

## DISCUSSION BOARD EXERCISE

### What the Community Says

DRAFT – 1/20/09



This document summarizes the comments from the group discussion board exercise completed at the Envision Wheat Ridge Community Meeting held on Tuesday, January 13, 2009. Participants worked in eleven small groups (three to six people per group) to discuss and answer the following questions:

1. What do you envision Wheat Ridge and your community to be like in 20 years?
2. What would you “preserve” or keep the same?
3. What would you “improve,” add, or change?



All comments from all of the groups are included in the following lists. The consultant team has grouped the comments into categories, and will add them to the list of “Issues for the Plan to Address.”

### **What do you envision Wheat Ridge and your Community to be like in 20-years?**

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#### *Land Use, Housing and Design*

- Beautiful and vital 38th Ave.
- In the future people will be able to say “it appears there was a plan for this neighborhood”
- Residential and pedestrian friendly retail
- Improve existing housing stock by energy efficient improvements – improved comfort, reduced operating cost
- WR 2020 should focus only on aesthetics
- More diverse higher density
- Better appearance
- A Vibrant Wadsworth corridor 35th to I-70 that attracts business
- Utilize green belt – better access

- Improve housing stock
- City center
- Visible “gateway” to WR
- WR “downtown” area more central to the character of WR
- Pedestrian Mall no vehicles (near town center?)
- Town Center
- Preserve all open space
- Esthetically intriguing
- Keep sense of neighborhood yet updated communities
- 38th Ave- Sheridan – Wadsworth to have the charming, exciting, shops and restaurants with an appearance of continuity in design street lights, benches, trees, outdoor cafés
- Higher density in appropriate areas (major corridors)
- Accessible Parks and way finding signage
- Keep single family neighborhoods as is to preserve character – focus on 38th and town center
- Moderate density – Not High

### *Economic Development/Fiscal Stability*

- No \$ = No Change
- More vital business
- Three vibrant business areas (today = 0)
- Vibrant
- Affordable
- Valuable location and real estate
- Big city tax base

### *Community Character and Livability*

- Will be more diverse aged community
- Better more diverse amenities for changing population
- A community center – place to gather everyday (Carnation Festival at Anderson Park is a good example)
- Enhanced open spaces and parks
- More vibrant
- Healthy citizens
- “Green” environment city
- Majority home owners vs. renters
- More code enforcement
- Fun at the Carnation Festival
- Green, sustainable
- Community connection
- Cultural opportunities
- “Environmentally friendly”

- Healthy, sustainable (commercial, housing)
- Sustainable
- Safe
- Sense of community – keep our own identity
- Charming
- Sense of country in a charming city
- Rural = tranquil, peaceful, non-hectic – low keyed

### *Transportation*

- Pedestrian connectors
- Connect city for bikers and walkers
- Better transit opportunities
- Increased pedestrian and bicycle connections
- More walkable commercial areas
- Cultural diversity
- Walker friendly
- Bikeable
- Walkable, bikeable
- Accessible to public transit
- Walkable

### *Other*

- Out of water just as the rest of the state - water is the critical element from here on
- Rental code enforcement
- Farmers Market on weekends early AM (for working people)

## **What would you “preserve” or keep the same?**

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### *Land Use, Housing and Design*

- Greenbelt
- Context of the neighborhoods
- Single family homes that invite families (a yard for families to play)
- Natural spaces
- Clear Creek Greenway
- Crown Hill Park (2nd this motion!)
- No sidewalks in Paramount Heights
- Some areas have no curb and gutter – we want to keep it that way
- All viable residential neighborhoods and low density
- Low rise character of the city –mountain views
- Open space
- Richards Hart Estate
- Anderson Park
- Wheat Ridge Greenbelt

- Large lot housing (low density)
- Greenbelt
- Parks/open space
- Preserving historic buildings for business
- Clear Creek
- Greenbelt
- Open space
- Preserve the Height limitations
- Older Neighborhoods
- Greenbelt – open space
- Older buildings with updated architectural amenities
- Greenbelt

