements
 - Would like / need proximity to same type of services as single family residences
 - Can be found in “buffer areas” between single family and other (commercial) uses / busy streets
 - “New” multi-family housing types not found in Wheat Ridge
 - Relatively recent multi-family:
 - Water Tower Village in Arvada approximately 3-4 stories
 - Highlands Garden Village: densities at 13 to 54 units per acre with lower densities at edges and higher densities toward the center



Senior Housing

7!&

- Market Requirements
 - Potential demand with growing senior population
 - Exempla Lutheran has a continuing care campus in Arvada (with plans to upgrade) and plans for facilities at Exempla Lutheran Southwest (C-470 and Bowles); no plans for senior facility in Wheat Ridge
 - Recent development trend has seen large planned campuses with continuum of care and need for large land area
 - Potential market for smaller facilities in infill areas; multi-story
 - Can be found in “buffer areas” between single family and other (commercial) uses. Can be an important component of a mixed residential / mixed use area
 - Affordability important



Hotels

7!88

- Market Requirements
 - Exempla Lutheran generates some demand; clients go to Golden, Denver
 - Cabela's helps generate demand for the leisure traveller
 - Need for additional commercial generators in market to help bolster occupancies.
 - Current occupancies do not seem to justify new hotel although may be related to current problems at I-70 / Kipling hotels
 - Related services (ie upscale restaurants) hard to find in Wheat Ridge
 - Highway visibility / accessibility
 - Can be standalone or part of mixed use development



Office

7!&

- Market Requirements
 - Exempla Lutheran creates some demand for office buildings
 - Some office buildings should be on campus
 - Others can be off-campus ie 38th, Wadsworth, 44th
 - Many existing office buildings are 1 story
 - Newer buildings in market area are up to four stories, 40 to 55,000 square feet
 - Exempla Lutheran has built up to 8 stories



Industrial

7!&

- Market Requirements
 - Demand for light industrial is strong
 - Appropriate land for this use is scarce (good access, relatively inexpensive)
 - Use tends to be land intensive with need for large warehouse space



Mixed Use Developments

7!&

□ Market Characteristics

□ Size:

- Belmar: about 100 acres
- Arvada New and Olde Town: 430 acres
- Highlands Garden Village: 26 acres

□ Land Uses

- Belmar: 1,300 residences, regional retail, grocery store, office, theatre, parks, structured parking
- Arvada: Regional retail, refurbishment of historic olde town commercial buildings. Recent new development includes: 600 residential units, Olde Town Square (library), Grandview office / retail center and Jehn office building
- Highlands Garden Village: 300 mixed income residential units, 90,000 sf of retail / commercial and civic

□ Project Cost:

- Belmar: \$186 million
- Highlands Garden Village: \$100 million

□ Project Financing:

- Tax Increment Financing played the most substantial role
- Belmar and Arvada Olde Town located next to substantial regional retail



38th Avenue

71&*

- Wheat Ridge Cyclery and proximity to Safeway are helpful
- Not likely to attract specialty and other supporting retail without having additional economic catalysts in place
- Physical challenge for retail:
 - Long and narrow parcels: parcels are 200 to 250 feet deep (38th east of High)
 - Denver's 32nd and Lowell parcels are about 60 to 100 feet deep
 - Difficult to use entire parcel for retail
- Potential to start with office building development
- Vacant land: 2 acres



Supermarket-based Centers

7!&+

- Supermarkets in the Applewood Center, 38th & Wadsworth, 38th & Sheridan
- Sheridan location is generally good, but too small for retailer's current requirements
- If King Soopers moves, may be difficult to backfill given retailers' current programs
- Sunflower is at 38th and Tennyson in Denver (< 2 miles) and 77th and Wadsworth in Arvada (< 5 miles)
- Super Wal-Mart also fills the supermarket niche and could be addition to market area
- Vacant land: 0 acres



I-70 /Kipling

7!&

- Both I-70/Kipling and Cabela's potentially good regional retail locations
- Visibility may be an issue
- Redevelopment area: densities may be important to help generate money to fund infrastructure
- Mixed use corridor with office, hotel, residential mixed use in a new "town center"
- Exempla employees formerly lived in Wheat Ridge. No "appropriate housing" in area currently
- I-70/Kipling Vacant Land: 20 acres



Cabela's

71&

- Good regional access and visibility is primary criterion for regional retailers. Visibility of this site may be an issue for some.
- "Edge" of the regional area
- Cabela's may help attract other larger regional retailers interested in the Denver market.
- Other anchors (ie relocation of Wal-Mart) would provide a powerful draw for other smaller retailers / jr. boxes to co-locate
- Vacant land: 162 acres



Wadsworth Corridor

7! %

- ❑ Major regional North-South thoroughfare
- ❑ Corners appropriate for community centers
 - ❑ Safeway is at 38th and Wadsworth
- ❑ Some potential for additional office along Wadsworth Corridor
- ❑ Highway oriented retail
- ❑ Multi-family / senior housing
- ❑ Vacant land: 12 acres



TOD / Ward Road

7! &

- Arvada Ridge TOD (next station) is oriented to higher density residential in an industrial / residential environment
- Demand in market for r&d and high tech space. Need for lab space which can consume a lot of land.
- Densities are important to help generate money to fund infrastructure
- Future spillover from Arvada Ridge residential?
- Live / work (Boulder Transit Village)
- Vacant land: 32 acres



Height and Density – June 2009

Background

Wheat Ridge has had difficulty attracting strong households, is increasingly not supplying the goods and services residents want, and has begun to lag economically (Source: NRS). Neighboring communities have attracted the strong households and supporting goods and services, etc. that Wheat Ridge should be getting.

- Public policy and the development process are important components of the “market” particularly when a developer is comparing potential development sites in different jurisdictions. The Wheat Ridge “market” is as much comprised of its regulatory framework and process (the ease or difficulty of development) as other factors typically evaluated. Additional time spent in the development process translates to higher development costs.

Regulatory Competitiveness

Specific height and density limitations aside, the charter restriction is found in no other neighboring community.

- It paints Wheat Ridge as a “development unfriendly” location in a localized market that is perceived as non-competitive making development and redevelopment that much more infeasible.
- It adds potentially significant cost, time, and regulatory burden on developers.
- “Normal” public and development processes are generally effective in responding to neighborhood concerns.

Economic Development

Infill sites are inherently more expensive to redevelop due to physical, infrastructure, political, and community issues when compared to greenfield sites. Redevelopment is justified when land costs can be partially offset and/or when project revenues have increased to a level when a developer’s fee and profit is approximately 20% of total development costs.

Costs of development made initial site acquisition at Highlands Garden Village, for example, twice the price of comparably sized greenfield land. That difference can be partially offset by additional density. Developers and the public sector, also, sometimes need to partner on these types of development sites so that the redevelopment “burden” is offset.

Without flexibility to accommodate additional height where necessary, Wheat Ridge has been unable to participate in new housing and economic development opportunities. That one additional floor can accommodate those additional units or square footage that can create the difference between profitability and projects that don't pencil financially.



- Exempla Lutheran worked within current charter limitations when designing their new building, although they have indicated that there was the potential for a slightly taller building. In a case like this, where some flexibility and a sensitive design might have been helpful, the charter limitations resulted in fewer services, jobs and lost opportunities.
- The development of urban, mixed use housing and services has largely responded to large-scale demographic shifts occurring as baby boomers age, and their kids move out of the house, household sizes get smaller, and "non-traditional" (ie nonnuclear family) household types become the majority. These new households are demanding a different set of services and housing types than seen previously or what is offered currently in the City. Charter limitations negatively impact the potential for this type of development to take place.

Current and Future Market

Regional projects in Arvada, West Denver, and Lakewood have helped define the local market. Wheat Ridge is currently a 3 story residential market and 5-8 story commercial market

West Denver and Jefferson Counties are slowly transitioning, however. As land area gets built out, pressure for higher density begins to build. Neighboring communities are proactively planning for a scenario where higher density development occurs in key locations within their boundaries.

- The City of Arvada will soon initiate a public process to update their zoning code to accommodate and be flexible to future desired height and density demand. A maximum of six stories is being envisioned for the "New Town" area of Arvada (south of Olde Town). At Arvada Ridge, 3-8 stories is envisioned for the development in the area which would include a mixed use core with residential densities in the range of 20-60 du/ac. The Arvada Ridge developer is planning to break ground by the end of 2009.

Arvada and others (ie Lakewood, Westminster) are working to set the development and regulatory framework to be flexible and responsive as the market turns around, shifts in demographics occur, and the Denver regional transit system builds out.

There are often lags between policy enactment and development in the market. As the market recovers, higher density projects will become more prevalent in suburban markets in key locations....particularly in those markets where there is a positive regulatory framework in place and a public sector and community open to working with private developers.

Appendix D – Plan and Policy Summary

Introduction

This Appendix summarizes existing City of Wheat Ridge plans and policies and is intended to reflect the entirety of other plans and policies that relate to this plan. The plans and policies included in this summary include:

- ♦ Comprehensive and Subarea Plans;
- ♦ Regulations and Standards;
- ♦ Urban Renewal Plans;
- ♦ Transportation Plans;
- ♦ Other Related Plans and Studies.

Comprehensive and Subarea Plans

City of Wheat Ridge Comprehensive Plan

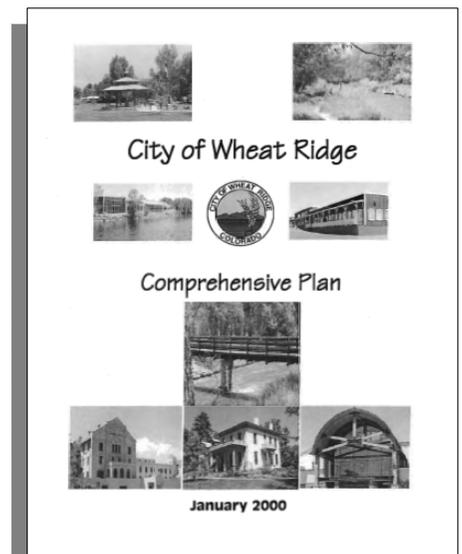
Date: 2000, Amended in 2004, 2005, 2006, and 2007

Prepared For/By: City of Wheat Ridge; Community Matters, Inc.

