



State of the City



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Executive Management Team





Wheat Ridge Vision 2025

Wheat Ridge is a beautiful city and a community for families.

Wheat Ridge has great neighborhoods, vibrant commercial centers, multi-modal transportation and is committed to environmental stewardship.

Wheat Ridge residents enjoy an active, healthy lifestyle and hometown feeling and pride.

**Wheat Ridge –
A great place to live, work and play!**

Five-Year Goals

- City Council Goals:
 - Financially Sound City Providing Quality Service
 - Choice of Desirable Neighborhoods
 - Economically Viable Commercial Centers
 - More Attractive Wheat Ridge



Priority Actions 2014 - 2016



- Action Agenda
 - Revenue Enhancement
 - Engage Development/Redevelopment Opportunities
 - Community/Neighborhood Building
 - 38th Avenue Corridor Redevelopment
 - Code Enforcement
 - Multi-modal Transportation Plan
 - Targeted Housing Incentive Policies

City Accomplishments

- Regional recognition
- Major redevelopment efforts
- Three new diverse housing projects adding 100 units to inventory
- Regulatory streamlining and predictability
- Completion of 32nd Avenue widening
- Awarded Wadsworth PEL contract
- 29th Ave drainage project initiated

City Accomplishments

- Final design plans and right-of-way approval for Kipling trail project
- IGA with RTD for Gold Line
- Construction contract awarded for 44th and Kendall Park
- PD regionalization and community policing efforts
- Over \$10.0M in grants for various projects

How did we get here?



- History of cumbersome land use regulations
- Led to disinvestment and stagnation on commercial corridors
- Long journey of unwinding (deregulation?)
- Nearly a 10 year focused effort

- Commissioned by Council in 2004
- Bold assessment of current state of the City with broad recommendations of what needed to be done
- Status quo not acceptable
- Nine specific strategies
- Overall message – “Community must overhaul how it manages change (development)”

