



Citizen Advisory Committee Meeting Summary

Tuesday, May 5, 2009- 6:30 p.m.

Recreation Center

Focused Policy Questions:

Market/Economics, Transportation, and Design and Density

Attendance

- ♦ **Committee:** 15 members present: Shannon Sturtevant, Sally Banghart, Tom Abbott, Diana Lopez, Kelly Brooks, James Williams, Susie Seeds, Don Seyfer, Suzanne Teale, Davis Reinhart, Thomas Meiers, Loretta Schwankl, John Marriott, Denise Stephens, Rick Bender
- ♦ **Public:** One member of the public was present
- ♦ **Staff:** City – Sally Payne, Ken Johnstone, Patrick Goff, Ryan Stachelski, Adam Tietz
- ♦ **Consultants:** Clarion – Lesli Ellis, Darcie White; Fehr & Peers – Jeremy Klop; ArLand – Arleen Taniwaki

Update on Planning Effort

Vision/Goals Next Steps

The planning team presented a brief overview of Vision/Goals and feedback received and status of the drafts, to be further refined before the public meeting. Feedback included:

- ♦ Through a finger vote, the committee generally supported moving forward with a bolder version of the vision and goals (e.g., not quite as much emphasis on rural past; more focus on revitalization; remove vague language).

Structure Plan Concept

The team presented a preliminary Structure Plan concept to determine if a plan that is strategic and tied to policies, and not parcel-based is appropriate for Wheat Ridge and what the committee envisions. The team asked if the general direction is appropriate and if the committee would support refining it for public comment at the meeting May 20th.

- ♦ Through a finger vote, the committee generally agreed the planning team should carry forward the Structure Plan concept to the public, including a hierarchy of commercial centers and some refinement to the character areas to incorporate in

other conditions and data. The residential areas in particular will need greater refinement.

Fiscal and Market Report and Feedback

The panel presented slides and discussion (see attached), and then asked for feedback from the committee. The panel consisted of Patrick Goff, Deputy City Manager; Ryan Stachelski, Economic Development Coordinator; Arleen Taniwaki, ArLand Land Use Economics; and, Denise Balkas, Wheat Ridge 2020.

- ♦ Is the city concerned about the trend toward eliminating - tax revenues from business equipment? Yes, but that is a small amount of revenue for the city, and the business community is supportive of the change.
- ♦ Primary jobs bring new money into the city, so the city needs primary jobs as part of its strategy.
- ♦ Key pad polling results are attached. Other discussion included:
 - The committee discussed whether Wadsworth Boulevard should be a location for multi-family housing. Most agreed that housing could be a component as long as retail fronts the street. Housing could be sprinkled into new development but not in major blocks.
 - Does mixed-use have to include housing? No; it could be a mix of retail and offices.
 - Consider large-format retail and commercial fronting Lakeside and the new development occurring there.
 - "Sustainable/energy-related" primary jobs will want less expensive land, so they probably won't go along the corridors.
 - Keep providing more information to understand the trade-offs of different land uses.

Transportation

The transportation consultant, Jeremy Klop, Fehr & Peers, presented slides and discussion (see attached), and then asked for feedback from the committee.

- ♦ Key pad polling results are attached. Other discussion included:
 - 38th Avenue showed up as a priority in the "improvements" question. Why? Because some committee members would like to slow down traffic and improve pedestrian safety and amenities to increase sales tax revenue and improve the image. However, some members of the committee suggested that, from a transportation/traffic perspective, 38th flows well and is not a priority.
 - People could interpret the question differently. The consultant team may want to re-pose the question(s) to ask about "traffic improvements" versus "image/economic development" improvements and trade-offs.

- Address bike paths – linking corridors that don't work. Need to retool the bike questions a bit to focus on priorities. Bike paths east/west in Wheat Ridge are really good. North/south paths are lacking and need connections.
- Connections through the greenbelt are a priority.

Design and Density

Sally Payne, City planner/project manager, and the consultant, Darcie White, Clarion, presented slides and discussion (see attached), and then asked for feedback from the committee.