Location/Study Area: Incorporated city, unincorporated areas within Urban Growth Area

Background and Purpose

The Wheat Ridge Comprehensive Plan sets forth the community's vision for the future and serves as a guide to development. The plan contains a vision, focusing on "retaining the community's link with



its rural past by preserving the City’s unique qualities: the community’s diverse neighborhoods; the mix of natural areas, wildlife habitat, open space and the Clear Creek Greenbelt; as well as physical evidence of the City’s agricultural heritage.” It focuses on enhancing the “overall quality of life.” The overall community goals identified in the Comprehensive Plan (on page 1-3) are:

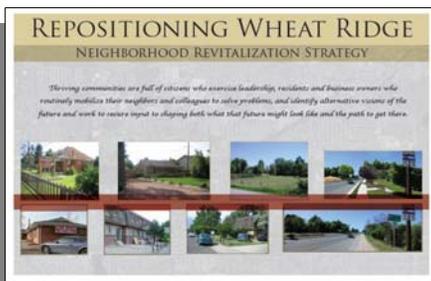
1. Commit to quality development and redevelopment of land within the City of Wheat Ridge.
2. Preserve and enhance Wheat Ridge’s neighborhoods.
3. Recognize that parks and open space in the City of Wheat Ridge are valuable, limited resources that should be preserved for the enjoyment of all citizens.
4. Encourage intergovernmental cooperation on issues with regional impacts and nurture interaction between all members of the community.
5. Continue to provide quality community services, facilities, and amenities in Wheat Ridge.
6. Encourage alternative transportation opportunities.
7. Make every effort to make pedestrians and bicyclists feel safe and comfortable throughout the City of Wheat Ridge.
8. Continue to provide opportunities for meaningful public involvement in decisions that affect the quality of life in Wheat Ridge and encourage involvement.
9. Limit industry to the development of light industry that will add to the tax base and provide jobs for local residents.
10. Improve and upgrade the quality of infrastructure in the City.
11. Promote and foster quality small businesses in Wheat Ridge.

Key Recommendations/Goals

The Comprehensive Plan contains six components with corresponding goals and policies as follows:

1. The Land Use Plan, with goals focusing on ensuring a low rate of population growth.
 - a) Land Use Plan (map) and residential neighborhoods and no density proposed to be higher than 16 units per acre (in the PUD category)
 - b) Commercial – how it “fits” with the rest of the community
 - c) Environmental Quality
 - d) Aesthetics – physical, design elements, landscaping, housing – density, balance
 - e) Managing Change – type of growth
2. Community Character
 - a) Enhancing Wheat Ridge’s Distinctive Identity

- b) Preserving Wheat Ridge’s Cultural Legacy and Small Town Spirit
 - c) Maintaining Quality of Neighborhoods
 - d) Height Limit/Preserving Mountain Views
 - e) Natural Habitats and Trees
 - f) Community Involvement (strong, caring, compassionate)
 - g) Diverse Physical Character
3. Community Amenities and Services
- a) Service and Facilities (Special Districts, Water Districts, Sanitation Districts, Fire Protection)
 - b) City Services
 - c) Police Protection
 - d) Parks and Open Space
 - e) Historic Resources (including historic ditches)
 - f) Arts and Culture
 - g) Welfare of Citizens – health care, medical, etc.
 - h) Life-Long Learning – education, library, etc.
4. Transportation. This chapter contains maps and policies for:
- a) Roads and classifications
 - b) Pedestrian network
 - c) Public transit
 - d) Traffic Calming
5. Sustainable Economic Development. The city defined economic development as desirable economic development and revenues. The chapter also contains redevelopment areas and enterprise zone maps.
6. Environs and Regional Cooperation also addresses Metro Vision 2020 Elements
7. Chapter 8 addresses implementing the Plan. Recommendation for critical actions included:
- a) Preserving low density residential character through standards and zoning.
 - b) A land use plan that reflects existing density.
 - c) Increasing landscaping requirements for commercial sites.
 - d) Developing commercial and residential design guidelines.
 - e) Encourage ownership of residential properties.
 - f) Increase EDARC capacity and efforts to monitor trends.



Repositioning Wheat Ridge: Neighborhood Revitalization Strategy

Date: July, 2005

Prepared For/By: City of Wheat Ridge; Winston Associates; CZB, LLC.; RRC Associates, Inc.; McCormick and Associates; Cornerstone Housing, LLC.

Location/Study Area: Citywide

Background and Purpose

The Plan sets forth strategies for Wheat Ridge to leverage its assets to regain its share of strong households and compete with neighboring communities. These strategies aim to help Wheat Ridge reinvent itself as a thriving, economically diverse community, with broad commercial and residential opportunities.

Key Recommendations/Goals

For Wheat Ridge to reposition itself it should follow the following set of recommended strategies. The framework for recommended strategies is divided into four categories: market, image, conditions, and capacity. The strategies to improve Wheat Ridge’s image are oriented around the following six activity areas:

1. Address visually unattractive/eyesore areas.
2. Create recognizable “gateways” to Wheat Ridge.
3. Increase the visibility of open space.
4. Promote/improve Wheat Ridge’s rural qualities.
5. Promote/improve Wheat Ridge’s historic qualities.
6. Market Wheat Ridge as a Community of Choice.

Four redevelopment areas/actions recommended are:

1. Redevelop the Wadsworth Corridor.
2. Accelerate and shape the development of 38th Avenue.
3. Develop 44th Avenue into an Orchard District.
4. Develop a Town Center.

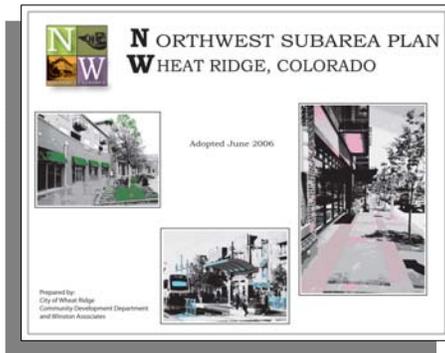
STRATEGIC THRUSTS					
GOAL	OBJECTIVES	MARKET	IMAGE	CONDITION	CAPACITY
REPOSITION WHEAT RIDGE	Fix what is holding Wheat Ridge back	Increase share of strong households	Improve perception of Wheat Ridge	Upgrade the physical conditions	Grow the ability of the community to manage change
	Create something great and special	Infill with above-market, new housing	Project a higher standard	Offer contemporary housing products	Utilize past success as a model (Rec. Center)
	Build on strength	Infill in easily recoverable areas	Leverage marketability of established neighborhoods	Encourage new products that are unique	Tap into proven leaders
	Generate scaled impact	Infill connected to other upgrades	Harness value of current strong owners and renters	Work at scale sufficient to tip submarket	Work where leaders reside or own businesses
	Link efforts in coordinated and comprehensive manner	Establish regulatory basis for high expectations through planning process	Upgrade public spaces adjoining private infill locations	Connect retail investments to strengthen neighborhood-serving businesses	

The plan contains the following recommendations:

- (1) All nine of the following strategies must be implemented:
 1. Develop market rate housing at key locations throughout the city.
 2. Acquire, upgrade, and sell out-of-date housing stocks throughout the city.
 3. Improve existing multi-family rental property throughout the city.
 4. Redevelop Wadsworth Corridor.
 5. Develop West 44th into an "Orchard District."
 6. Accelerate and shape the development along 38th Avenue.
 7. Develop a Town Center (with several sites recommended on page 30).
 8. Continue to increase the visibility and accessibility of Wheat Ridge open space.
 9. Develop identity signage and gateways and improve the city's general appearance (beautification).

- (2) Wheat Ridge must overhaul how the city and residents manage change.

(3) Wheat Ridge must create a public, nonprofit corporation capable of facilitating and encouraging appropriate development in Wheat Ridge.



Northwest Subarea Plan

Date: 2006

Prepared For/By: City of Wheat Ridge, Winston Associates

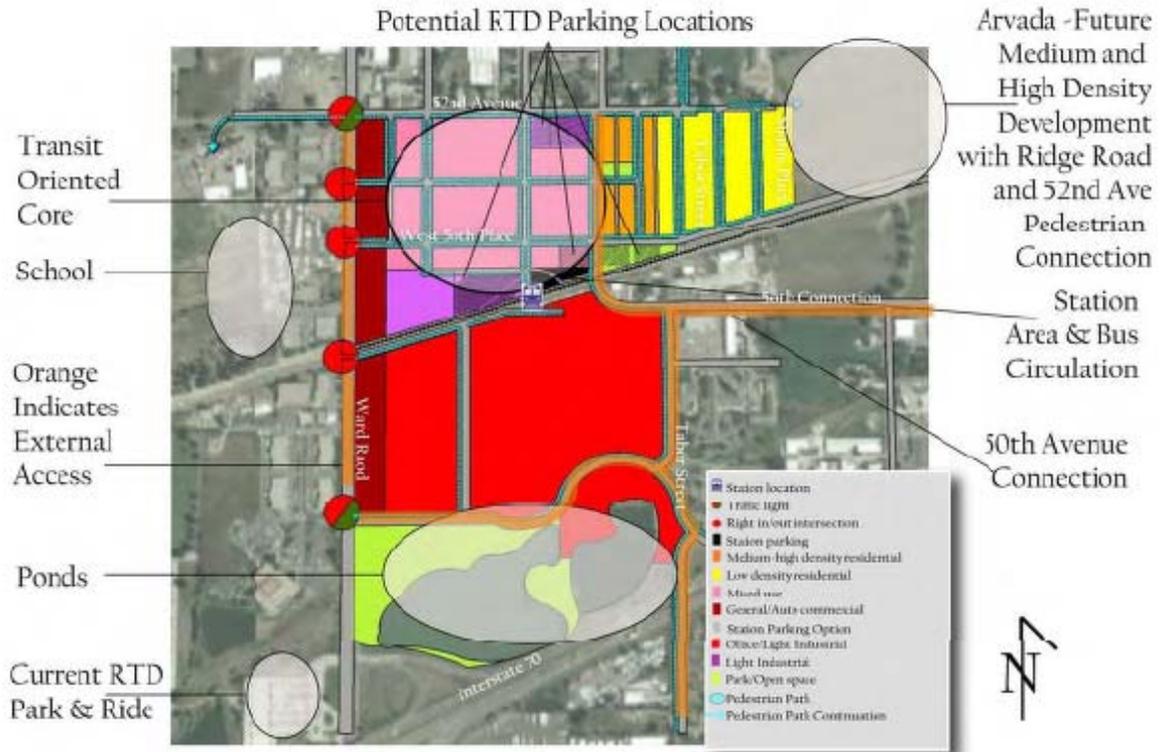
Location/Study Area: Northwest Subarea (generally bounded by 52nd Avenue to the north, Simms and Tabor Streets to the east, I-70 to the south and Ward Road to the west)

Background and Purpose

The Northwest Subarea is the first subarea plan developed as recommended by the Neighborhood Revitalization Strategy. The area is a priority to the city because of its location at a proposed Regional Transportation District (RTD) Gold Line transit station, and thus the potential development and redevelopment of transit-oriented land uses in the area to become a mixed-use “village” with a slightly urban character near the transition station, gradually transitioning to a more suburban character as it extends outward to the north and east to blend with the existing suburban character of adjacent neighborhoods. The plan describes the desired future subarea character in the area near the station as a tight-knit pattern of buildings and streets.

