



# PLACE MAPPING EXERCISE SUMMARY

*DRAFT – 1/20/09*

This document summarizes the comments from the aerial photo individual exercise completed at the Envision Wheat Ridge Community Meeting held on Tuesday, January 13, 2009. Participants were instructed to write down three areas that they like/love about Wheat Ridge and three areas that they dislike or think need improvement, and a few key attributes or characteristics about each place. The participants then added their comments to the correct locations on a large aerial map. Comments that were identified more than once are depicted below in **bold**. Comments that are numbered correspond to the maps at the end.

## Places You Love

---

### ***Community-wide comments:***

- **(3 times) Location:**
  - Near foothills and Colorado's mountain playground
  - Close to mountains and other cities
  - Wheat Ridge has great access to Denver and the mountains; we need to emphasize this when "selling" Wheat Ridge
  - City has a great location near downtown Denver and the Highlands area
- Cultural diversity
- Wheat Ridge Greenbelt - a new bridge on Kipling would allow the trail to go under the street
- Community heritage and history of immigrants and farmers

### ***Locations identified on map:***

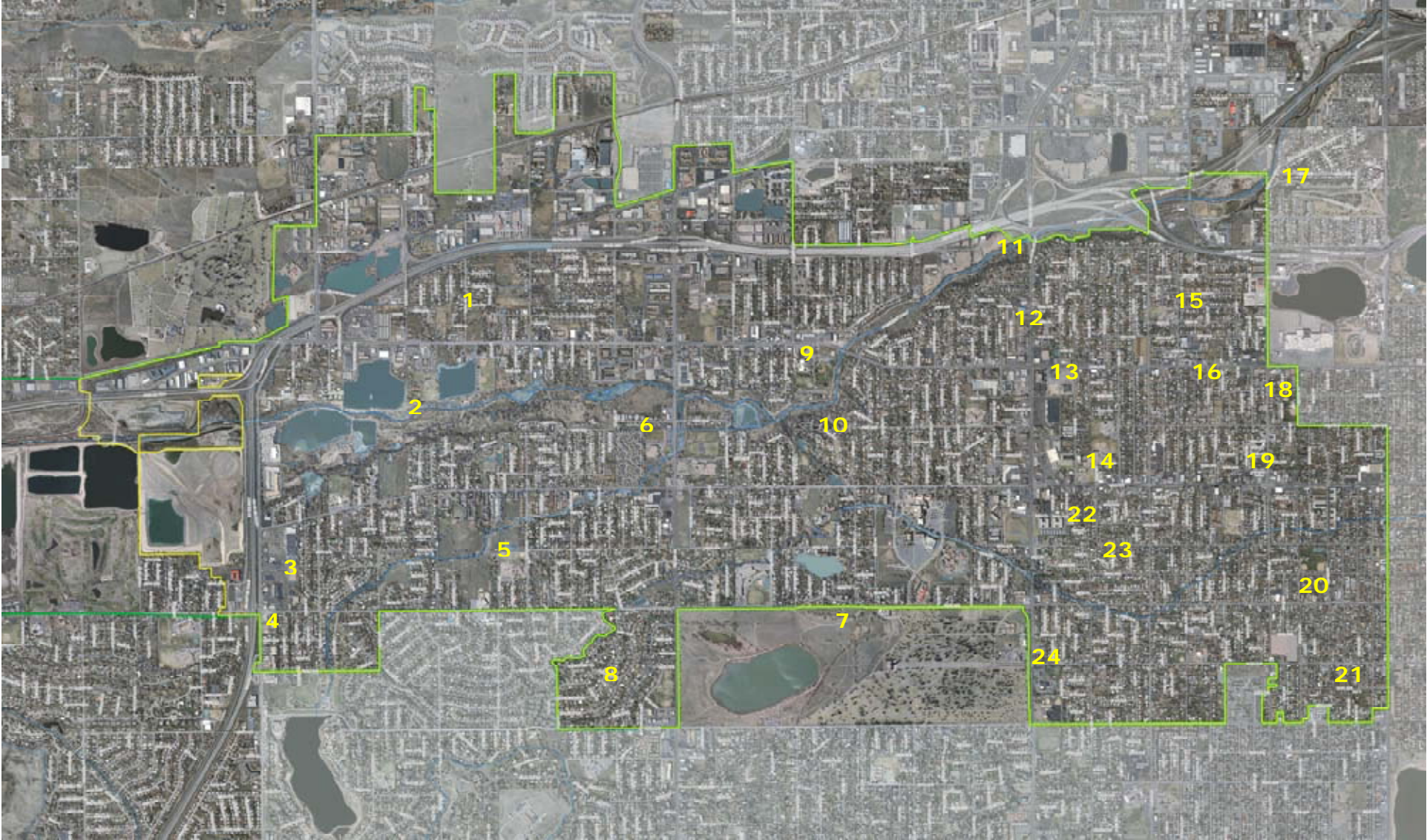
1. Wheat Ridge Historic Society (and the Richard Heart estate with Victorian Gardens)
2. **(14 Times) Clear Creek Trail / Wheat Ridge Greenbelt:**
  - Bicycle/walking trails
  - Trees, lakes/ponds, open space and parks
  - Wildlife
  - Wonderful trail which needs final linkages paved, mile markers and better access point markings and signage to keep improving it

