



# Citizen Advisory Committee - Meeting Summary

Wednesday, March 4, 2009- 6:30 p.m.

*Recreation Center*

## Topics: Vision and Goals, Character Areas

### Attendance

- ♦ **Committee:** 16 members present: Sally Banghart, Shannon Sturtevant, Joyce Jay, Tom Abbott, Kelly Brooks, James Williams, Rick Bender, Susie Seeds, Loretta Schwankl, Brad Cushard, Don Seyfer, Suzanne Teale, John Marriot, Anne Brinkman, Davis Reinhart, Tom Meiers
- ♦ **Public:** One member of the public was present
- ♦ **Staff:** City – Sally Payne, Ken Johnstone, Adam Tietz, Ryan Stachelski
- ♦ **Consultants:** Clarion – Lesli Ellis, Shelby Sommer

### Consultant Presentation

Consultant provided an overview of the project status and outreach efforts, a recap of the Photo Visioning Exercise, Community Profile updated information, Draft Vision and Goals, and Character Areas mapping exercise (see attached PowerPoint slides).

- ♦ **Public Outreach Report**
  - Look for an insert featuring the Comprehensive Plan in the upcoming "Connections" newsletter.
  - New video segment showcasing the planning efforts will be available soon.
  - Upcoming community meeting on Wednesday, March 25.
- ♦ **Community Profile Updates**
  - Updated sections in the Community Profile include Land Use, Economy and Fiscal, Parks and Recreation, and Transportation.
  - The Community Profile and associated maps are available on the project website [www.EnvisionWheatRidge.com](http://www.EnvisionWheatRidge.com).

### Community Profile Discussion

Committee members discussed and asked for clarification on the following elements of the draft Community Profile:

- Road widening - is there a choice?

- ◇ Wheat Ridge can let CDOT know its preferences for future roads – both city and residents during the public process;
  - ◇ It is important to establish a vision before the state’s Environmental Study process occurs;
  - ◇ Transportation funding is not guaranteed for some of the projects that have been identified – for instance Wadsworth Boulevard widening. This leaves Wheat Ridge and nearby property owners with a lot of uncertainty.
- Some areas may have different issues...it is difficult to grasp some of the information for the entire city.
    - ◇ Apply council districts/ focus areas to analysis in certain sections;
    - ◇ Division into districts may help council candidates/members understand their district’s issues.

## Vision and Goals Exercise

The consultant team presented a draft vision statement to the group for general comments and discussion, with the caveat that it is a rough starting point. The team encouraged the committee to help customize it for the city and the plan. Initial impressions were:

- Does not say much... paragraph of platitudes;
- Not unique to Wheat Ridge;
- “Preserving community’s neighborhoods” is overly tight/restrictive (infill situations do arise);
- Preservation may be to the detriment of new things; and
- Needs to be more aggressive!

Committee members worked in small groups to comment and give suggestions regarding the draft Vision and Goals Outline. A summary of their comments is attached.

## Character Areas Mapping Exercise

Committee members worked in small groups to start identifying locations of key “character areas” and transportation priority areas. A summary of the mapping exercise is attached.

The committee generally agreed...

- ◆ **Residential neighborhoods in the area south of Clear Creek, generally between Youngfield to the hospital (southern) and Zephyr (northern) have and should retain a low-density, country feel.** This is consistent with existing zoning which is predominantly Residential 1 and 2 (R-1 and R-2) in these areas.
- ◆ **Residential areas bordering Sheridan and on both sides of 38<sup>th</sup> Avenue are in need of revitalization.** Zoning in these areas is scattered, and includes Residential 1 and 3 (R-1 and R-3).

- ♦ **Residential areas around the Kipling, 44<sup>th</sup> Avenue, and the Interstate 70 vicinity are in need of revitalization.** Zoning in these areas is predominantly Commercial 1 (C-1) and Residential 2 and 3 (R-2 and R-3).
- ♦ **The residential areas adjacent to Wadsworth Boulevard, 38<sup>th</sup> Avenue, Sheridan Boulevard, and north of 44<sup>th</sup> Avenue/Clear Creek may transition to other uses over time.** Zoning in these areas is very mixed, including Commercial 1 (C-1), Residential 2 and 3 (R-2 and R-3), Agriculture 1 (A-1).
- ♦ **Commercial and mixed-use development should be located along major corridors including Wadsworth (especially near 38<sup>th</sup> and 44<sup>th</sup> Avenues), Kipling, 38<sup>th</sup> Avenue, Sheridan, and 44<sup>th</sup> Avenue.** Zoning along these corridors is mostly Commercial 1 (C-1) with pockets of Residential 3 (R-3).
- ♦ **The area around the hospital should be a primary job area.** The hospital property is zoned Planned Hospital District (PHD).

The committee has different ideas about the following areas:

- ♦ **The area between 32<sup>nd</sup> and 38<sup>th</sup> Avenue, centered between Wadsworth and Sheridan, and the area north of 44<sup>th</sup> Avenue, east of Wadsworth may be stable, in need of revitalization, or future transition areas.** The current zoning for this area is predominantly Residential 2 (R-2), which is for high stable, medium-density neighborhoods.
- ♦ **The residential area north of 38<sup>th</sup> Avenue west of Kipling may be in need of some revitalization or may be stable.** The current zoning for this area includes Residential 3 (R-3) and Residential 1 (R-1). These zones are for medium to high density (R-3) and low density (R-1) stable neighborhoods.
- ♦ **The area south of 44<sup>th</sup> and immediately east of I-70 may transition to commercial/mixed use and/or employment over time.** This area predominantly includes a mix of Agricultural 2 (A-2), and Commercial 1 (C-1) zoning. The A-2 district is for commercially oriented agricultural operations and large-lot residential, and the C-1 district allows a range of commercial uses.
- ♦ **The area surrounding the future Cabela's development may be a potential commercial/mixed-use area or primary jobs area.** This area is zoned Planned Commercial District (PCD).
- ♦ **The northwest corner of 26<sup>th</sup> Avenue and Kipling may be a stable residential area or may be suitable for a neighborhood center.** This area is zoned Commercial 1 (C-1) which is suitable for a wide variety of commercial uses.
- ♦ **The area surrounding the future light rail station may be suitable for employment, commercial, a town center or a mix of uses, which might also include higher density housing.** The Northwest Subarea Plan calls for Office/Light Industrial south of the rail line, with a mix of uses, including lighter industrial, general commercial, and medium-high density residential between Tabor Street and Ward Road.
- ♦ **A Town Center might be located at Wadsworth and 44<sup>th</sup> Avenue, along 38<sup>th</sup> Avenue, or smaller neighborhood centers might be located at major intersections,**

north of I-70, and near the hospital. All of these areas are predominantly zoned Commercial 1 (C-1), with exception of the hospital which is zoned Planned Hospital District (PHD). The Wadsworth Subarea Plan calls for medium high density mixed-use along much of the Wadsworth corridor, including at 44<sup>th</sup> and 38<sup>th</sup> Avenues.

### Next Steps: Schedule and Next Meeting

- ♦ Check the website [www.EnvisionWheatRidge.com](http://www.EnvisionWheatRidge.com) for latest work products, project news, and updates.
- ♦ The next Citizen Advisory Committee meeting will be scheduled in late April or early May.
- ♦ The next Community Meeting is scheduled for Wednesday, March 25, 2009 at 6:30 p.m. at the Recreation Center.