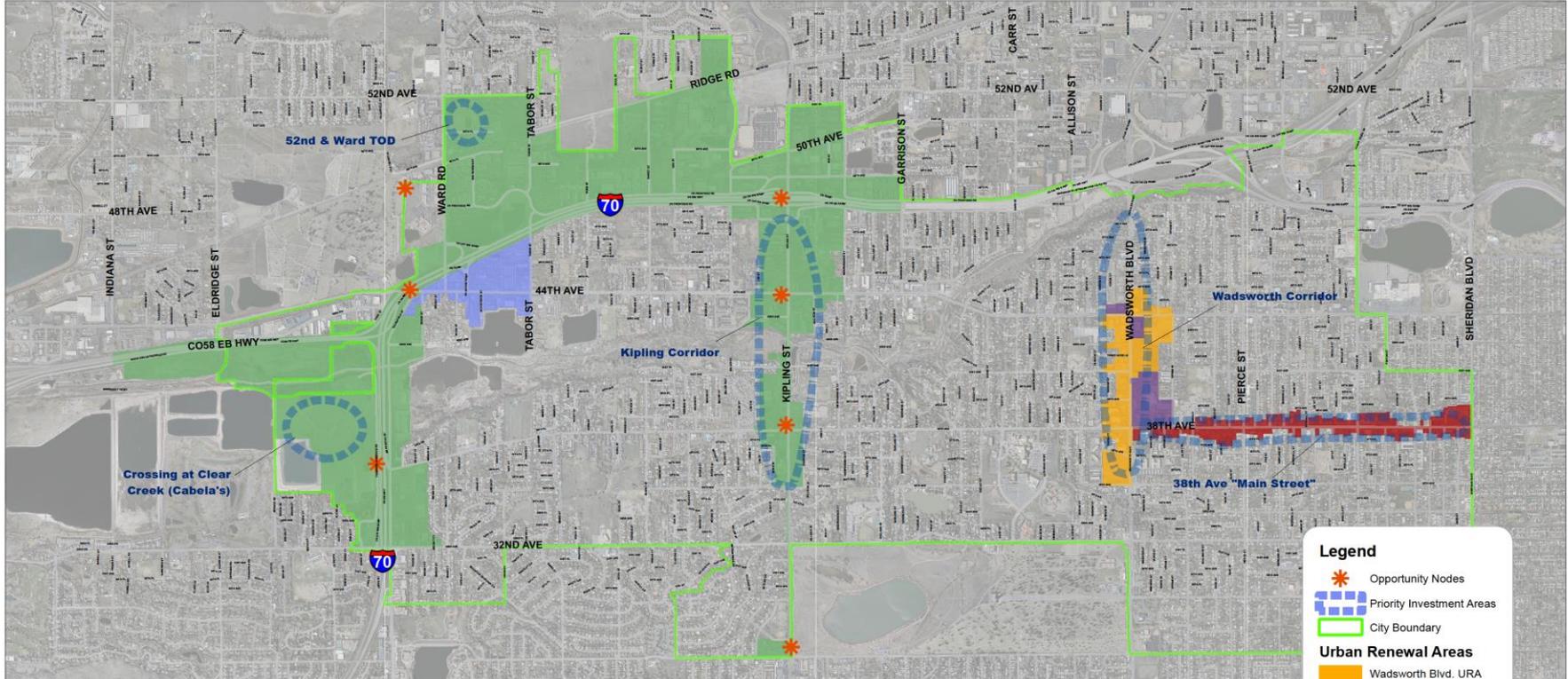
NRS Strategies

- Improve housing stock
- Redevelop Wadsworth into Town Center
- 38th Ave Main Street
- New Comprehensive Plan
- More flexible zoning – developer's want both flexibility and predictability

Planning Efforts – Subarea Plans

- Fruitdale (44th Ave) Plan – 2006
- Northwest Subarea (Gold Line) – 2006/2013
- Wadsworth Corridor Plan – 2007
- 38th Ave Corridor Plan - 2011

