



2014 Wheat Ridge Successes



February 10, 2015

2014 Successes

- Residential Development
 - \$50 million in private investment
- Commercial Development
 - \$30 million in private investment
- City Recognition and Marketing
 - \$1 million in media exposure
- Finances
 - Revenues 6.5% higher than 2013

Residential Developments

Wheat Ridge sees largest residential construction boom in decades

By Austin Briggs
YourHub Reporter



UPDATED: 23 MIN. AGO

...s of stagnant growth
...be that the success of
...38th Avenue.

North Denver

Tribune

Serving Northwest Denver Since 1934

80TH YEAR, 15TH ISSUE • AUGUST 7 - 20, 2014

New, adaptive developments



New builds in Highlands
and Wheat Ridge

Laurie Dunklee
LaurieD@northdenvertribune.com

NORTH DENVER — From new construction to creative recycling of legacy buildings, the face of North-west Denver and close-by neighborhoods is changing. Here are a few examples of current and future projects:

New offices/retail in LoHi—A five-story office/retail building is under construction at 2930 Umatilla in the Lower Highlands neighborhood, headed by the Gravitas Development Group. Construction

is slated for completion by Sprung Construction in October. Tenants in the building, designed by Studio Completiva architects, will include Mizu Japanese Sushi and Lounge. Offices on the upper floors will enjoy panoramic views of the Central Platte Valley, downtown and the Highlands. For photos and more information see: <http://www.gravitasdevgroup.com/portfolio/2930-umatilla/>

New housing under construction in Wheat Ridge—Perrin's Row rowhomes are going up at 38th and Depew, just across Sheridan in

Wheat Ridge. New Town Builders are constructing the 26 two-story units, which will face 38th Avenue, Depew St., and a small central green area. The units will range from 1,166 to 1,646 square feet and will sell for between \$279,000 and \$370,000. The development is slated for completion by the end of 2015.

According to New Town spokeswoman Susan Elovitz, the rowhomes will be built to Department of Energy (DOE) Zero Energy Ready Home requirements. She said DOE Zero Energy Ready Homes are verified by a qualified third-party to be at least 40 to 50 percent more energy efficient than a typical new home.

"In addition to superior insula-

CONTINUED ON PAGE 2

Residential Developments



Incarnation
40th and Fenton
26 new units

Perrin's Row
38th and Depew
26 new units



Residential Developments



Fireside at Applewood
38th and Simms
48 single-family homes

Yukon Grove
32nd and Wadsworth
20 single-family homes



Residential Developments



Quail Hollow
33rd and Quail
12 single-family homes

Homes arriving west of Highlands

West Side Story: Highlands' popularity is spawning new projects near Tennyson Street, Sloan's Lake, Wheat Ridge

Commercial Developments

THE DENVER POST

Wheat Ridge sees booming
commercial and retail real estate
market

By Austin Briggs
YourHubReporter



Kipling Ridge - 38th and Kipling

Wheat Ridge approves \$24M redevelopment plan



Mark Harden
News Director - *Denver Business Journal*

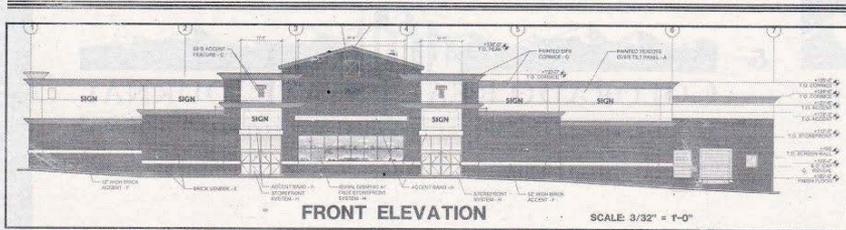
DENVER
BUSINESS JOURNAL



Kipling Ridge – 38th and Kipling

Page 6AA – COLORADO REAL ESTATE JOURNAL – May 7-May 20, 2014

Retail



An elevation of the Sprouts building coming to Wheat Ridge.