Future Land Use Plan

The following page shows the Preferred Land Use Map with a mix of uses including mixed-use around the core, general commercial and office/light industrial to the south and open space, and medium and low density residential to the east.



Key Recommendations/Goals

The following goals are identified in the plan and each supplemented by a number of policies to achieve the goal.

1. Encourage citizens, businesses, property owners and government to take an active role in providing an aesthetic and pleasant environment for all citizens.
2. Integrate elements of the natural environment into the built environment.
3. Complement and promote the City's image and identity through good urban design, City entry points and "gateway" designs, and the promotion of the visual arts.
4. Provide the proper land uses, densities, development forms and parking positions to take full advantage of area transit.
5. Participate in the development of a well-balanced transportation system to move people and goods in a safe, expeditious, and economic manner.
6. All development activities shall strive to provide a pedestrian environment that is safe and comfortable.
7. Allow current businesses in the area to continue use and keep buildings, but encourage redevelopment of the area.
8. Create incentives to encourage new development, infill, and redevelopment.

9. Ensure that parks, open space, and recreational facilities enhance the quality of life for the citizens and employees of the subarea.
10. Provide residents and businesses of the subarea with the highest level of public services and facilities.

Fruitdale Subarea Plan

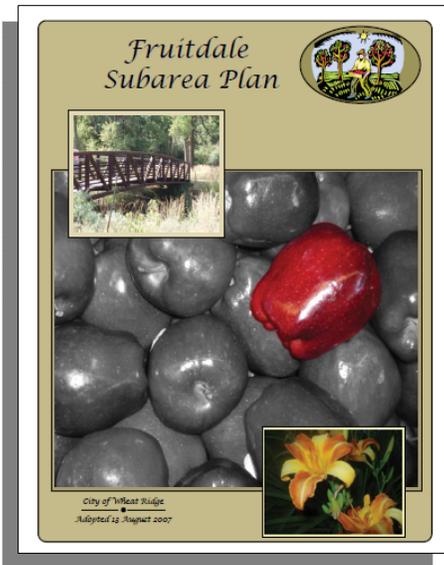
Date: August, 2007
Prepared For/By: City of Wheat Ridge
Location/Study Area: Fruitdale Area (generally the area with I-70 to the north, Clear Creek to the south, Lee Street to the east, and Tabor Street to the west)

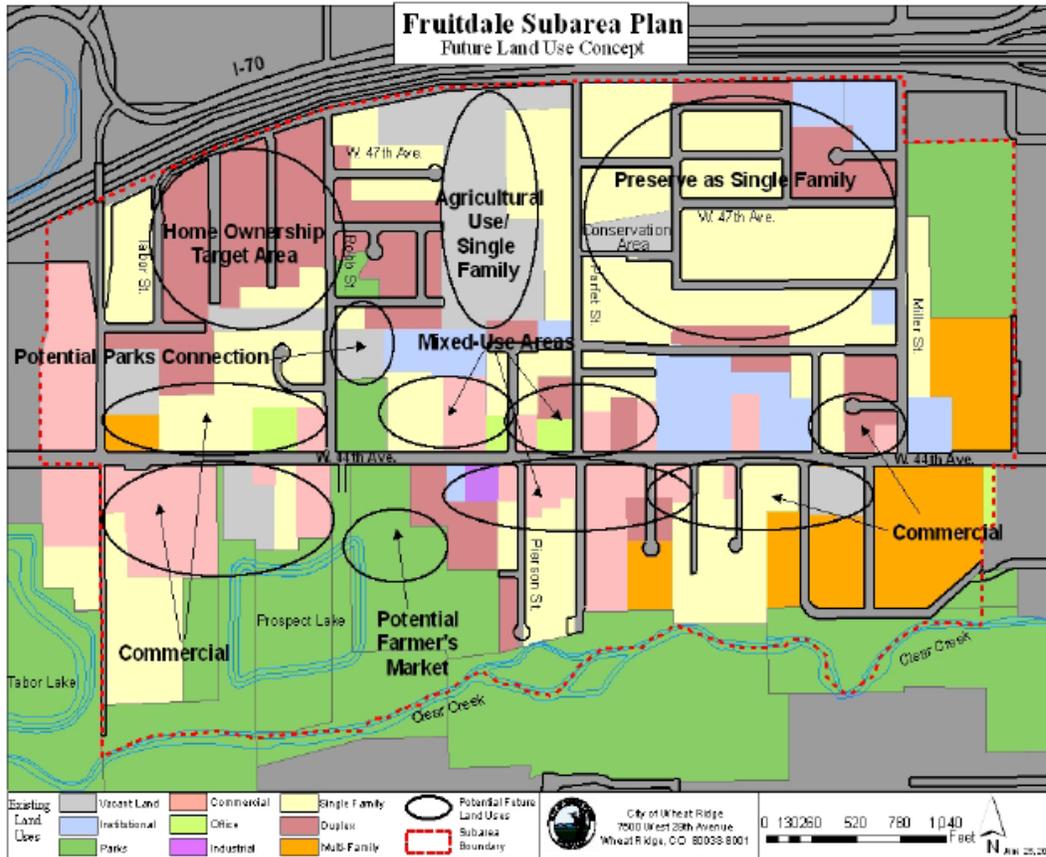
Background and Purpose

The Neighborhood Revitalization Strategy (NRS) recommended the creation of subarea plans for various locations, and identified priority areas for those subarea plans, including the Orchard District (now commonly referred to as the Fruitdale area). The purpose of the Fruitdale Subarea plan is to provide guidance and recommendations for future decision making in the area with the goals of preserving the positive aspects of the area and ensuring that future changes are beneficial both to the subarea and Wheat Ridge.

Key Recommendations/Goals

The Future Land Use Concept (map shown on the next page) is the basis for many of the plan goals and policies. The Future Land Use Concept recommends commercial development for properties along West 44th Avenue, with focus on redevelopment of the existing single-family homes fronting on West 44th Avenue. The concept also identifies a mixed-use neighborhood center at Parfet Street and West 44th Avenue with neighborhood-serving retail and commercial businesses. Single-family residential development is recommended on properties that do not front on West 44th Avenue.





Roadway improvements are recommended along West 44th Avenue as identified in the Concept Street Plan. Recommended improvements include a center turn lane, parkway, sidewalk and pedestrian facility upgrades, and addition of a bicycle path. Funding for these improvements is not identified in the plan.

Goals and policies include:

Land Use:

1. Support the redevelopment and revitalization of properties along West. 44th Avenue.
2. Explore developing West 44th Avenue with a “gardening theme” encouraging gardening, farmer’s markets, landscaping types of businesses.
3. Consider the creation and adoption of design standards/overlay zone for revitalizing and redeveloping properties in the corridor.
4. Improve and maintain the quality and condition of properties in the area.
5. Maintain and protect the existing established single family character of much of the area.
6. Encourage home ownership to improve the stability of the area.

Transportation

1. Improve pedestrian conditions in the area.
2. Work to address speeding problems along W. 44th Avenue.
3. Address traffic flow and safety issues in the area.

Parks and Recreation

1. Goals are very specific for the area, identifying particular property owners and properties.

Implementation high priority goals:

1. Working with Wheat Ridge 2020 and the City's Economic Development Division to inventory properties and determine the market feasibility of a gardening theme along the corridor.
2. Develop programs to encourage reinvestment in properties and to encourage clean-up and maintenance.
3. Develop an overlay zone and/or design standards for West 44th Avenue.
4. Improve and maintain the quality and condition of properties.
5. Improve traffic flow and safety; investigate traffic signal potential along West 44th Avenue and improve pedestrian crossings at key intersections.
6. Encourage the use of the use of Prospect Park and the Historical Park for city events (e.g., seasonal farmer's market) to bring visibility the area.

Wadsworth Corridor Subarea Plan

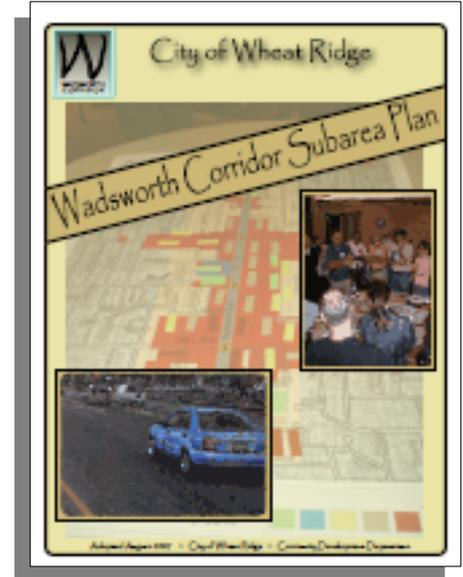
Date: August 2007

Prepared For/By: City of Wheat Ridge, Winston Associates

Location/Study Area: Wadsworth Boulevard, between West 26th Avenue and Interstate 70

Background and Purpose

The plan is one of the first rounds of subarea plans prepared as recommended by the Neighborhood Revitalization Strategy. The plan provides guidance for the future development and redevelopment along Wadsworth Boulevard, and provides a series of roadway design alternatives to establish a vision for the future of the road. The widening of Wadsworth Boulevard one of Colorado Department of Transportation's (CDOT) long-range projects, and the city's plan for the corridor will be considered in CDOT's planning and environmental study process.