Urban Renewal Areas



**Wheat Ridge Urban Renewal Areas
and Priority Investment Areas**

1 Mile



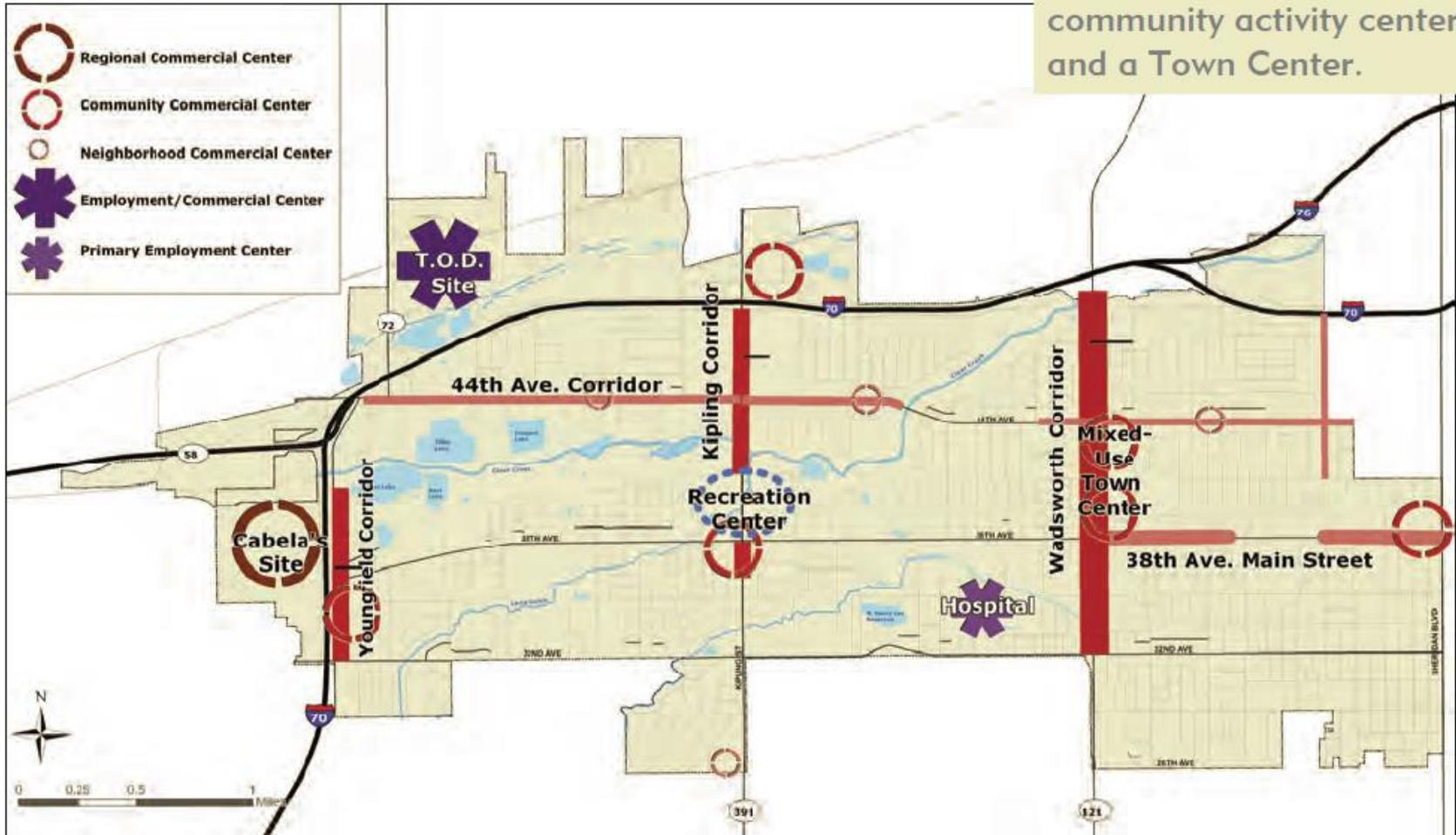
Planning Efforts – Comp Plan

- Envision Wheat Ridge - 2009
 - More flexible vision
 - Preserves established neighborhoods
 - Focused on corridor redevelopment
 - Priority areas identified



Priority Areas

Figure 7: Targeted Corridors and Activity Centers



Goal ELU6: Establish community activity centers and a Town Center.



Economic Development Tools

- Business Development Zone (BDZ)
- Enhanced Sales Tax Incentive Program (ESTIP)
- Urban Renewal Authority
 - Tax Increment Financing (TIF)
- Wheat Ridge Business District
- Wheat Ridge 2020

Where are we going?



Investment in the Community

Metro Community Provider Network



King Soopers



Town Center Apartments



Investment in the Community

Kataluma Chai
Posey Girl Flowers
Right Coast Pizza



Taste of Home Cooking/Wine Not
Davies Chuck Wagon
Little Brazil
Mama Sinninos Italian Restaurant

Investment in the Community



Teller Street Gallery
Ananda Art & Tattoo

The Green Herb
Yarrow Farms Greenhouse



Investment in the Community



The Office
7-Eleven
Fran's Cafe
Colorado Plus



West 29th Restaurant and Bar
Twisted Smoothie
People's Market
Real Thai

Perrin's Row

- 38th and Depew
- 26 Rowhomes
- \$250,000 - \$300,00
- 2 to 3 bedroom
- 1.5 to 2.5 bath
- Porches and balconies
- Oversized attached garages



Incarnation

- 40th and Fenton
- 7 single family patio homes
- 4 paired patio homes
- 11 row homes
- \$350,000s +