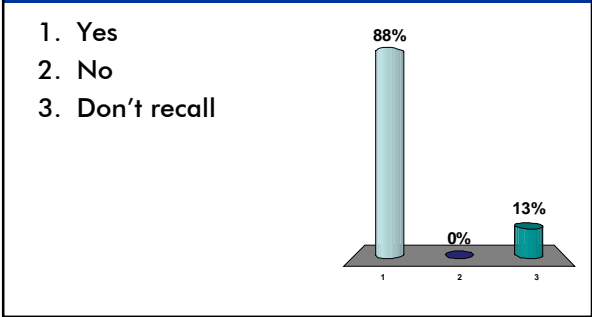
- ♦ Key pad polling results are attached. Other discussion included:
 - The real issue with the City Charter restrictions have been at the TOD site; developers can't make a mixed-use transit-oriented project work with the current restrictions, so they avoid the site.
 - Encourage variety through design standards to avoid a monotonous cookie-cutter look.
 - Multi-family is the issue in some locations rather than height (e.g., the senior housing projects shouldn't go on the major corridors where retail should go).
 - The City Charter question is *the* key question. Removing restrictions would bring Wheat Ridge into line with other communities—to put density and height within the bounds of zoning.
 - Need a concerted effort to inform the public about the limitations.
 - The question is a political one: Would voters approve a ballot measure to remove Charter restriction if the question was posed as “citywide” versus “in certain areas” (such as the TOD site and corridors)? Some on the committee stated that they would not vote for removing restrictions on a citywide level, because that leaves too much uncertainty. Others stated that it must be removed citywide, so the city can address density and height through zoning, because the city can't predict what kind of positive development is possible in the future. Having the restriction anywhere is too restrictive.
 - There is more concern in the community about what is happening in the Highlands spilling over into Wheat Ridge.

Next Steps: Schedule and Next Meeting

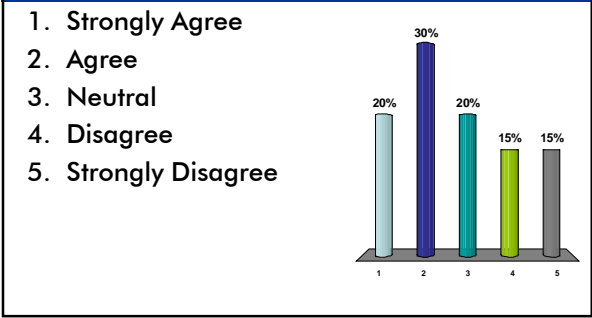
- ♦ Check the website www.EnvisionWheatRidge.com for latest work products, project news, and updates.
- ♦ The next Community Meeting is scheduled for Wednesday, May 20, 2009 at 6:30 p.m. at the Recreation Center.

Warm-Up and Demographic Questions

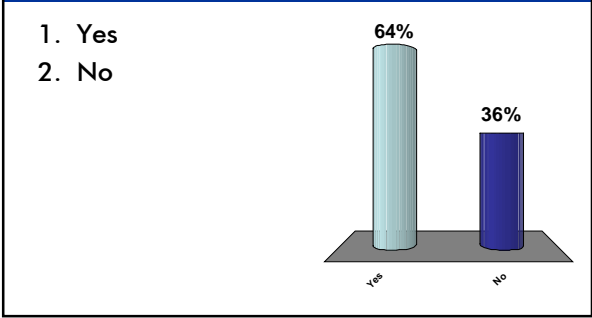
Have you ever lied to your mother?