MVG bringing Sprouts to Wheat Ridge site at West 38th & Kipling

by John Rebchook

sidewalks, road improvements,



Kipling Ridge - 38th and Kipling

4A» NEWS TUESDAY, APRIL 15, 2014 • DENVERPOST.COM • THE DENVER POST

DENVER & THE WEST

WHEAT RIDGE
PLEDGES \$3 MILLION
FOR MAJOR PROJECT

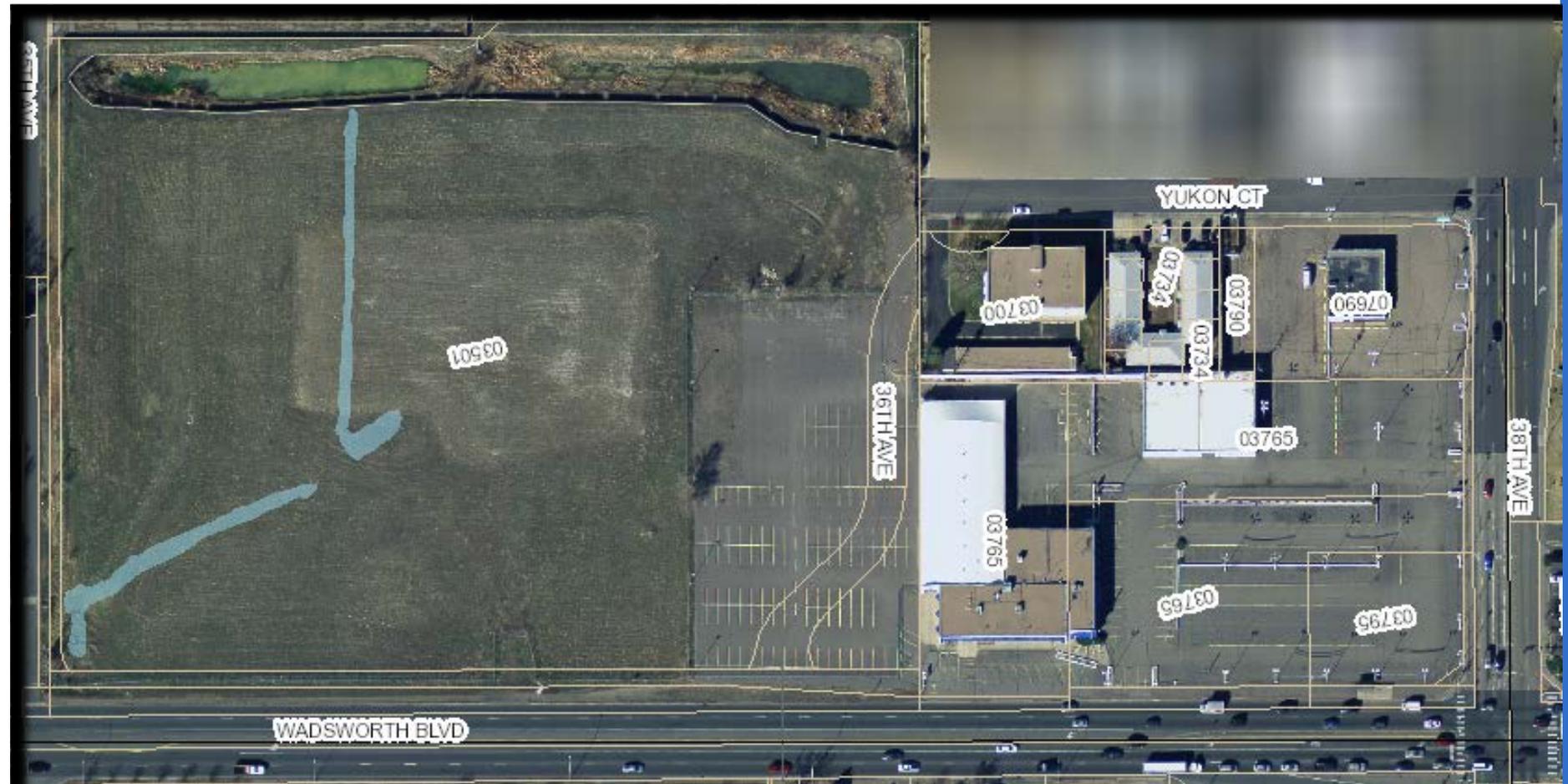
By John Aguilar *The Denver Post*



① SDP North Building Elevation

Scale: 1/8" = 1'-0"