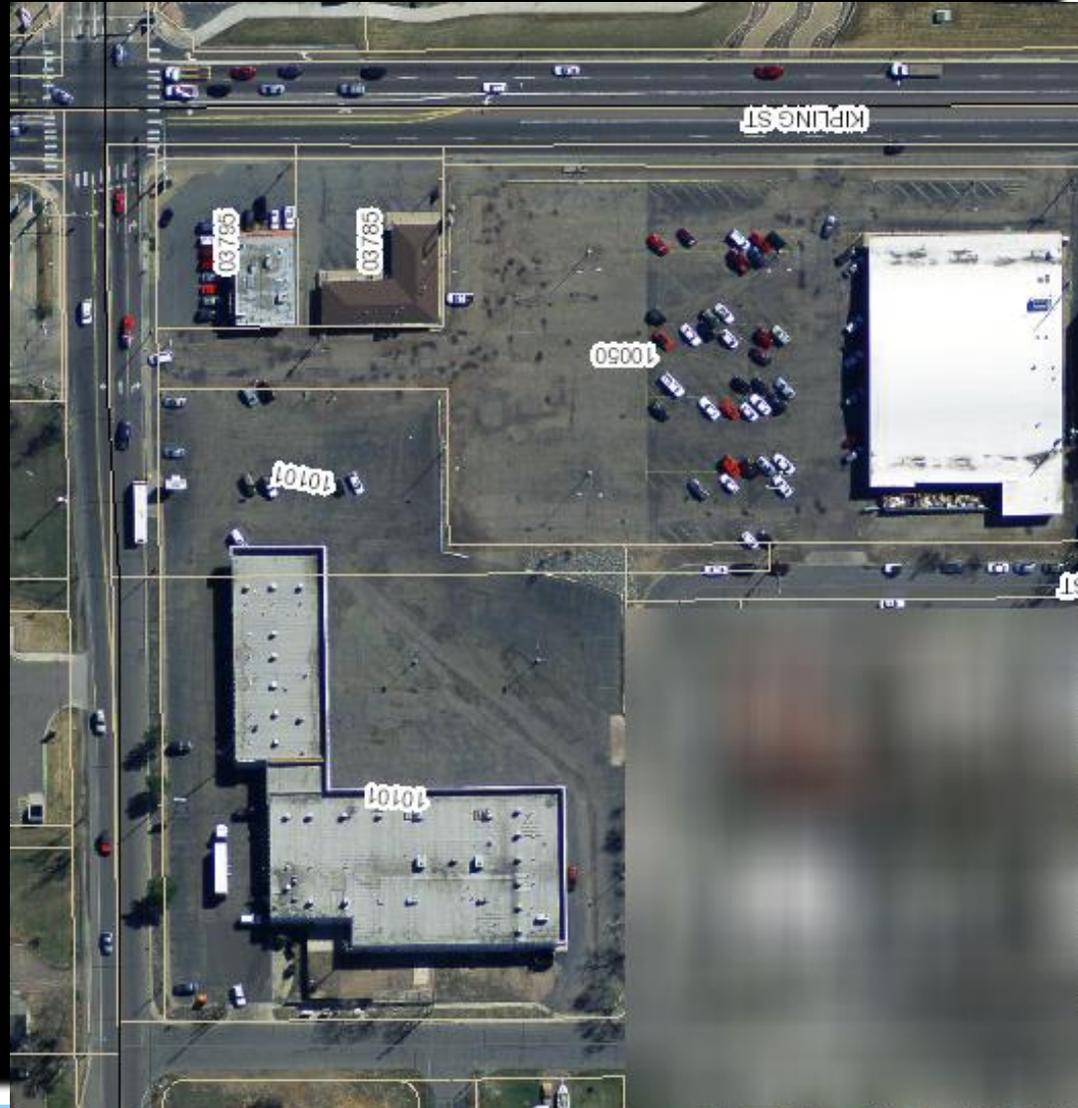


Fireside at Applewood

- 38th and Simms
- 48 Single-family homes
- Five home designs
- 2,500 to 3,500 square feet
- \$500,000+