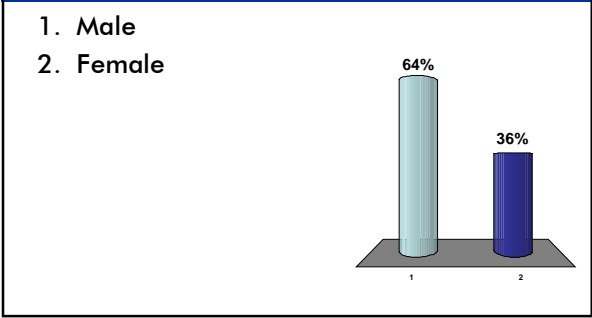
I prefer going out to the movies over watching a movie at home. (select one)



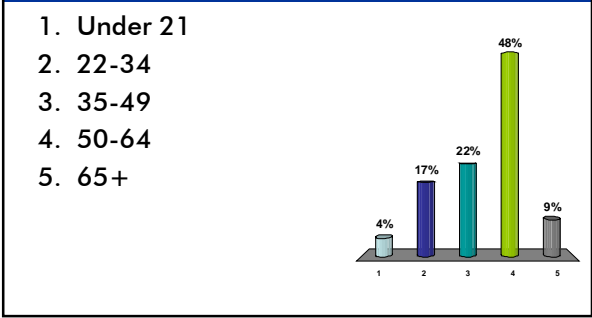
Are you a CAC member?



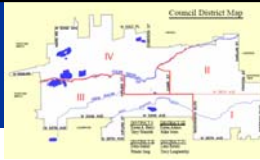
1. What is your gender?



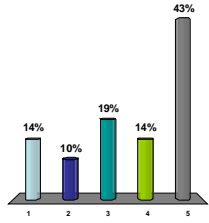
2. What is your age?



3. Where do you live? (select one)

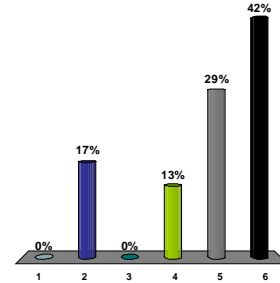


1. **District I**
(S. of 38th/E. of Wadsworth)
2. **District II** (N. of 38th/ E. of Carr and Clear Creek)
3. **District III**
(S. of Clear Creek and 38th/W. of Wadsworth and Kipling)
4. **District IV**
(North of Clear Creek)
5. **Outside Wheat Ridge**



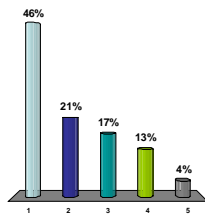
4. How long have you lived in Wheat Ridge?

1. <1 year
2. 1-5 years
3. 6-10 years
4. 11-15 years
5. >20 years
6. Don't live here



5. Where do you work? (select one)

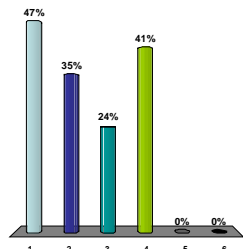
1. In Wheat Ridge
2. In Denver
3. Other
4. Retired
5. Unemployed



Part 1: Economic Development and Market Questions

1a. The city's fiscal and economic strategy should be focused on. (select all that apply)

1. Primary jobs recruitment
2. Retail recruitment/retention
3. Neighborhood revitalization
4. Balanced approach
5. Other
6. No opinion/don't know