Recommended Land Use and Roadway Design

Chapter 2 addresses roadway design alternatives and cross sections. The city prefers the road be kept as narrow as possible. The Future Land Use plan is addressed starting on page 9 and illustrated on page 10. It recommends a mix of general commercial and medium density mixed-use immediately fronting the road with residential uses away from the corridor.

Policies and Implementation Actions

The key features of the plan include:

1. Encouragement of the development of the Wadsworth Corridor, especially between W. 44th and W. 38th Avenues as a "town center," for Wheat Ridge:
2. Make it an attractive setting for shopping and civic functions and a mix of uses, convenient on-street parking, parking behind buildings, and broad sidewalks with pedestrian amenities.
3. Preserve the existing commercial street on the

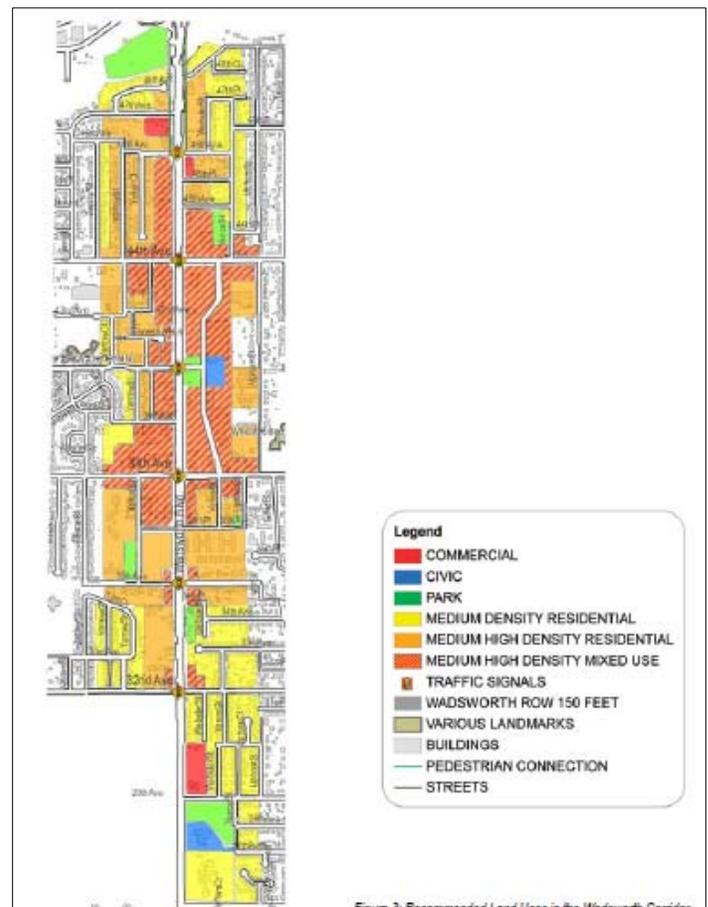


Figure 3: Recommended Land Uses in the Wadsworth Corridor

east side of Wadsworth Boulevard. Creation of links between existing north-south roadways between W. 44th and W. 41st Avenues on the west side of Wadsworth Boulevard.

4. Implement the Town Center Park, to provide an area for events and to serve as a central town center.
5. Encourage infill mixed-use development along both sides of W. 44th Avenue just east of Webster Avenue, and along W. 38th Avenue east of Wadsworth Boulevard.
6. Encourage a gradual increase in density and building heights closer to Wadsworth Boulevard to provide the critical mass of uses and residents to support the corridor businesses and prevent encroachment into the nearby neighborhoods.
7. Reliance on the Wadsworth Corridor Subarea Plan.
8. Increased connectivity.
9. Shared parking program.
10. Quality Design (subject to the Wheat Ridge Architectural & Site Design Manual)
11. Special District to implement the plan.
12. Higher Densities over commercial uses feathered (decreased) toward residential areas.

Regulations and Standards

Wheat Ridge Charter – Section 5.10.1 Building Height and Density Limitations

Date: Adopted in 1983

Regulations

The city shall not allow the construction of buildings or other structures to exceed maximum height or density limitations, by ordinance, resolution, motion, permit, other action or variance. Maximum building heights are specified by zone districts, which include:

- Residential, planned residential and agricultural districts: 35 feet
- Nonresidential districts including commercial, industrial and public facility districts: 50 feet
- Hospital district: 65 feet, but no more than 6 stories above grade on a minimum lot area of 50 acres.

The height limitations do not apply to church steeples, silos, decorative elements, solar devices, antennas or mechanical equipment, although City Council may establish height limitations

for these structures. In addition to the height limitations, the city cannot allow the construction of residential buildings in any zone district which exceed a maximum of twenty-one units per acre. Nursing homes are not required to meet the density maximum.

The Board of Adjustment has the power to interpret terms and definitions in the regulations and may allow a variance to maximum height, not to exceed ten percent, in cases of extreme hardship. More stringent height and density standards may apply in individual zoning districts.

Zoning and Development Code

Date: Current ordinance became law in 2001

Prepared For/By: City of Wheat Ridge

Background and Purpose

All properties within the City of Wheat Ridge are zoned. All land within Jefferson County was zoned in 1944. In 1969, when the City of Wheat Ridge incorporated, the pyramid zoning from the County was adopted for all properties that became a part of Wheat Ridge. The city revised the planned development regulations in 2007. In addition to setting forth zoning district regulations, the code specifies development review procedures, design standards, and subdivision and supplemental regulations.

The city is currently updating and reformatting portions of the zoning and development code, with a targeted completion date of summer 2010. The city's zoning code focuses primarily on Greenfield development and does not provide guidance on infill and redevelopment; many aspects of the current zoning regulations are difficult to apply because of the lack of applicable mixed-use districts, as well as setback, lot coverage, and other requirements.

Parks, Recreation, Open Space and Resource Plans

Parks and Recreation Master Plan

Date: November, 2006

Prepared For/By: City of Wheat Ridge, EDAW/AECOM

Purpose

The Master Plan will become the guiding document for the future as it relates to parks, trails, and recreation within Wheat Ridge. The plan includes a facilities inventory component. It also identifies Level of Service (LOS) for parkland and recreational facilities in the city based on population and geography. Ideally, each citizen should be within one-half mile of a neighborhood park and within one or two miles of a community park.

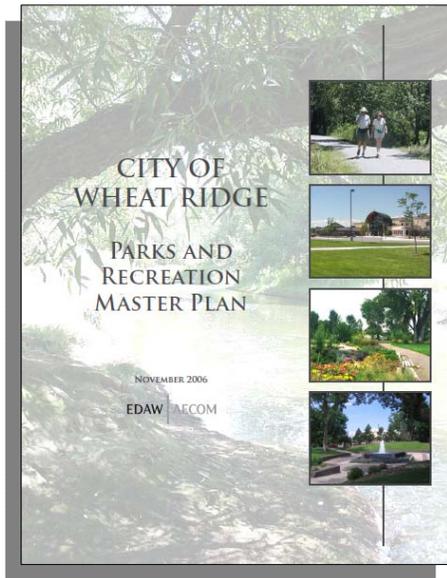
Community needs identified include:

- The continued development of parkland to meet standard levels of service;
- The need for upgrading certain facilities and amenities in various parks;
- The need for new trails and trail connections;
- The need for an upgraded aquatic facility; and
- The need for a park capable of handling large community events and performances.

Goals

Goals and objectives are in Chapter One of the plan:

- Goal 1: Provide a wide range of recreation, leisure, athletic, and cultural opportunities for all residents of Wheat Ridge.
- Goal 2: Leverage the assets provided by parks, recreational facilities, open space, trails, and other leisure amenities to promote reinvestment in and redevelopment of strategic areas of the city.
- Goal 3: Equitably distribute and conveniently locate parks, recreational facilities, and trails throughout Wheat Ridge.
- Goal 4: Provide safe, enjoyable, and comprehensive bicycle and pedestrian connections throughout Wheat Ridge.
- Goal 5: Develop and maintain parks, trails, recreational facilities, and open space at a high level of quality that is



appropriate for the location, the type of use and nature of the facility.

- Goal 6: Develop and maintain parks, trails, and recreational facilities in an environmentally sensitive manner.
- Goal 7: Develop adequate land acquisition, development, operations, and maintenance funding sources and tools to realize the Master Plan vision.

Recommendations

Recommendations focus on specific projects and improvements, starting with smaller near-term projects that can easily be implemented, while funding design and planning of larger-scale projects.

Smaller projects include: upgrades to playground equipment, shelter additions, signage replacements, trail connections, closure of Johnson Park and transformation into greenbelt.

Larger projects include:

- Repair and reconstruct of Anderson Pool as a phased project (and Master Plan),
- Expansion of recreation center to accommodate additional activities,
- Master plan for Prospect Park and the integration of the park into the Orchard District Sub-Area Plan,
- Integration of the Greenbelt corridor into overall community planning efforts,
- Completion of the Clear Creek trail,
- Establishment of a new trail corridor along Lena Gulch,
- Upgrades of joint use school-parks to serve underserved neighborhoods,
- Development of new parks in underserved areas where joint use school-parks do not exist, and
- Park amenity and facility upgrades.

Urban Renewal Plans

The 38th Avenue Corridor Redevelopment Plan

Date: October 2001

Prepared For/By: The City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority; Clarion Associates, HNTB Corporation

Location/Study Area: Properties along 38th Avenue between Wadsworth and Sheridan Boulevards

Background and Purpose

The Corridor Redevelopment Plan is an urban renewal plan pursuant to the provisions of the Urban Renewal Law of Colorado. The plan describes the framework for urban renewal projects and other activities to improve the viability of the 38th Avenue Corridor over a substantial period of time—up to fifteen years.