38th and Kipling



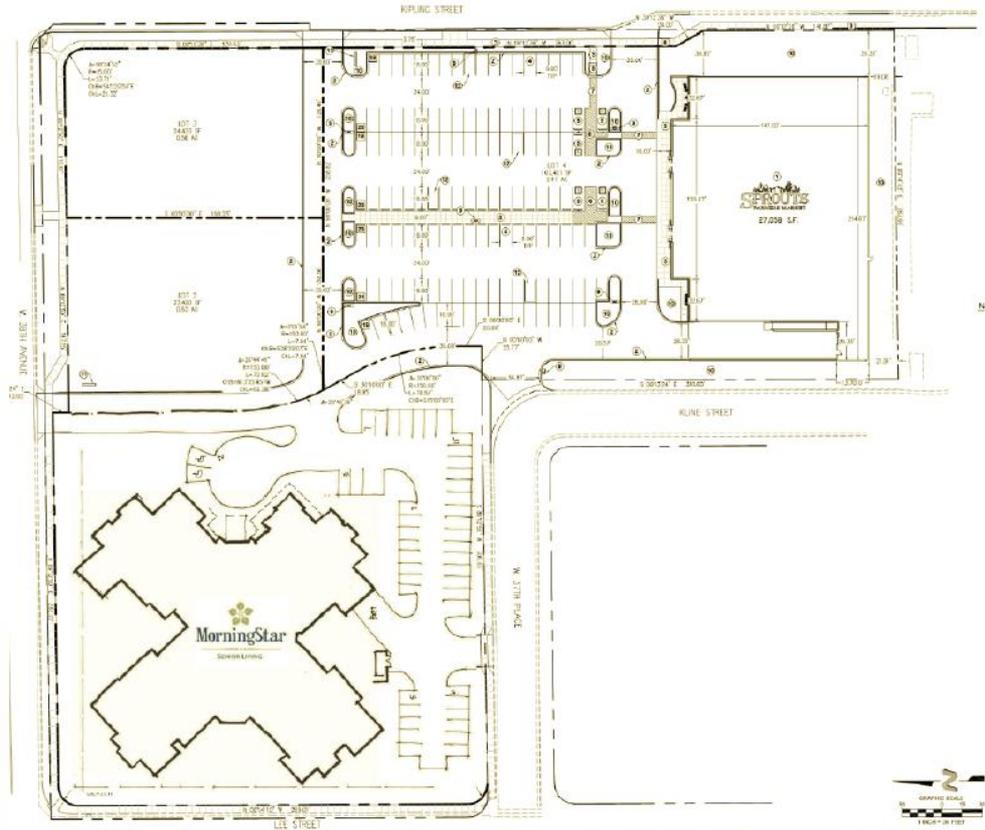
38th and Kipling

38th and Kipling Redevelopment Project

MVG | Development



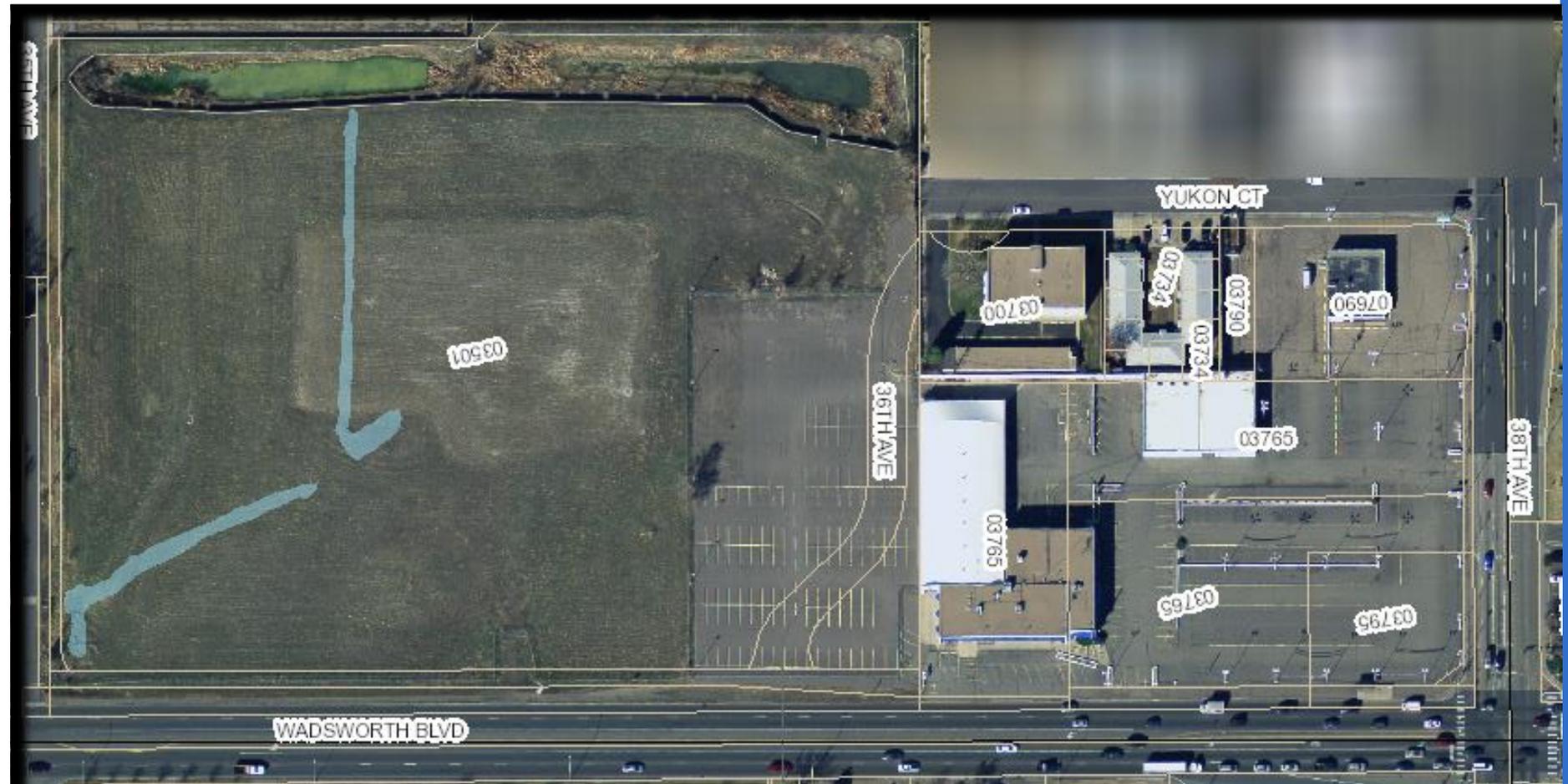
SCALE: 3/32" = 1'-0"