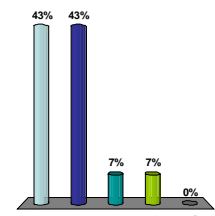


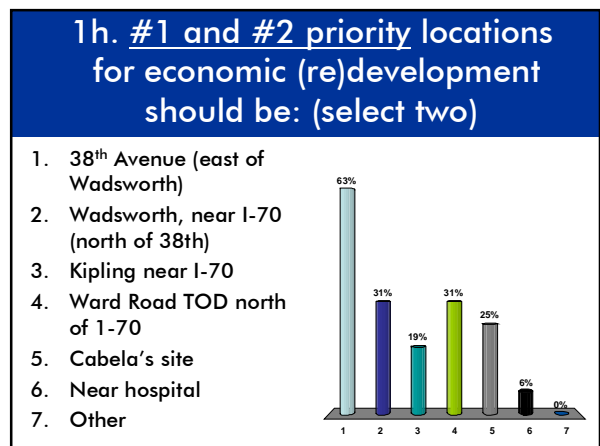
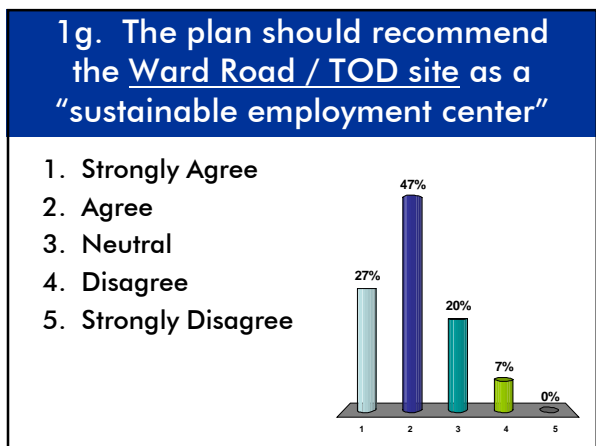
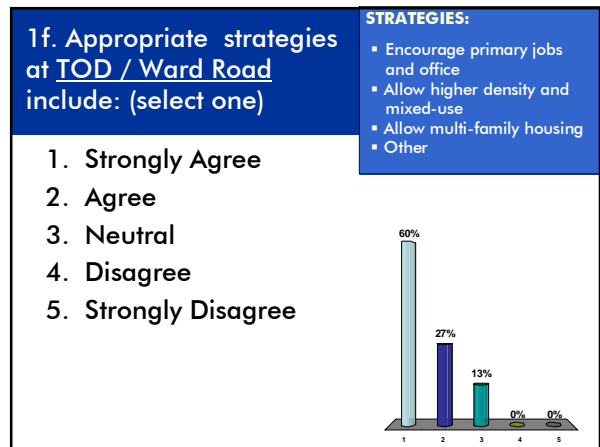
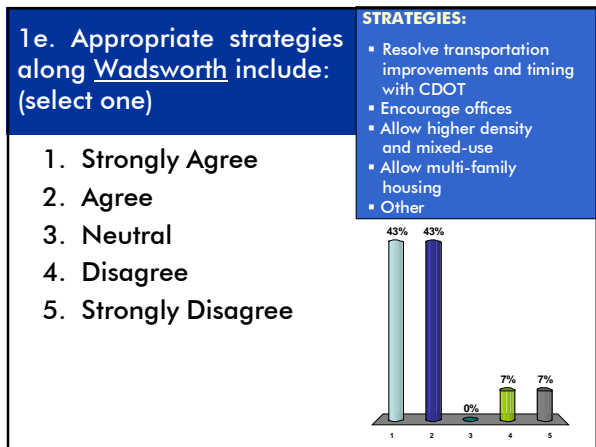
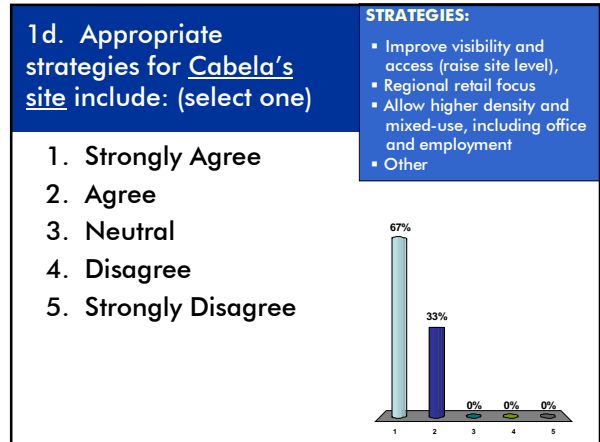
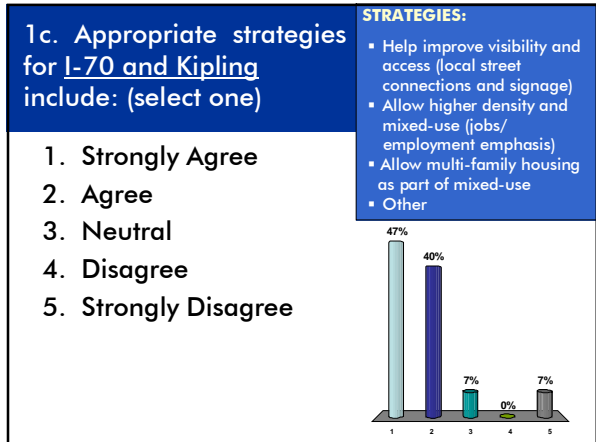
1b. Appropriate strategies for 38th Avenue include: (select one)