Wheat Ridge Corners 38th and Wadsworth



Wheat Ridge Corners 38th and Wadsworth



Wheat Ridge Corners 38th and Wadsworth



Town Center North - 44th and Wadsworth



Town Center North - 44th and Wadsworth



Town Center North - 44th and Wadsworth



City Recognitions/Awards



2014
Governor's
Award for
Downtown
Excellence



Weather: ☁

THE DENVER POST

DENVER AND THE WEST

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Prices reduced in banana
racing case



Sand Creek runners honor 2
who refused to attack



DENVER AND THE WEST

Ridge at 38 in Wheat Ridge wins award for branding, marketing

By John Aguilar
The Denver Post

POSTED: 09/18/2014 07:13:16 PM MDT
UPDATED: 09/18/2014 07:13:42 PM MDT

AD

City Recognitions/Awards

Wheat Ridge
ranked as one of
the best places to
retire

DENVER
BUSINESS JOURNAL



A Colorado city is one
of the 10 best places
in the country to retire

nerdwallet

Colorado Cities on the Rise

- Wheat Ridge is #6
- Second fastest income growth in the state at 17%
- Employment growth relative to state at 5.8%

**DENVER
BUSINESS JOURNAL**

City Recognitions/Awards

Denver-area home prices exceed pre-recession peak...

- Wheat Ridge experienced the 3rd largest gain in home values in the state, increasing by 11.7%

**DENVER
BUSINESS JOURNAL**

City Recognitions/Awards

DENVER BUSINESS JOURNAL

Hickenlooper signs two tax-credit bills
into law



Ed Sealover
Reporter- D



May 22, 2014

Wheat Ridge Transcript 3

Hickenlooper signs bill to help brownfields

Visits Wheat Ridge legislators
who lead the charge

By Clarke Reader
creader@colorado
communitymedia.com

Gov. Hickenlooper visited Wheat Ridge with Sen. Cheri Jahn and Rep. Cheri Gerou on May 15 to sign a bill that would help revitalize blighted areas all over the state.

SB14-073 will help to decontaminate abandoned areas, allowing them to be repurposed, redeveloped, and expanded.

Fittingly, the signing was held at the site of the former Ford dealership at 38th Ave. and Wadsworth Boulevard, and the delegates were joined by Mayor Joyce Jay, members of city council and city staff.

Representatives from various community organizations as well as developers were also at the signing.

"The economic transformation of Wheat Ridge has been a result of partnerships," Jay said. "The opportunity created by this bill to clean up 'brownfields' will really help—we have a lot of properties that need to be renewed."

Hickenlooper said that he was pleased to be joined by Jahn and Gerou, who he described as two of the most pro-business legislators in the congress.

Jahn spoke about the positive effects



Rep. Cheri Gerou, left, and Sen. Cheri Jahn, center, speak before Gov. John Hickenlooper signs SB14-073 into law.



Gov. John Hickenlooper speaks with Mayor Joyce Jay before signing SB14-073—the Brownfields Tax Credit—into law.
Photos by Clarke Reader

the law will have, since it extends a state tax credit for environmental remediation and redevelopment activities.

Jahn was first alerted to the issue when she met with a constituent who told her about a similar program that was available to the public from 2000-2010, but was only available for projects within communities of at least 10,000 people.

"This will allow us to do projects so that people don't have to go outside our com-

munities for these businesses," Jahn said. "It's so important for our small business districts that we improve these lands."

Gerou added that the value of redeveloping these sites will be extremely important for local businesses and the community.