- Great community connection
3. Applejack Liquor
  4. Local businesses (especially Recycled Lamb)
  5. Prospect Valley School – greatest elementary school in the district and region. Kids from Denver enroll here
  6. **(8 Times) Wheat Ridge Recreation Center:**
    - A positive asset
    - Attractive design
    - Meets the needs of residents
    - Great community facility
    - Community gathering place
    - Useful, full of activity
    - Central, many activities
    - Modern and comfortable
    - Needs to expand warm water features
  7. **(13 times) Crown Hill Park and Cemetery:**
    - Iconic suburban park
    - Great views
    - Lake, native vegetation, wetlands, and wildlife
    - Comfortable and expansive with great views
    - Open space, natural
    - Bike/walk
    - Diverse attractions to engage in personally
    - Good for mind, body and spirit
    - Lots of people
    - Wonderful to have such a nice open space park so close
  8. **(4 times) Paramount Heights neighborhood:**
    - Large lots
    - Awesome views (especially Hillside & Twilight)
    - No sidewalks or curbs
    - Varying topography
    - Mature trees

- Nice older single-family area with winding roads (Bel Air is another neighborhood with many of these attributes)
9. **(5 times) Anderson Park Complex and Field St. Park:**
    - Access to greenbelt
    - Concerts in park
    - Pool
  10. BelAire Neighborhood – vegetation, no curb and gutter
  11. Johnson Park (Wadsworth /I-70) – secluded and rustic
  12. Wadsworth Corridor area – leave zoning as is
  13. Wheat Ridge Town Center – need more like it
  14. **(6 times) 38<sup>th</sup> Avenue Corridor:**
    - Local businesses
    - Wheat Ridge Cyclery
    - Inviting look and feel
    - Nice sidewalks along 38<sup>th</sup> between Harlan and Sheridan
    - Small town feel
    - Holiday décor, lights and special event postings
    - Clean
    - Easy to see businesses from the road
    - Red Tango restaurant
    - Walkability
    - Would like to see more quality dining in eastern Wheat Ridge
  15. Trees and wide sidewalks
  16. Great neighbors, close knit-community area
  17. Lovely trees, landscapes and open space
  18. Randall Park (41<sup>st</sup> and Gray) – love pocket parks like this
  19. Founder's Park – great local park
  20. Wheat Ridge Library – nice to have a local library, would like more space/bigger library
  21. Richards-Hart estate – gardens, historic, lovely
  22. Neighborhood in the W. 32<sup>nd</sup> Area, Harland to Wadsworth

23. Neighborhood between 26<sup>th</sup> Ave. to 32<sup>nd</sup> Ave, Teller to Pierce – Older large lots, no sidewalks in places, easy access to RTD, long time residents, strong community
24. City Hall/Civic Center – nice access, well kept, nice open space, great form and function and location, nice adjacent park

# Places You Love



## Places You Dislike or Need Improvement

---

### ***Community-wide comments:***

- Perception: Many people don't know where Wheat Ridge is. We need to create buzz about Wheat Ridge and then economic advantage will follow.
- Presence of weeds and litter on the roadways (within the public right-of-way that the city should maintain) – like the bridge over Lena Gulch on 38th just west of Kipling
- Underdeveloped “Central –Downtown” district
- Lack of aesthetics in business areas
- Need more access everywhere for bicyclists, especially to commute downtown

### ***Locations identified on map:***

25. Youngfield, 32<sup>nd</sup> and I-70 intersection – this intersection is terrible, when Cabellas opens it will be a mess
26. Flood warning system needs to be re-installed
27. 38<sup>th</sup> Avenue to Youngfield – needs improvement, sidewalks, turn lanes, power poles 2 inches from roadway!
28. 35<sup>th</sup> and Simone – enormous house foolishly built in the Lena Gulch flood plain
29. Greenbelt – Better identification of trails
30. I-70 and 44<sup>th</sup> interchange – bad traffic flow, difficult to maneuver
31. Low rent, unkempt rental area
32. Kipling/I-70 area – low priced motels are a crime trouble spot, traffic is bad at the intersection, northern end of Kipling is an eyesore, same as a lot of tacky freeway exits, too congested, ugly, services are spotty, auto-oriented, disjointed, no character
33. Kipling Village and Camelot rentals are in poor (ugly) condition – too many rentals anyway and these are among the least desirable – Wheat Ridge doesn't need more apartments, townhomes or condos, even new ones
34. 44<sup>th</sup> to I-70, Field Street to Clear Creek – too many rental properties are not kept up, too dense, too much multi-family
35. 43<sup>rd</sup> and Kipling – need to draw businesses to this office building
36. ***(3 times) Kipling and 44<sup>th</sup> area:***
  - Needs improved bike and pedestrian access along these and other routes; school areas should be a top priority because of students
  - Greater connectivity is needed with other bike lanes
  - Insufficient bike lanes (only 3' wide)