STRATEGIES:

- Focus on economic catalysts
- Assemble parcels
- Attract and assist offices/primary jobs
- Allow higher density and mixed-use in keeping with "main street" character
- Other

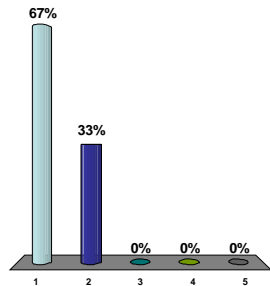
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree





1i. The most appropriate Town/ Civic Center is: (select one)

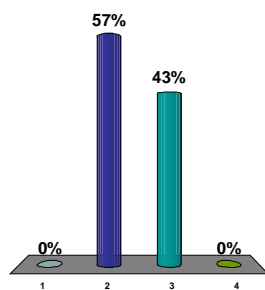
1. 44th and Wadsworth
2. 38th and Kipling
3. Existing City Hall expanded
4. Other
5. None of above



Part 2: Transportation Questions

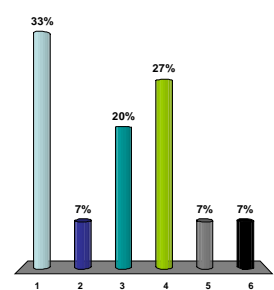
2a. Funding priorities for transportation should be: (select one)

1. Local funding only (new sources)
2. Local with some matching
3. Matching with some local
4. Matching funding only



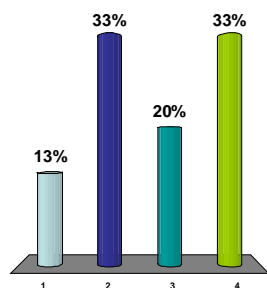
2b. Economic development transportation investment #1 priority should be: (select one)

1. 38th Avenue (east of Wadsworth)
2. Wadsworth, near I-70 (north of 38th)
3. Kipling near I-70
4. Ward Road TOD north of I-70
5. Youngfield near I-70
6. Other



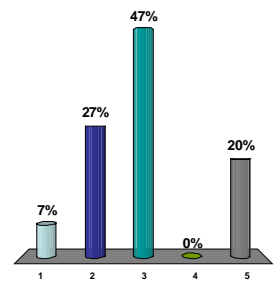
2c. The #1 priority for funding transportation improvements should be: (select one)

1. Pedestrians
2. Bicycles
3. Transit
4. Vehicles



2d. The #1 priority for bicycle and pedestrian improvements should be: (select one)

1. School access locations
2. Transit access locations
3. Parks & trails access
4. Senior residential locations
5. Other

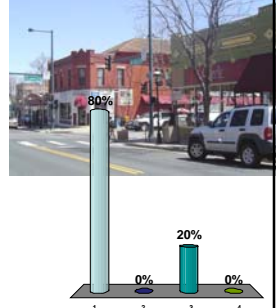


Part 3: Design and Density Questions

3a. This type of development is appropriate in the following locations: *(select all that apply)*

Neighborhood mixed-use, shallow site (1-3 stories)

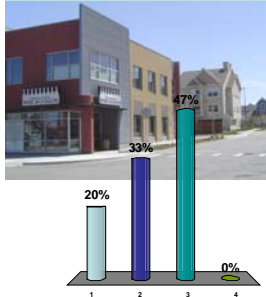
1. East/west corridors (38th Ave, 44th Ave)
2. North/south corridors (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3b. This type of development is appropriate in the following locations: *(select all that apply)*