Corridor Redevelopment Plan Objectives

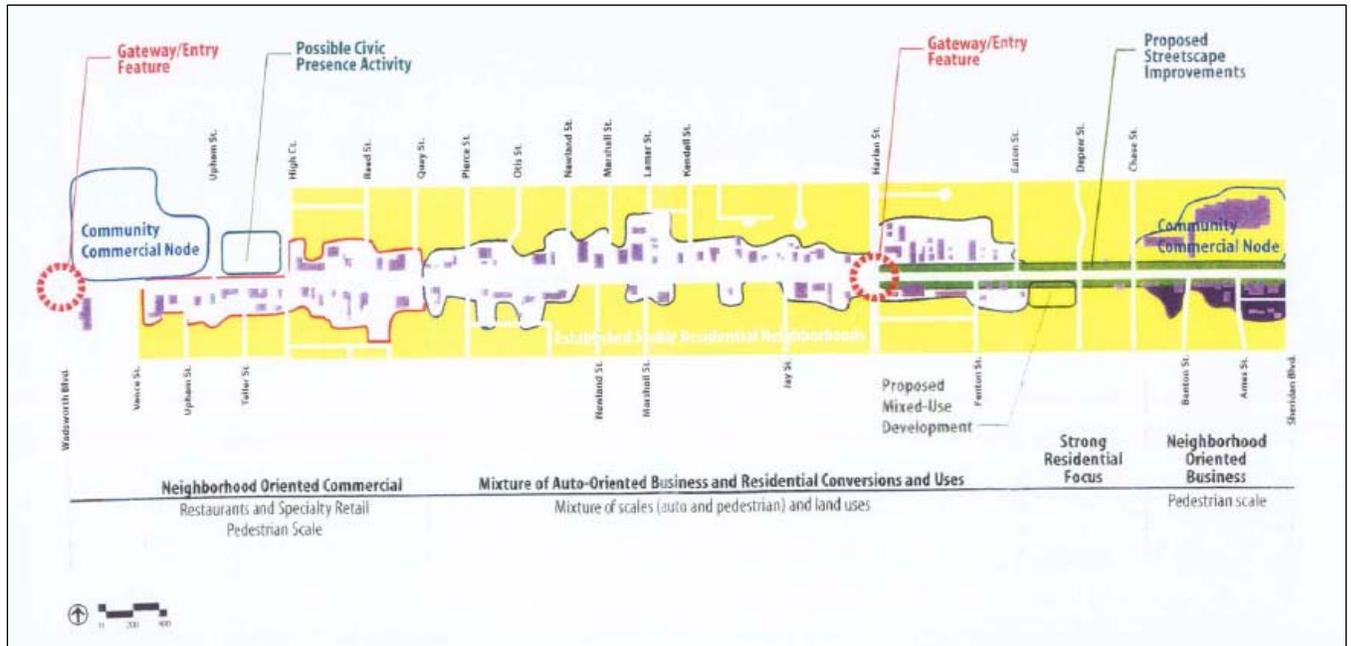
The objectives of the plan are:

1. To strengthen the identity of 38th Avenue as the city's "Main Street."
2. To promote a mixed-use development pattern designed to service the surrounding neighborhoods and community, to include a balanced mix of residential, retail and service businesses.
3. To improve pedestrian and vehicular circulation and safety.
4. To minimize pedestrian and vehicular conflicts.
5. To encourage retention and enhancement of existing businesses while creating opportunities for new complimentary uses.
6. To encourage new development and redevelopment that is compatible in scale and design with the existing character of the Redevelopment Area.

The plan recommends a number of tools and techniques and financing for the Urban Renewal Authority to undertake.

Land Use Concept

The plan contains a 38th Avenue Land Use Concept Plan, shown below, which suggests neighborhood-oriented commercial to the west, mix of auto-oriented businesses and residential conversions in the middle section and residential and neighborhood-oriented business focus to the east near Sheridan Boulevard. It also suggests gateway/entry features and civic activities.



West 44th Avenue / Ward Road Redevelopment Plan

Date: October 2001

Prepared For/By: The City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority; Arthur L. Anderson and Associates, Inc., Waterton Planning Group

Location/Study Area: Tabor Street to the east, Interstate 70 to the north, Youngfield Street to the west, and south of West 44th Avenue

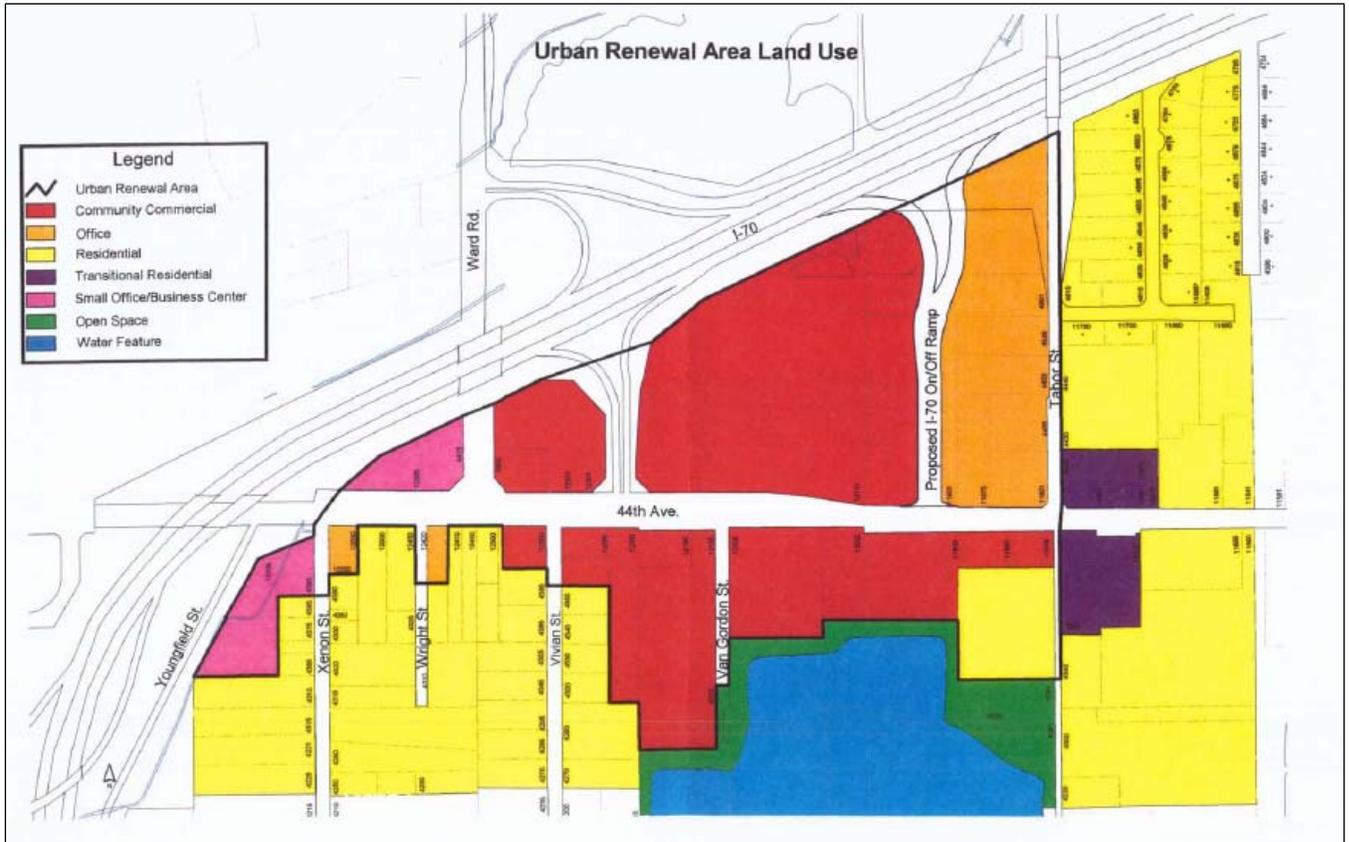
Purpose and Objectives

The plan was developed pursuant to the provisions of the Urban Renewal Law of Colorado, and to achieve the following purposes:

1. To eliminate the existing blighted conditions and to prevent the spread of blight by developing/redeveloping the area.
2. To implement the 2000 Wheat Ridge Comprehensive Plan to ensure orderly growth of the city.

3. To stimulate the redevelopment of underutilized commercial land in the area.
4. To improve conditions and correct problems in the area related to vehicular and pedestrian access, traffic, pedestrian and bicycle circulation, public utilities, drainage, environmental contamination, public safety, and public amenities.
5. To develop an implementation strategy that encourages private developers to follow an approved development master plan and design guidelines and work with the Authority to redevelop the area.
6. To assist in developing the economic potential of the area, through the attraction of capital investment, retention and expansion of existing business and maintaining a competitive regional position thereby providing employment and strengthening the city's economic base.
7. To afford the private sector full opportunities to participate in the development/redevelopment of the area.
8. To ensure that the existing and proposed development is sensitive to surrounding residential neighborhoods.
9. To develop projects which reflect an image of quality development, through good landscaping and design.
10. To provide a fair and equitable relocation plan for existing businesses.
11. To eliminate blight and prevent the spread of blight by developing/redeveloping the area in compliance with the Act.
12. To engage in all undertakings and activities in compliance with urban renewal law.

The plan contains an Urban Renewal Area Land Use plan on the following page.