 MorningStar SENIOR LIVING



38th and Wadsworth



38th and Wadsworth



Ridge at 38



44th and Wadsworth



44th and Wadsworth



44th and Wadsworth



44th and Wadsworth



WHEAT RIDGE TOWN CENTER NORTH

WAZEE
PARTNERS

KEPHART
community planning architecture

Clear Creek Crossing



Gold Line – Ward Station



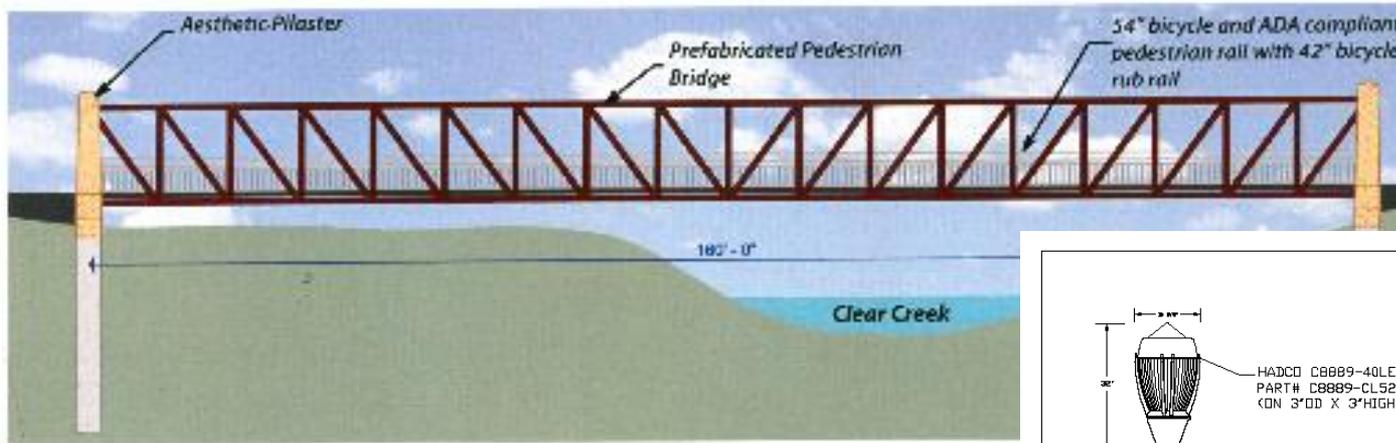
Ward Road Station
Site Overview



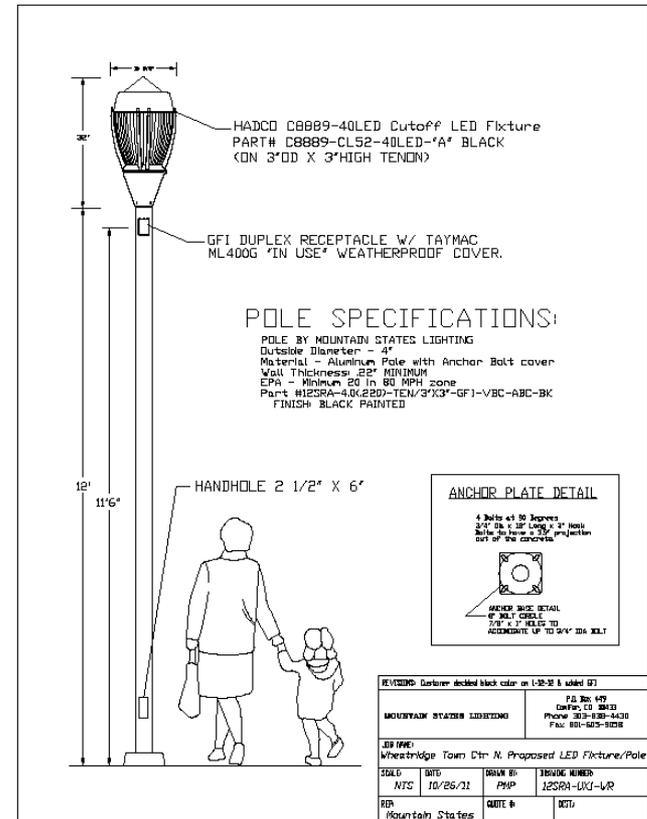
32nd and Youngfield



Kipling Multi-Use Trail



Bike Storage Shelter