### *Economic Development/Fiscal Stability*

- Small – local home businesses
- Local businesses

### *Community Character/Livability*

- The rural nature of WR – Different than Arvada and Lakewood
- Everyone knows neighborhoods because neighbors are calm – Individuals can walk their dogs etc.
- Nature trees and mature neighborhoods are positive
- Recreation Center
- Safeway
- Active Senior Center
- Rural look and feel
- Carnation Festival
- Schools
- Small town, friendly, safe character of town – in spite of no town
- Trees, green spaces, parks, walkability, benches
- Trees
- Character that has come with Wheat Ridge's age and dated buildings i.e. architectural diversity -the "country in a city" feel that comes with the older neighborhoods
- Community garden
- Sense of community
- Small town feel
- Certain areas that have a more rural feel – general consensus to keep it that way

### *Transportation*

- Bus routes
- Easy access to mountains and downtown Denver
- Bike trails
- Adequate/Ample parking!

## *Other*

- No eminent domain!
- Community involvement in policy making
- Save the foxes!

## **What would you “improve”, add, or change?**

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### *Land Use, Housing and Design*

- Make greenbelt more accessible
- Replace rentals w/townhouses (Quality)!!
- Curb and gutters near parks?
- Pedestrian nodes within community – multi-use
- Mixed use development at 44<sup>th</sup> to 38th and Wadsworth, 38th and Kipling, Applewood and connect the dots with pedestrian and bike paths
- Make 38th an urban street with mixed use and higher density
- More restaurants/bars
- Facades of old buildings demolish some structures
- Environment like Highlands (mix of uses)
- Should have passed ballot issues related to density/height
- Improved signage for open space areas
- Multiuse buildings on commercial
- Rehab older buildings both residential and commercial
- Assure break between commercial residential to protect neighborhoods
- Brick exteriors of buildings
- Building standards
- Add more “attractive”, commercial shopping in designated areas
- Add more bike-friendly mass transit pedestrian attractive centers – Example: theater showing vintage films
- Height and density limitations should be removed from the character and remain in the zoning code
- Improve the 38th Ave. Sheridan –Wadsworth for retail/revenue
- Develop 38th and Kipling as a town center
- Need a “City Center”
- 38th Ave more pedestrian friendly
- Bring more neighborhood serving businesses
- Less rental housing
- Wadsworth and 38th to Sheridan – could create a town center there and radiate out from that...including the library
- Opportunities for high density housing if it is planned correctly
- Compatibility of neighborhoods

### *Economic Development/Fiscal Stability*

- Get Cabelas moving! (As retail not condos)
- Potential for major regional shopping center

- Cut bureaucratic red tape for businesses
- Allow more small home businesses and allow small shops
- People need some place to buy groceries, clothes, and hardware, not just specialty stores
- Examples of new stores! – Trader Joes

### *Community Character/Livability*

- Develop a better sense of Wheat Ridge as a Place. I.E. there is no downtown or city center. There is no “draw” to Wheat Ridge
- Upgrade of poorly maintained areas
- More families w/children
- Better identity
- Dog Park
- Build a real library and name it after Dorothy Thompson who worked so many years for one
- Noticing more young families
- Add better lighting in residential areas
- Bigger library
- Branding and neighborhoods
- Identity – like WR 2020 initiative neighborhood names
- Signage
- Higher Ed – aggressive seeking smart development
- Capitalize on the influx of young families – make it appealing – big yards, walkable retail district i.e. the highlands area, south Gaylord, Old Golden
- Better city communication with the residents
- Bridge work/ Beautification on all bridges going over Clear Creek

### *Transportation*

- Safer routes to school
- Pedestrian friendly
- Improve traffic flow on Wadsworth
- Light rail
- Sidewalks everywhere
- Transportation corridors improved
- 44th and 38th (west of Wadsworth) reduced lanes to three
- Parking for businesses on 38th (reduce 4 lanes to 3) east of Wadsworth
- Bike/pedestrian underpass at Kipling and Greenbelt
- Sidewalks on major thoroughfares
- Accessibility
- Pedestrian connectivity
- Decrease 38th to two lanes where Olde Town Arvada
- Provide enough, easy parking for mom and pop businesses to give them an added edge over competing businesses in Highlands, Olde Towne, Edgewater

### *Other*

- Remove the "park coming here signs" and bring the park
- Call boxes along trail
- Less planning more implementation
- Local "newspaper" or connection
- Code enforcement
- Volunteer horse patrol for Greenbelt
- Vision for the plan
- Bury overhead power lines!
- Highlight parks more