

# Draft Policy Framework Comment Form

## INTRODUCTION

Envision Wheat Ridge is an update to the City of Wheat Ridge's Comprehensive Plan. The updated Comprehensive Plan will help provide guidance on where and how the community will grow and change over the next 20 years. The plan will help the city establish its desired future, and it will address future needs for economic



development, transportation, commercial and retail development, housing and neighborhood revitalization, services and utilities, parks and open space, and long term community sustainability. Property owners, citizens and decision makers will use this plan to guide their decision on land use issues, such as where commercial and employment development and redevelopment should occur in the future. Once adopted, the city will use the Envision Wheat Ridge Plan as a guide for land use and public investment decisions.

The Policy Framework is a work in progress that compiles feedback received from the Citizen Advisory Committee, community meetings, officials, and city staff, and draws from previous subarea planning efforts.

The Draft Plan document will include additional background discussion (drawing from the Community Profile prepared in earlier stages of the planning effort), framing trends and issues in the community, and incorporating more graphics and images in a user-friendly format.

Please review the following draft framework for the plan, and provide your comments and suggestions on the next pages, or on the plan website, [www.EnvisionWheatRidge.com](http://www.EnvisionWheatRidge.com). Bookmark the website, and check it periodically to review recent meeting summaries and feedback, and to download the latest draft documents. A full draft document is available on the project website.

## COMMUNITY VISION AND KEY VALUES

The vision statement below describes the kind of place that residents, community leaders, and business owners want Wheat Ridge to become in the future. It describes the shared values within the community and sets the desired direction for future changes and improvements. Six broad "Key Values" are the primary principles behind the community's vision.

As a subset to each Key Value, a series of measurable goals provide general direction to guide the community's decisions in order to achieve the vision and Key Values. Detailed policies related to each goal provide guidance for daily decisions about capital investment and development.

## THE VISION

Wheat Ridge will be a prominent and sustainable city, with a bright future built upon the foundation of the community's major assets (comfortable neighborhoods, unique culture and history, abundant open space, terrific views, and proximity to Denver and the Rocky Mountains). The city will grow a broad and resilient local economy that provides family wage jobs and thriving business districts to balance with the community's friendly and established neighborhoods. In addition, Wheat Ridge will offer convenient transportation options, valuable services, and high quality of life for all residents.

## THE KEY VALUES

1. Create a Resilient Local Economy Based on a Balanced Mix of Land Uses
2. Promote Vibrant Neighborhoods and an Array of Housing Options
3. Accentuate Community Character and Quality Design
4. Increase Transportation Connections and Options
5. Provide Quality Community Amenities, Services, and Resources
6. Ensure a Sustainable Future

## KEY VALUE 1: RESILIENT ECONOMY AND BALANCED LAND USES

**Goal ELU1:** Make Wheat Ridge a “community of choice” in which to live, work, shop, and recreate.

- ♦ Policy ELU1.1: Assertively promote quality of life amenities to recruit primary employers and strong households.
- ♦ Policy ELU1.2: Market Wheat Ridge as a regional destination to attract visitors.

**Goal ELU2:** Attract quality retail development and actively retain existing retailers to locate in Wheat Ridge.

- ♦ Policy ELU2.1: Proactively maintain and enhance existing retailers.
- ♦ Policy ELU2.2: Facilitate the start-up and growth of small and specialty retail businesses.
- ♦ Policy ELU2.3: Rehabilitate underutilized retail spaces.
- ♦ Policy ELU2.4: Advance regional retail development in the Regional Commercial/Employment Center area west of I-70.

**Goal ELU3:** Retain and diversify local employment.

- ♦ Policy ELU3.1: Retain and expand established employers.
- ♦ Policy ELU3.2: Generate new primary employment opportunities.

**Goal ELU4:** Achieve a sustainable balanced mix of land uses

- ♦ Policy ELU4.1: Promote a diverse mix of land uses in redevelopment and limited new development areas.
- ♦ Policy ELU4.2: Efficiently use available land for essential services and primary jobs.

**Goal ELU5:** Revitalize priority redevelopment areas.

- ♦ Policy ELU5.1: Facilitate and promote infill and redevelopment.

- ♦ Policy ELU5.1: Require high quality redevelopment.

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

- ♦ Policy ELU6.1: Invest in existing and future community activity centers.
- ♦ Policy ELU6.2: Develop a Town Center.

## KEY VALUE 2: VIBRANT NEIGHBORHOODS AND HOUSING

**Goal NH1:** Maintain and enhance the quality and character of Wheat Ridge’s established neighborhoods.

- ♦ Policy NH1.1: Establish neighborhood identity programs.
- ♦ Policy NH1.2: Maintain character of established neighborhoods.
- ♦ Policy NH1.3: Promote compatibility and high-quality design with infill and redevelopment projects.
- ♦ Policy NH1.4: Support and maintain quality neighborhood amenities.

**Goal NH2:** Increase investment and homeownership in neighborhood revitalization areas.

- ♦ Policy NH2.1: Invest in neighborhood revitalization areas.
- ♦ Policy NH2.2: Promote homeownership and strong households in neighborhood revitalization areas.
- ♦ Policy NH2.3: Enforce property maintenance codes in neighborhood revitalization areas.