Clear Creek Trail Relocation



Ashland Reservoir



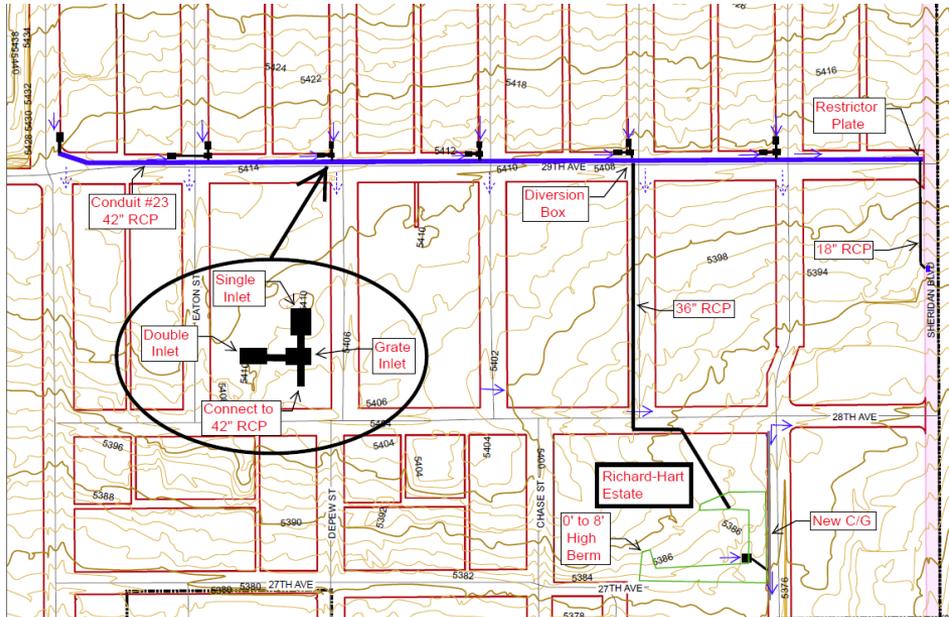
EXISTING VIEW

11/21/11

Ashland Reservoir



29th Avenue Drainage



SITE IMPROVEMENT PLAN

Richards-Hart Estate • June 7, 2013

How do we sustain?



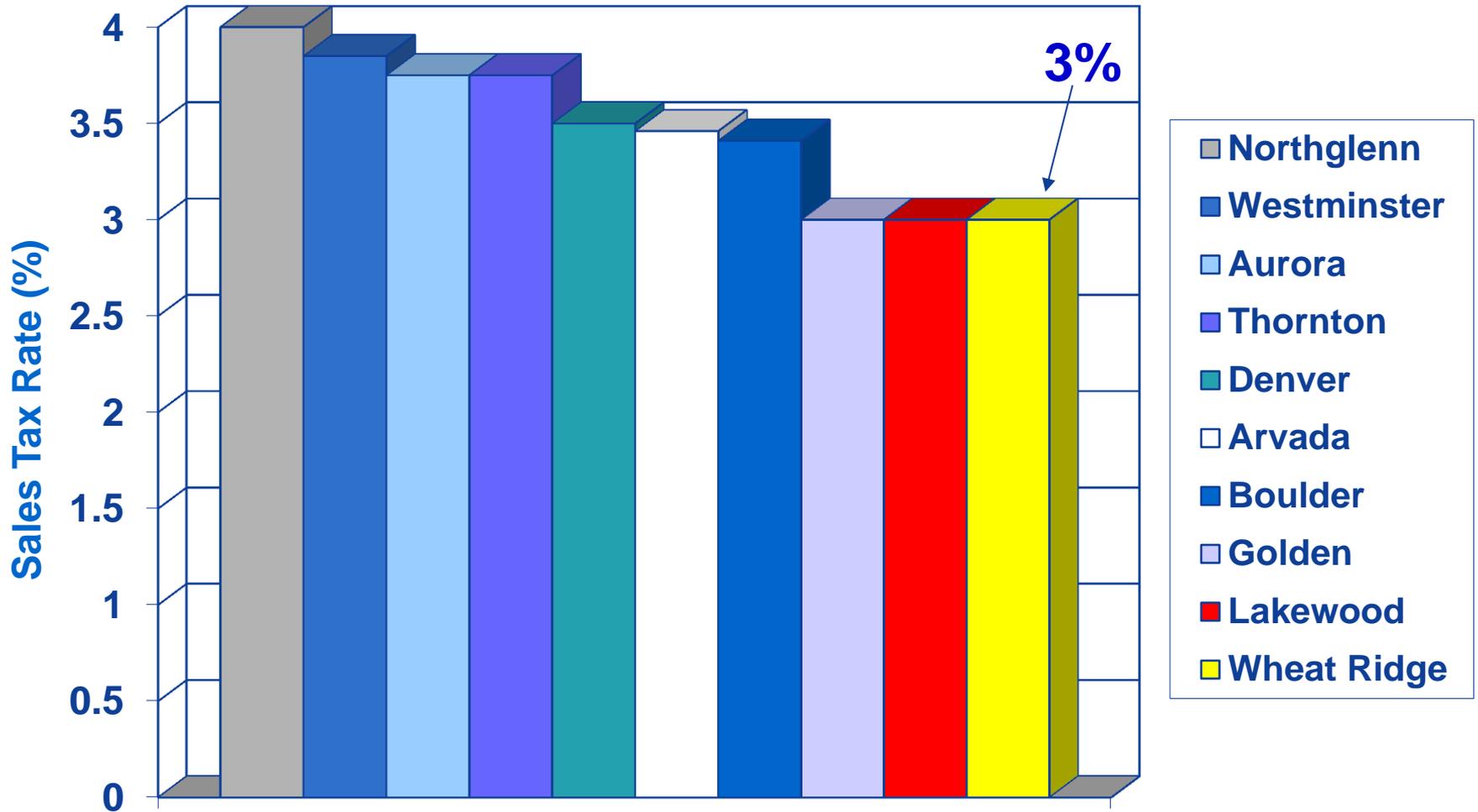
Fiscal Sustainability

- Revenue up 4.9% and expenditures up 1.9% in 2013
- City Council Policy – maintain a minimum reserve of 17%
- 2014 Budget adopted with a 17% reserve
- Allowed minimal funding of capital projects in 2014