The Wadsworth Boulevard Corridor Redevelopment Plan

Date: October, 2001

Prepared For/By: The City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority; Clarion Associates, HNTB Corporation

Location/Study Area: East and west sides of Wadsworth Boulevard from West 35th Avenue to West 45th Avenue

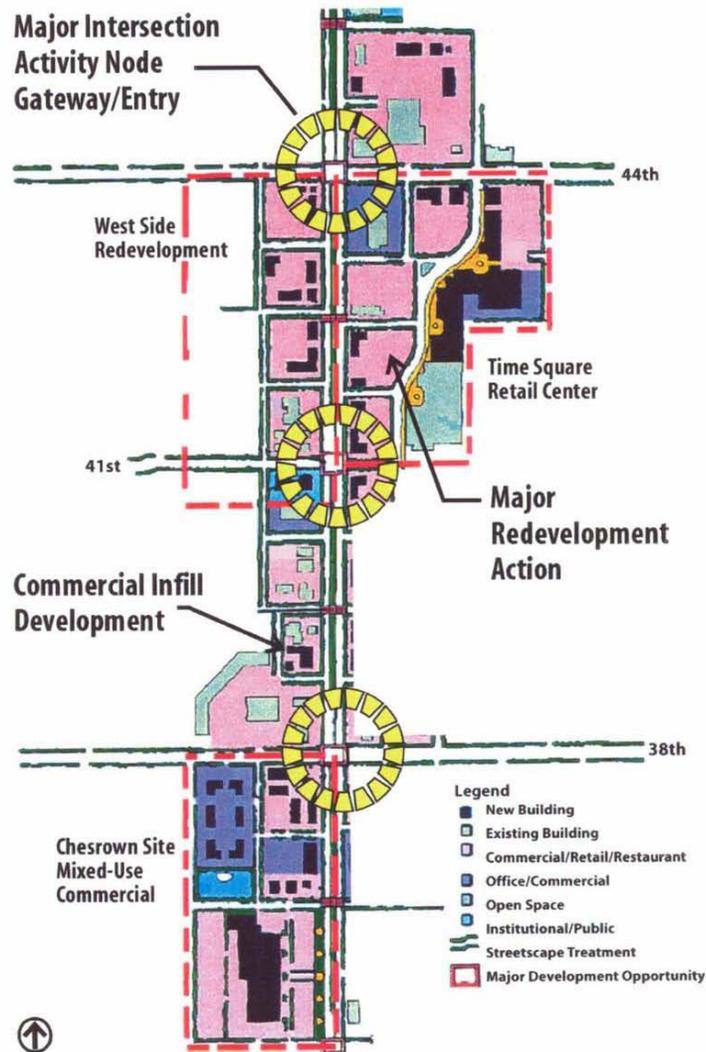
Background and Purpose

The Corridor Redevelopment Plan is an urban renewal plan pursuant to the provisions of the Colorado Urban Renewal Law, prepared based on the finding of blight. The plan describes the framework for urban renewal projects and other activities to improve the viability of Wadsworth Boulevard over a ten to fifteen year period. The findings and recommendations are consistent with the key aspects of the Wadsworth Corridor Subarea Plan.

Redevelopment Plan Objectives

The objectives of the plan are:

1. To provide a framework that encourages private development opportunities.
2. To encourage the development of uses that serve a regional market area as well as the continuation of uses that serve specific local market demands.
3. To improve vehicular circulation and pedestrian movement.
4. To encourage new development and redevelopment with superior urban design features.
5. To engage in all redevelopment activities under Colorado Urban Renewal Law to effect the elimination and spread of blight in the redevelopment area.



The I-70 / Kipling Corridors Urban Renewal Plan

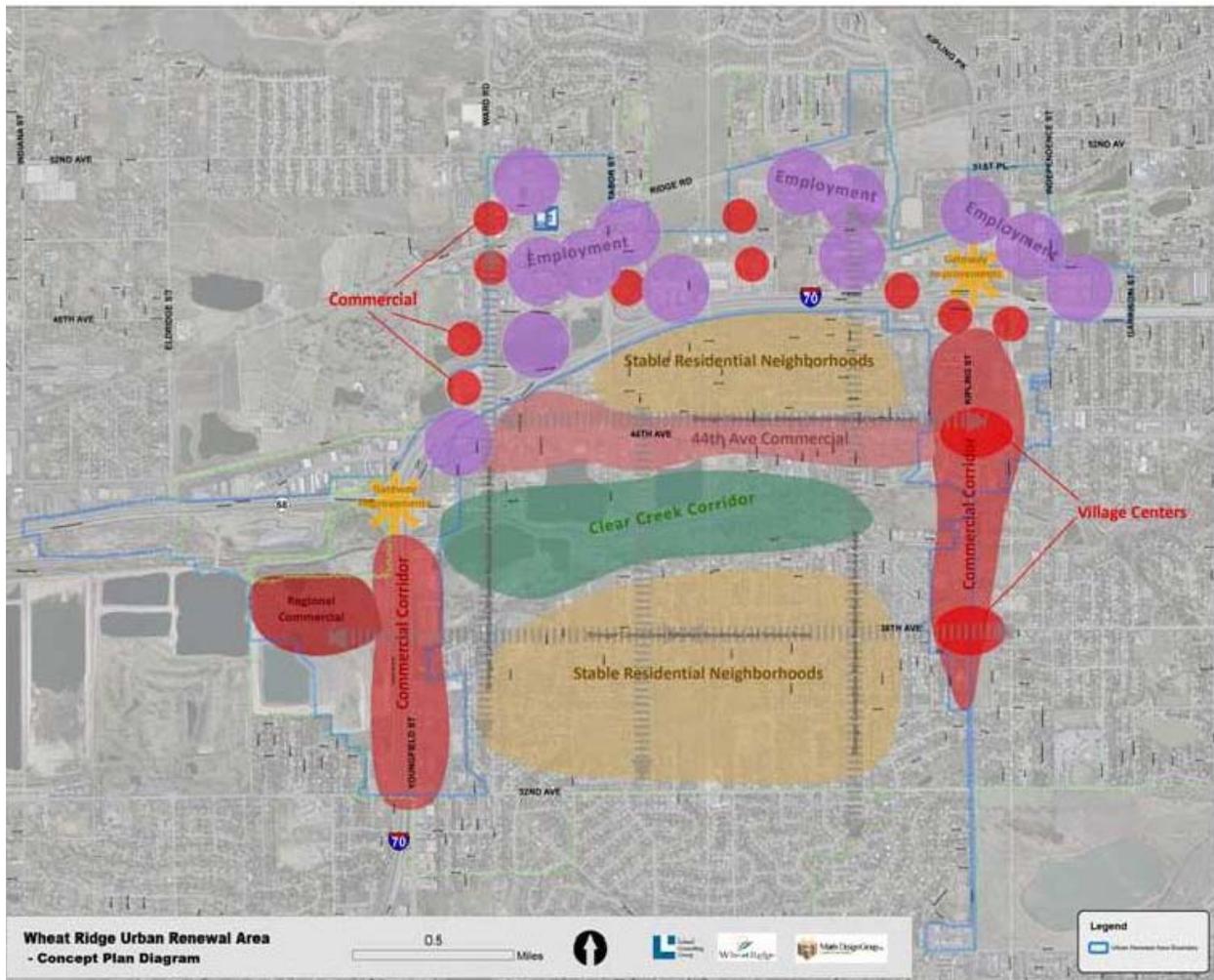
Date: August 2009

Prepared For/By: Leland Consultin Group

Location/Study Area: I-70 beginning at 32nd Ave., east along I-70 to Kipling St. and south on Kipling St. until 26th Ave.

Background and Purpose

The Corridors Redevelopment Plan is an urban renewal plan pursuant to the provisions of the Colorado Urban Renewal Law, prepared based on the finding of blight. The purpose of the Plan is to reduce, eliminate and prevent the spread of blight within the area and to stimulate growth and investment within the area boundaries.



Plan Objectives

The development and design objectives of the plan are to:

1. Eliminate and prevent blight;
2. Implement elements of the City of Wheat Ridge Comprehensive Plan, Update 2000 related to urban renewal and the vision of this Plan;
3. Ensure orderly growth throughout the community ;
4. Stimulate development of under-utilized land in the Urban Renewal Area;
5. Increase property values and strengthen the City's economic base;
6. Participate in the long-term economic vitality of the City through quality (re) development;
7. Enhance Wheat Ridge's identity;
8. Preserve existing neighborhoods;
9. Expand the City's commercial activities;
10. Maintain a fiscally-prudent base of industrial uses;
11. Encourage growth in primary jobs;
12. Promote Wheat Ridge's cultural heritage;
13. Reduce sub-standard uses; and
14. Support stronger code enforcement.

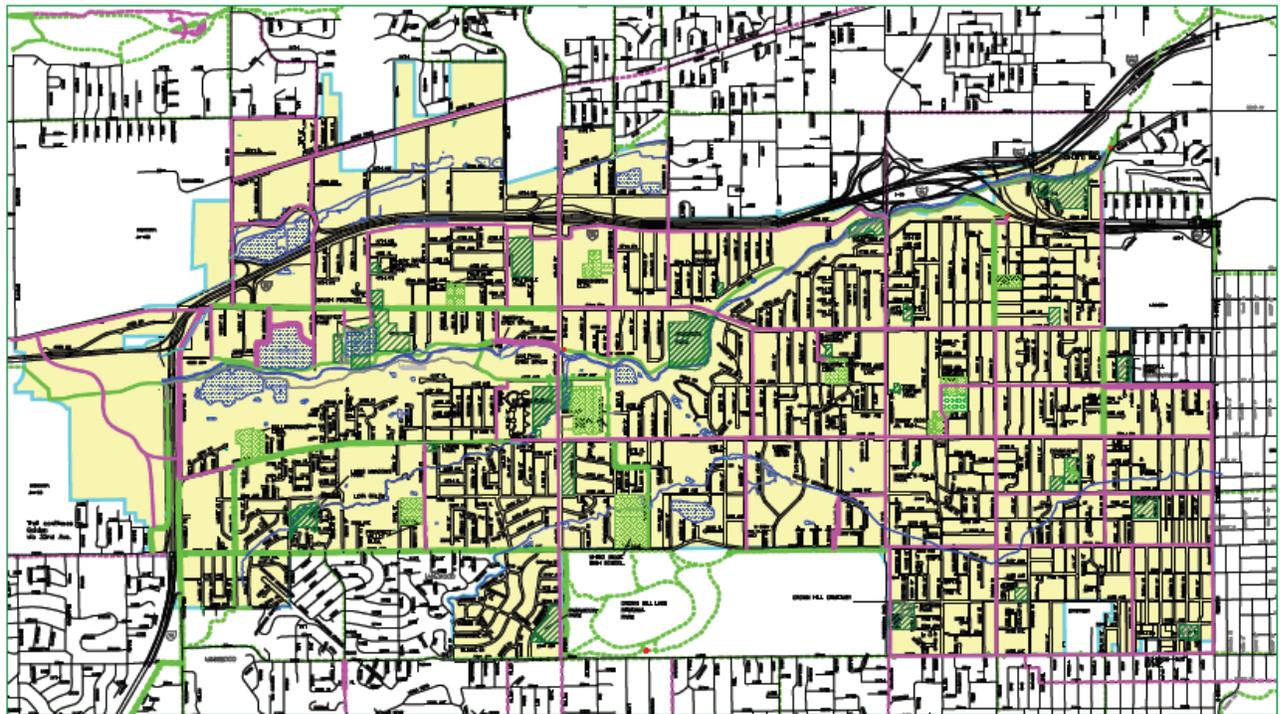
Transportation Plans

Bike and Pedestrian Route Master Plan

Date: July 2007
Prepared For/By: City of Wheat Ridge Department of Public Works
Location/Study Area: Citywide

Key Recommendations/Goals

The master plan shows the existing (shown in green) and proposed (shown in red) bicycle/pedestrian routes within Wheat Ridge and in surrounding communities. Existing routes may be comprised of paved roadway shoulders, sidewalks, paved/gravel trails and/or signage.