"This will allow us to do projects so that people don't have to go outside our com-



Turner of Quadrant Properties to speak, who said that this bill will help his company—who is working on redevelopment in Wheat Ridge—further its project.

"This site meets all the definitions of a brownfield," he said. "It takes a commitment from the city, residents and state government to complete a project like this."

"This will allow us to do projects so that people don't have to go outside our com-

Hopper Hollow Park



WR Education Alliance

Need Help Selecting a Wheat Ridge School For Your Child?



Join us for the
Wheat Ridge Summit on Education
All Citizens are invited

Wednesday, September 17, 2014
6:30 – 8:30 p.m. at the Wheat Ridge Recreation Center

- Hear a panel discussion on education in our city
- Meet the principals of Wheat Ridge Schools
- Gather information on public, private and faith-based schools
- Free child care for children six months to 10 years

Sponsored by the Wheat Ridge Committee for
Excellence in Education



Home Denver and the West Story

Wheat Ridge group pushes to improve public image of city schools

By Austin Briggs
YourHub Reporter

WHEAT RIDGE CITY COUNCIL Education Excellence in Wheat Ridge

By Genevieve Wooden

Fifteen years ago when my children approached kindergarten age I asked friends and neighbors about the local school. Some comments were, "Don't choose that school, you need to go to this school (two miles away)," and "No, that school is bad, you need to go here (three miles away)." I confess that I never even walked in the front door of the local school, a mere two blocks away.

We then moved to a new neighborhood and I asked the same questions and got the same results. But this time I decided to visit a little neighborhood school called Wilmore-Davis. We met the principal, visited the kindergarten and made the decision to stay. When my children graduate they will have attended all neighborhood schools, from kindergarten through 12th. I'm very happy with the education they received. However, this may be the exception rather than the rule here in our city.

Residents tell us they move here for many reasons – small-town feel, close to downtown yet close to the mountains, unique homes and large lots. However, we do not hear that people move here for our schools. In fact, statistics show that many people may not choose the local school and even leave our city entirely for their child's education. But more importantly they do not even visit or investigate the local school.

The reasons are varied and range from old perceptions and rumors, web site ratings, lack of program information, and even student demographics. We've noticed these issues and that's why a new committee was formed to find what we

could do to improve. This is about helping all Wheat Ridge schools provide an excellent education to our residents.

The Wheat Ridge Committee for Educational Excellence consists of members from city council, city staff, school principals, district staff, school board and concerned citizens. We have identified 18 local schools to work with, including public, private, and faith-based. The committee is working to improve awareness of the quality of Wheat Ridge schools to promote and cause more families to choose and support our schools.

The committee will act as a link between citizens, city and schools. We will help communicate what our schools offer and what the citizens want and expect. We will promote and publicize our schools. We will be more present as a city in our schools and also invite our schools and students into community events and city hall.

Save the date for our first ever Wheat Ridge Summit on Education on Wednesday, Sept. 17, 6:30 p.m. at the Wheat Ridge Recreation Center, 4005 Kipling St. All citizens are invited to hear directly from our principals about what's going on with local schools. Learn about each school, ask questions about what's going on with our schools and citizens to improve the future of education in Wheat Ridge.

Genevieve Wooden is the chairman for the Education Committee and Wheat Ridge City Council Member of District IV, and can be contacted at gwooden@ci.wheatridge.co.us or 303-204-9504.



Genevieve Wooden



A Guide to Wheat Ridge Schools

Message from Committee

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School Profiles

Locator Map

List of Preschools



Excellence in Education
Wheat Ridge Schools for Wheat Ridge Families

Bicycle Friendly City

Wheat Ridge Criterium bicycle race returns after 30-year hiatus

By Austin Briggs YourHub Reporter

Updated: 06/17/2014 09:14:23 AM MDT



Pedaling comes to Pierce

Police Dept Reaccreditation

Wheat Ridge Police Department received reaccreditation from the Commission on Accreditation of Law Enforcement Agencies

- Comply with 500 professional standards
- Among top 1% of law enforcement agencies in North America



Questions?