**Goal NH3:** Revitalize and promote reinvestment in transitional areas.

- ♦ Policy NH3.1: Define and enhance transitional areas.

*Your feedback: Do you have any comments or suggestions about the goals and policies on this page?*

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## KEY VALUE 3: RECOGNIZABLE COMMUNITY CHARACTER AND DESIGN

**Goal CC1: Create recognizable gateways and corridors.**

- ♦ Policy CC1.1: Establish and project a positive, cohesive community identity at primary gateways.
- ♦ Policy CC1.2: Enhance the image of primary commercial corridors.

**Goal CC2: The City of Wheat Ridge will lead the community in quality design.**

- ♦ Policy CC2.1: When updating existing facilities or constructing new public facilities or spaces, the City of Wheat Ridge will meet or exceed established design and character requirements.

**Goal CC3: Ensure quality design for development and redevelopment.**

- ♦ Policy CC3.1: New development will be of high quality to enhance Wheat Ridge's character.

*Your feedback: Do you have any comments or suggestions about the goals and policies on this page?*

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## KEY VALUE 4: CONNECTED TRANSPORTATION SYSTEM WITH OPTIONS

**Goal T1: Provide an integrated transportation system to address all modes of travel and future funding priorities.**

- ♦ Policy T1.1: Establish priority corridors and intersections for future infrastructure improvements.
- ♦ Policy T1.2: Establish funding mechanisms for infrastructure improvements.
- ♦ Policy T1.3: Develop complete streets in priority locations.

**Goal T2: Increase intergovernmental cooperation on regional transportation issues.**

- ♦ Policy T2.1: Promote and coordinate multi-modal connections.
- ♦ Policy T2.2: Support regional transportation planning to encourage efficient use of transportation funds and coordinated transportation systems.

**Goal T3: Increase transportation efficiency and options.**

- ♦ Policy T3.1: Reduce traffic congestion.
- ♦ Policy T3.2: Expand non-vehicular transportation options.
- ♦ Policy T3.3: Connect future light rail with other transportation modes.
- ♦ Policy T3.4: Establish priority areas for pedestrian and bicycle facility improvements.
- ♦ Policy T3.5: Increase mobility for the students and the aging senior population.

**Goal T4: Improve the synchronization between transportation improvements and future land uses.**

- ♦ Policy T4.1: Define the role of principal roadways and their relationship to land uses.
- ♦ Policy T4.2: Emphasize transit-supportive development patterns.

## KEY VALUE 5: QUALITY COMMUNITY AMENITIES AND SERVICES

**Goal CS1: Provide and maintain quality core community services and facilities.**

- ♦ Policy CS1.1: Define core community services and their adequate levels of service.

**Goal CS2: Continue investment in parks, recreation, and open space**

- ♦ Policy CS2.1: Maintain and enhance parks, recreation, and open space offerings and facilities.

**Goal CS3: Increase community safety and code enforcement.**

- ♦ Policy CS3.1: Respond to and encourage participation in community safety and property maintenance.

**Goal CS4: Continue to coordinate with fire districts and utility providers to maintain quality service.**

- ♦ Policy CS4.1: Coordinate development and redevelopment activities with utility providers and service districts.

**Goal CS5: Maintain and improve educational offerings.**

- ♦ Policy CS5.1: Maintain existing educational resources and increase educational opportunities for all types of residents.

**Goal CS6: Continue to support diverse arts and cultural amenities.**

- ♦ Policy CS6.1: Maintain and enhance existing arts and cultural offerings.

**Goal CS7: Increase opportunities for public involvement with city government.**

- ♦ Policy CS7.1: Make city government engaging and accessible.

**Goal CS8: Invest in technology infrastructure.**

- ♦ Policy CS8.1: Coordinate the development of technology infrastructure with development and redevelopment projects.

**Please return completed comment forms by July 24, 2009 to:**

Sally Payne, Senior Planner  
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spayne@ci.wheatridge.co.us

**Or submit your comments online at: [www.EnvisionWheatRidge.com](http://www.EnvisionWheatRidge.com)**

## KEY VALUE 6: SUSTAINABLE FUTURE

**Goal SF1: Establish and maintain a resilient and sustainable tax base.**

- ♦ Policy SF1.1: Coordinate land use and fiscal planning.
- ♦ Policy SF1.2: Diversify and broaden the city's revenue base.

**Goal SF2: Protect and preserve natural assets.**

- ♦ Policy SF2.1: Provide stewardship of unique and sensitive natural resources and areas.

**Goal SF3: Reduce resource consumption and increase conservation.**

- ♦ Policy SF3.1: Reduce the disposal of solid waste.
- ♦ Policy SF3.2: Increase energy efficiency and use of renewable energy.
- ♦ Policy SF3.3: Reduce community water use.
- ♦ Policy SF3.4: Promote renewable resources.
- ♦ Policy SF3.5: Require site designs and techniques that minimize development and redevelopment's energy use and impacts on the natural environment.

**Goal SF4: Create a healthy and active community.**

- ♦ Policy SF4.1: Promote physical activity and recreation.
- ♦ Policy SF4.2: Provide opportunities for accessible and affordable healthy foods.
- ♦ Policy SF4.3: Encourage community interaction with environmental assets.

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