City of Wheat Ridge Bike & Pedestrian Route Master Plan

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Other Related Plans and Studies

2013 Strategic Plan

Date: Draft, February 2009

Prepared For/By: City of Wheat Ridge Mayor and City Council / June Ramos.

Location/Study Area: Citywide

Strategic Prioritized Goals

“City Council identified five Strategic Prioritized Goals for this 2009 Five-year Strategic Plan. These goals address the challenges confronting the community and recognize the valuable community and city assets that can be utilized to successfully meet those challenges.” The Strategic Prioritized Goals are as follows:

1. **City Services:** Develop and implement fiscal sustainability to support core services that proactively ensure the health, safety, and welfare of our citizens; attract, develop, and retain a fully engaged workforce; and fund internal infrastructure needs.
2. **Sustainable Growth:** Encourage and enhance lifestyle choices through mixed use, traditional neighborhoods and commercial development. Promote the integration of multi-modal transportation systems and improve public infrastructure. Support sustainable growth as a community value and develop the concept of the city as a steward of public resources by pursuing activities that support environmental equity and health for all citizens.
3. **Economic Vitality:** Through collaboration and partnership with the community, public and private entities, support economic development efforts that attract, retain, and create quality jobs to ensure a diverse local economy, a resilient and growing city tax base, and thriving neighborhoods and commercial centers.
4. **Quality of Life:** We are a visionary community repositioning ourselves to preserve our environmental resources, enhance our small-town values, provide a safe environment for our residents, provide diverse cultural and recreational amenities, provide unique and diverse commercial and residential choices, and promote opportunities for our citizens to engage in a healthy and active lifestyle.
5. **Civic Engagement:** Engage citizens, businesses and other public and private entities to develop a shared vision and sense of community.

City Goals for 2013 are outlined with sets of corresponding assumptions, strategies, priority projects, and key indicators. The following goals are identified in the plan:

- City Services
- Sustainable Growth
- Economic Vitality
- Quality of Life
- Civic Engagement

Aligning the Comprehensive Plan to define and communicate the City's vision and goals is a key objective in the 2013 Goals. Other top priority projects identified for 2009 include: amending the zoning code to facilitate the desired development patterns for the future of the city; developing a I-70/Kipling Corridor Revitalization Plan; actively marketing the 44th and Wadsworth redevelopment project; coordinating a "broker crawl" to market redevelopment sites; completing of the Cabela's development project; improving the city's visual image and aesthetics; encouraging redevelopment that increases variety, diversity and choices in commercial and residential developments; expanding and creating community gathering spaces; and actively engaging the community in the Comprehensive Plan update process.

Architectural and Site Design Manual

Date: June 2007

Prepared For/By: City of Wheat Ridge

Location/Study Area: Citywide

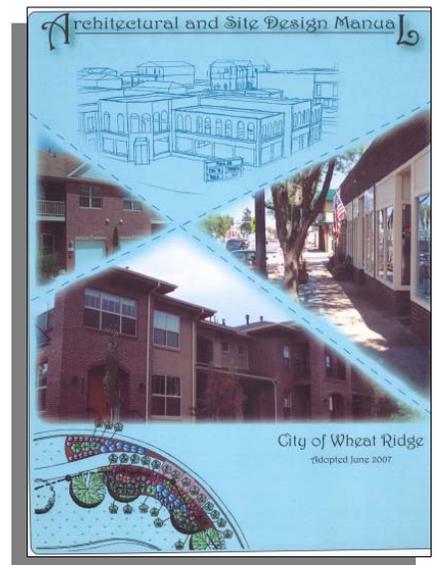
Background and Purpose

The purpose of the manual is to provide effective design and planning guidance for the design and physical appearance of Wheat Ridge's major commercial, industrial, and multi-family residential buildings and street frontages. The manual is intended to help bring about greater consistency and predictability in the city's design review process, build upon and amplify zoning rules and regulations, and implement the directions outlined in the NRS.

Key Goals:

The overall goals of the Wheat Ridge Architectural and Site Design Manual are:

1. Encourage creative site and building design to create unique and sustainable places.



2. Major commercial areas and associated streets should be planned and designed to balance traffic needs with those of pedestrians and adjacent land uses.
3. Buildings and landscaping should contribute to the physical definition of streets and sidewalks as civic places.
4. The design of buildings should acknowledge that the uses within buildings may change over time, while the form of the building and its relationship to the street is more enduring. Therefore, the placement, form, and design of buildings are integral and important aspects of regulating community development.
5. New buildings and streetscape should relate to any positive established character of existing buildings and streetscape design elements.
6. Enhance pedestrian oriented activity by providing a consistent edge to the street and sidewalk in order to create pedestrian scale and access to businesses.
7. Provide convenient pedestrian access from the public right-of-way to each business and utilize pedestrian friendly site and building design features.
8. Provide visual interest and human scale through the use of architectural elements such as mass, bulk, height, entry features, articulation and fenestration of facades, materials, texture, detail, and color.

The manual contains design principles, starting on page 7, for commercial and industrial uses as well as multi-family design. It also contains overlay areas (traditional, contemporary, and suburban) establishing the placement of the building as it relates to the street frontage.

Public Art Action Plan

Date: February 2009

Prepared For/By: City of Wheat Ridge, Wheat Ridge Cultural Commission

Location/Study Area: Citywide

Background and Purpose

The Wheat Ridge Cultural Commission and the Wheat Ridge Parks and Recreation Department developed a Public Art Action Plan to provide guidelines for the placement and funding of public art within the City. The intent is that public art in Wheat Ridge would create an opportunity for cultural enhancement for citizens and draw people to the community.

Key Criteria:

The plan identifies the following criteria for selecting and displaying public art:

Site

Public art should be placed in locations broadly dispersed throughout the City of Wheat Ridge. Installation of artworks will give meaning and enjoyment to these public spaces by:

- ♦ Creating a sense of place,
- ♦ Creating a spot for people to gather,
- ♦ Enhancing the environment,
- ♦ Transforming the landscape for greater enjoyment, and
- ♦ Providing public access to this creative expression.

Content:

- ♦ Public art may reflect the diversity and richness of the community,
- ♦ Public art would express community values,
- ♦ Public art displays freedom of expression,
- ♦ Public art may heighten our awareness or question our assumptions, and
- ♦ Public art may highlight a particular theme that relates to the community or to its location.

Artistry

Public art selected for Wheat Ridge should demonstrate artistic excellence and technical competence.

Using the criteria set forth, the Plan identifies the following locations as high priority sites for public art:

- ♦ Prospect Park – 44th & Robb
- ♦ Anderson Park – 44th & Field
- ♦ Randall Park – 43rd & Gray
- ♦ City Hall/Hayward Park – 29th & Wadsworth
- ♦ Happiness Gardens – 42nd & Ammons

The Plan also outlines a number of potential funding strategies and loan programs, but does not make recommendations about future funding strategies or programs.

Appendix E – Public Participation Summary

Introduction

The Comprehensive Plan effort engaged a variety of residents, businesses, elected and appointed officials, and other stakeholders to develop the Plan. Early in the planning process, the City worked with the consultant team to develop a multi-faced public participation plan to guide the planning effort. The public participation plan was comprised of multiple community involvement strategies, including:

- ♦ Website
- ♦ Stakeholder Interviews
- ♦ Community Workshops
- ♦ Citizen Advisory Committee (CAC)
- ♦ Technical Advisory Group (TAG)
- ♦ City Council and Planning Commission Joint Meetings
- ♦ Community Outreach Events
- ♦ Newsletters and Local Media

The planning team provided draft materials and meeting summaries at each stage during the planning process, and worked incrementally with community and committee members to prepare and refine the Plan's components. This Appendix provides a summary of the public participation process and involvement strategies used to update the Wheat Ridge Comprehensive Plan.





Community members participated in and tracked the planning process via the project’s website and Twitter account.

Online Tools

Website

The project website – www.EnvisionWheatRidge.com – provided up-to-date information about the project including background materials, draft documents, meeting summaries, and polling questions.

In total, the website drew approximately 500 unique visitors, and more than 60 responses to online polling questions.

Twitter

Added about midway through the effort, Twitter helped support the website announcements and allowed followers to receive updates from the project’s “WheatRidgePlan” Twitter account. Updates included announcements of upcoming community meetings and notifications about new content on the project website.

Email Notification

Visitors to the project website could sign up to receive direct email notifications about project happenings and upcoming events. The email notification list also included email addresses received at community meetings and events.

Meetings and Events

The following sections provide an overview of meeting and event dates, locations, and topics. The City has detailed summaries of meetings available in digital format.

Stakeholder Interviews

The planning team met informally with staff, elected and appointed officials, and other key community stakeholders to discuss the overall project goals and receive input on relevant issues. During the interviews, the planning team asked stakeholders to discuss their impressions of the strengths and weaknesses of the current ordinances, existing policies, and their general expectations of the planning process.

Community Meetings

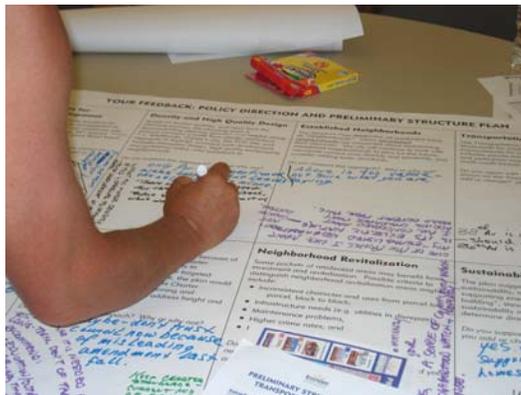
The City hosted five community meetings throughout the process. Notification for each meeting included community flyers and posters, press releases, newspaper advertisements, email announcements, and Twitter updates. Meeting dates, topics, and the approximate number of attendees are provided in the following table.