- Need to implement the bicycle/pedestrian plan
  - 44<sup>th</sup> should be reduced to 3 lanes between Wadsworth and Kipling like 38<sup>th</sup> Avenue for speed control
37. Kipling, 32<sup>nd</sup> to 44<sup>th</sup> – undesirable uses, comparable benefit from much greater density, potential City Center?
38. **(2 times) 38<sup>th</sup> and Kipling:**
- Poor land use, unattractive strip mall
  - Needs redevelopment
39. Across from the recreation center is an old building with trashy, abandoned-looking vehicles right by the bike path that people take to see “pretty” views
40. Jefferson County Open Space eliminated parking for 75 vehicles along 32<sup>nd</sup> Ave for safety reasons - we still need the parking
41. **(5 times) No city center/Downtown area:**
- Need a city center with coffee shops, cafes, shady awnings
42. More signage for City building
43. **(15 times) Wadsworth Corridor (especially between 32<sup>nd</sup> and I-70):**
- Needs cleaning up but maintain character
  - 44<sup>th</sup> and Wadsworth underutilized and perfect for mixed-use
  - Needs improvements on Wadsworth and I-70
  - Don't really need a highway through town
  - Park entrance is very difficult to access and hazardous, driveway is steep and slippery in snow and rain
  - Wheat Ridge greenbelt Wadsworth access looks shabby and feels scary
  - Traffic congestion between 38<sup>th</sup> and 44<sup>th</sup>, 26<sup>th</sup> to 28<sup>th</sup> – yuck!
  - Between 38<sup>th</sup> and I-70 Wadsworth is an eyesore with trash and weeds
  - Needs code enforcement and sweeping
  - Needs improvements for bike, pedestrian access to make it safer and more appealing - consider design aspects of complete streets
  - More sidewalks and trees
  - Dangerous pedestrian crossing
  - Needs healthier restaurant options
  - No bike lanes
  - Eyesore on both ends

- Needs development but not a rushed process
  - Unattractive, no comprehensive design for area
  - Poor ingress/egress from shopping centers
  - No beautification (trees, sidewalks, holiday lights)
  - Commercial businesses are crowded together, needs more open space and pedestrian-friendly spaces
  - No pavement on Wadsworth and Kipling
  - Boring, underutilized
44. Broken fountain collects goose dung
45. Old, ugly business area – no good restaurants, bars or shops
46. Plan for 44<sup>th</sup> and Upham south side to west should be commercial – keep residential and public uses out. If you want more sales tax, put quality retail facilities there.
47. **(9 times) 38<sup>th</sup> Avenue Corridor:**
- All of the standing empty businesses (some half-built) along 38<sup>th</sup> Avenue
  - Too many of the same types of businesses – at quick glance What Ridge is the land of car stores, hair salons and car washes
  - Between Sheridan and Wadsworth would like to see this be the city center and central business district
  - Make 38<sup>th</sup> and Wadsworth the town center
  - No consistency in design of streetscape
  - Old apartments off of 38<sup>th</sup> Ave. especially to the south
  - Would love for 38<sup>th</sup> east of Wadsworth to be 3 lanes with parking to increase accessibility to businesses and reduce traffic
  - 38<sup>th</sup> east of Wadsworth is getting bad, all we are missing is tumbleweed
  - 38<sup>th</sup> Ave. strip is unattractive
  - Need to improve walkability, bikability and economic development
  - Between Sheridan and Wadsworth, looks run-down and unattractive
  - No good restaurants and shops, only localized and minimal attractions
48. **(4 times) East side of Wadsworth between 44<sup>th</sup> and I-70:**
- Run-down single-family neighborhood
  - Lack of mixed-use development along busy streets
  - Ugly run-down neighborhoods

- Low rent units in poor condition
49. Allowing houses to be built without regard to neighborhood character (46<sup>th</sup> and Lamar)
  50. **(2 times) Future Park at 44<sup>th</sup> and Jay:**
    - Posted for development, nothing is happening
    - Area needs improvement
    - Northwest corner has narrow and deep underutilized lots next to future park space
  51. Pavement and parking lots instead of open and green space
  52. 44<sup>th</sup> from Wadsworth to Sheridan – many dilapidated structures, lots of vacancy, negative retail (i.e. pawn shops)
  53. High rental rate and transiency
  54. Community Garden
  55. Depew, 35<sup>th</sup> to 38<sup>th</sup> – old horseshoe rental units desperately need redevelopment and revitalization
  56. Need welcome to Wheat Ridge sign at 32<sup>nd</sup> and Sheridan (northwest corner)
  57. The collonade was a Wheat Ridge landmark/visual gateway – sorry to see it go

# Places You Dislike or Need Improvement