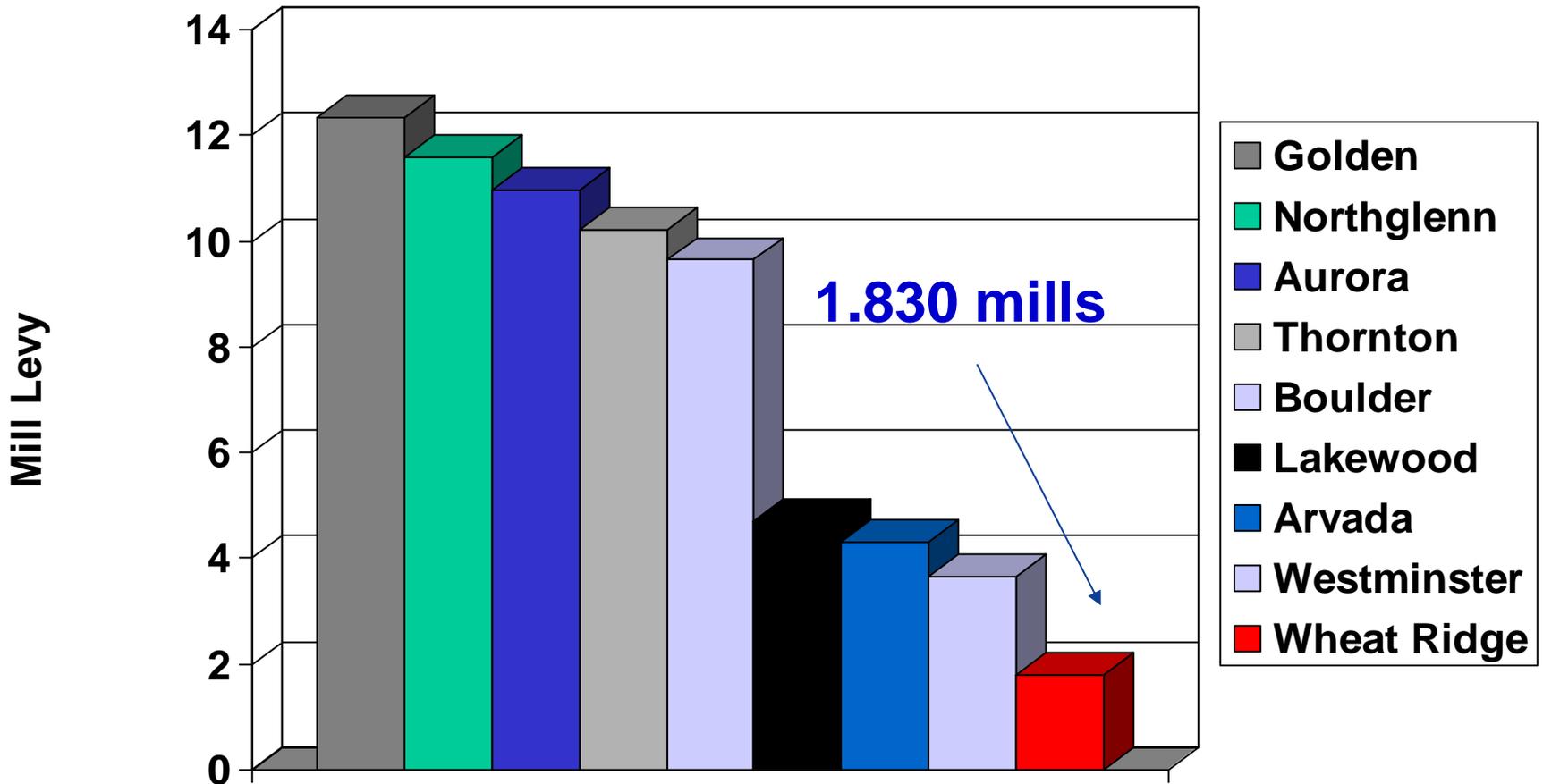
Fiscal Sustainability

- Little to no funding available for capital beyond 2014
- At minimum \$2.0M is needed to maintain streets annually
- Currently over \$5.0M behind in street preventative maintenance
- Other annual capital project needs - \$3.0M to \$4.0M

Sales Tax



Property Tax



Next Steps

- Continue streamlining processes
- Continue efforts on economic development
- Continue Priority-Based Budgeting
- Direction received from Council to investigate a 1% sales and use tax increase for November 2014 ballot



Wheat Ridge – A Great Place to Live, Work and Play!