Table E- 1: Community Meeting Events

#	Date	Location	Topic	Attendance
1	January 14, 2009	Recreation Center	Plan Basics, Key Issues, State of the City	51+
2	March 25, 2009	Recreation Center	Draft Vision and Goals, Fiscal Overview, Character Areas	35+
3	May 20, 2009	Recreation Center	Preliminary Structure Plan, Vision and Policy Direction, Key Questions (key pad polling)	30+
4	July 14, 2009	Recreation Center	Structure Plan and Policy Questions	43+
5	September 2, 2009	City Hall	Draft Plan, Implementation Priorities	30+



Community meetings featured a variety of hands-on activities to engage a variety of participants.





Citizen Advisory Committee (CAC)

The Citizen Advisory Committee was comprised of a broad cross-section of interest groups and neighborhoods. The CAC discussed issues and ideas, provided guidance on the development of the plan, and reviewed draft work products. The CAC met six times, beginning in December 2008, and these meetings were open to the public for observation. The meetings and topics are listed in the following table.



CAC members at work on the photo visioning exercise.

Table E - 2: Citizen Advisory Committee Meetings

#	Date	Location	Topic
1	December 2, 2008	Richards Hart Estate	Introductions, Public Involvement, Key Issues
2	January 22, 2009	City Hall	Preliminary Community Profile, Vision Exercise
3	March 4, 2009	Recreation Center	Vision and Goals, Character Areas
4	May 6, 2009	Recreation Center	Focused Policy Questions
5	June 24, 2009	Recreation Center	Policy Framework, Structure Plan
6	August 26, 2009	Recreation Center	Draft Plan, Implementation Strategies

Technical Advisory Group (TAG)

The Technical Advisory Group included representatives from city departments, as well as other agencies that have a role in community development and providing services. The TAG periodically reviewed work products and provided technical advice throughout the planning effort. The TAG met on three occasions (summarized in the Table E-3) and also provided feedback to the planning team via email.

Table E - 3: Technical Advisory Group Meetings

#	Date	Topic
1	January 30, 2009	Preliminary Community Profile
2	May 6, 2009	Update, Focused Policy Questions
3	July 9, 2009	Draft Policy Framework, Structure Plan, Transportation Structure Plan

City Council and Planning Commission Joint Meetings

The City Council and Planning Commission met jointly on four occasions to hear updates on the planning process, discuss preferred policy direction, and provide feedback about the plan direction and drafts. The following table identifies the joint meeting dates and topics.

Table E - 4: City Council and Planning Commission Joint Meetings

#	Date	Topic
1	January 5, 2009	Kickoff, Issues Discussion
2	April 6, 2009	Process Update, Community Profile, Vision and Goals, Character Areas, Key Choices
3	July 20, 2009	Draft Structure Plan, Transportation Structure Plan, Policy Direction Recommendations
4	September 21, 2009	Draft Plan, Implementation Strategies

Community Outreach Events

City staff also conducted a variety of targeted community outreach events throughout the process. The events are detailed in the following table.

Table E - 5: Community Outreach Events

Event	Date
Optimist Club Meeting	February 11, 2009
Enterprise Wheat Ridge Meeting	April 28, 2009
Jefferson County Association of Realtors	July 2, 2009
Wheat Ridge Carnation Festival	August 15, 2009
Westlake Park Neighborhood Meeting	August 25, 2009

Newsletters and Local Media

Community Newsletters

The *Connections* newsletter is produced and published quarterly by the Wheat Ridge City Manager's Office and mailed as a source of news and information to all residences and businesses in the City of Wheat Ridge. The Winter/Spring 2009 issue showcased the Comprehensive Plan with an article and 4-page insert. The Spring/Summer and Fall/Winter 2009 issues also featured articles about the Comprehensive Plan process and draft work products.

Video

A 9-minute video about the Comprehensive Plan was featured on Wheat Ridge TV 8's *Top of the Hour* program during March 2009.

Appendix F – Supplemental Transportation Information

Introduction

This Appendix contains supplemental information prepared by Fehr and Peers Transportation Consultants to inform the transportation components of the Plan. This Appendix contains the following documents:

Future Roadway Classifications

The Wheat Ridge future roadway classifications were determined using the 2035 DRCOG regional transportation model. The general characteristics for each roadway facility type are summarized in the Roadway Classifications Summary.

Bicycle Facility Design Options

The Bicycle Facility Design Options matrix outlines a range of potential options and designs for future bicycle facilities. The matrix can be used by the City as a tool to select the best treatment for each location based on the intended purpose of the facility and integration with the existing system.



Roadway Classifications

- The DRCOG roadway classifications were determined from the 2035 regional model and are summarized below. The DRCOG classifications are slightly different than those presented in the 2000 Wheat Ridge Comprehensive Plan.
 - Principal Arterial – Ward, Kipling, Wadsworth, Sheridan, 38th Ave
 - Minor Arterial – Youngfield, 44th Ave, 32nd Ave, 26th Ave
 - Collector – Tabor (north of 44th), Cabela Dr, Simms (south of 32nd), Garrison (north of 44th), Pierce, Harlan (north of 32nd), 35th Ave (between Wads & Sheridan), 29th Ave (between Wads & Sheridan)

The general characteristics for each roadway facility type are summarized in the table below.

ROADWAY FUNCTIONAL CLASSIFICATION SUMMARY CHARACTERISTICS				
Functional Classification	Travel Lanes	Intersection Traffic Control	Typical Intersection Spacing	Typical Daily Volume (ADT)
Principal Arterial	4 to 6	Signals	1/2 mile	15,000 – 45,000
Minor Arterial	2 to 4	Signals	1/8 to 1/2 mile	7,000 – 20,000
Collector	2 to 4	Stop Signs and Limited Signals	1/8 mile	2,000 – 16,000

Source: Fehr & Peers

	BICYCLE HIGHWAY	MULTI-USE PATH	CYCLE TRACK	BICYCLE LANE	BICYCLE BOULEVARD	BICYCLE ROUTE	SHARED ROADWAY
Connectivity	Region	Region/District	District	District	District	District	Neighborhood
Location	Bicycles travel in dedicated path; physically separated from other modes of transportation	Bicycles, pedestrians, and other non-motorized vehicles travel in a shared path; physically separated from other modes of transportation	Bicycles travel in a dedicated lane; physically separated from other modes of transportation	Bicycles travel in a dedicated lane; adjacent to automobile traffic	Bicycles and automobiles travel in a shared lane	Bicycles and automobiles travel in a shared lane	Bicycles and automobiles travel in a shared lane on roadways with low volumes typical of residential streets
Safety - Modal Separation	Bicycles only	All non-motorized travel modes	Bicycles only	Bicycles only	Bicycles and limited automobiles	Bicycles and automobiles	Bicycles and automobiles
Safety - Intersection Treatment	Grade separated intersection treatment at roadway intersections	Grade separated intersection treatment or at-grade crossing at roadway intersections	Intersection treatments prioritize bicycle travel. Examples include: bicycle boxes, bicycle detection, bicycle signal phase, painted lane in high conflict areas.	Intersection treatments prioritize bicycle travel. Examples include: bicycle boxes, bicycle detection, bicycle signal phase, painted lane in high conflict areas.	Intersection treatments prioritize bicycle travel. Examples include: bicycle boxes, bicycle detection, bicycle signal phase, painted lane in high conflict areas.	Bicycle travel accommodated with standard automobile intersection treatments.	Bicycle travel accommodated with standard automobile intersection treatments.
Signage & Markings	Signage and on-path markings at entry, exit, and decision points	Signage and on-path markings at entry, exit, and decision points	On-street markings; signage at entry, exit, and decision points.	On-street stripes and symbols designate bicycle right-of-way within the roadway.	On-street bicycle markings, signage at decision points, and street sign color variation all designate bicycle boulevards	On-street markings or street signs designate a bicycle route.	Shared roadways may be signed or unsigned.
Comfort - Type A*	High	High	High	High	High	High	High
Comfort - Type B*	High	High	High	Moderate	Moderate	Low	High
Comfort - Type C*	High	High	Moderate	Moderate	Low	Low	High
Width	10 foot wide path separated from the roadway	10 foot wide path separated from the roadway**	5.5 feet minimum - 7.2 feet recommended*	Striped 5 feet from the curb face**	varied	12-14 foot wide curb lane**	varied

* Rider Type as defined by the 1999 American Association of State Highway and Transportation Officials "Guide for the Development of Bicycle Facilities" and first defined by the 1994 Federal Highway Administration report FHWA-RD-92-073

**Selecting Roadway Design Treatments to Accommodate Bicycles"

Type A - Advanced or experienced riders are generally using their bicycles as they would a motor vehicle. They are riding for convenience and speed and want direct access to destinations with a minimum of detour or delay. They are typically comfortable riding with motor vehicle traffic; however, they need sufficient operating space on the traveled way or shoulder to eliminate the need for either themselves or a passing motor vehicle to shift position.

Type B - Basic or less confident adult riders may also be using their bicycles for transportation purposes, e.g., to get to the store or to visit friends, but prefer to avoid roads with fast motor vehicle traffic unless there is ample roadway width to allow easy overtaking by faster motor vehicles. Thus, basic riders are comfortable riding on neighborhood streets and shared use paths and prefer designated facilities such as bike lanes or wide shoulders lanes on busier streets.

Type C - Children, riding on their own or with their parents, may not travel as fast as their adult counterparts but still require access to key destinations in their community, such as schools, convenience stores, and recreational facilities. Residential streets with low motor vehicle speeds, linked with shared use paths and busier streets with well defined pavement markings between bicycles and motor vehicles, can accommodate children without encourage them to ride in the travel lane of major arterials.

**American Association of State Highway and Transportation Officials (AASHTO) Guide for Development of Bicycle Facilities (1999)

*C-7 Cycle tracks and cycle lanes - Dimensions from Denmark Department of Traffic Safety and Environment. <http://www.vejdirektoratet.dk/pdf/rdonis/Adonis06a07.pdf>