Neighborhood mixed-use, larger/consolidated site (mix of residential, office, retail)

1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3c. This type of development is appropriate in the following locations: *(select all that apply)*

Regional mixed-use (large site, mix of heights/uses/intensity)

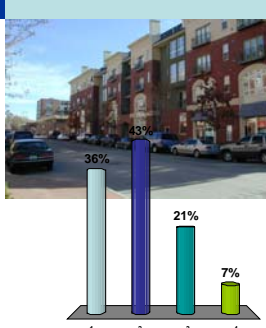
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. Cabela's site
4. All of the above
5. Not appropriate for Wheat Ridge



3d. This type of development is appropriate in the following locations: *(select all that apply)*

Multi-family apartments/condominiums (3-4 stories)

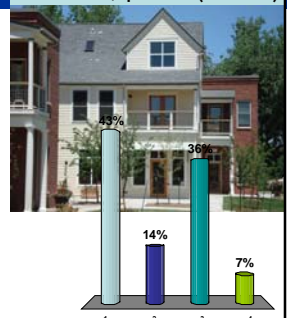
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3e. This type of development is appropriate in the following locations: *(select all that apply)*

Mix of multi-family townhomes/condominiums/apartments (2-3 stories)

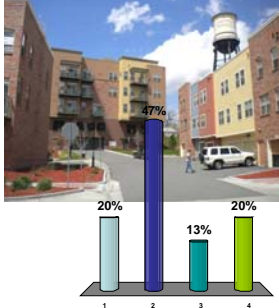
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3f. This type of development is appropriate in the following locations: *(select all that apply)*

Mix of multi-family townhomes/condominiums/apartments (2-5 stories)

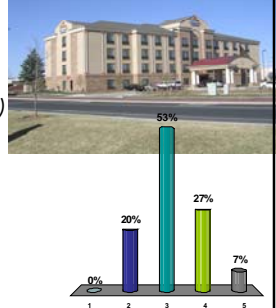
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3g. This type of development is appropriate in the following locations: *(select all that apply)*

Hotel (3-4 stories)

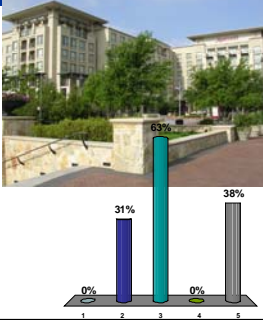
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. Cabela's site
4. All of the above
5. Not appropriate for Wheat Ridge



3h. This type of development is appropriate in the following locations: *(select all that apply)*

Hotel (6-8 stories)

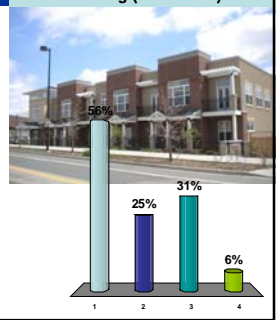
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. Cabela's site
4. All of the above
5. Not appropriate for Wheat Ridge



3i. This type of development is appropriate in the following locations: *(select all that apply)*

Senior Housing (2-3 stories)

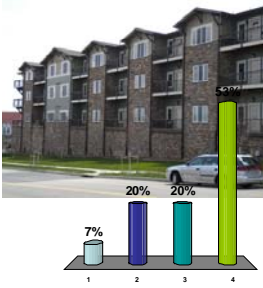
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3j. This type of development is appropriate in the following locations: *(select all that apply)*

Senior Housing (mix of building types up to 1-5 stories)

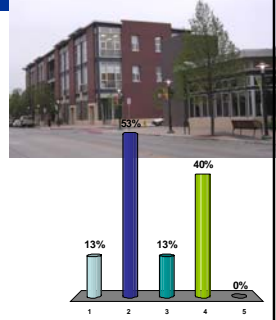
1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. All of the above
4. Not appropriate for Wheat Ridge



3k. This type of development is appropriate in the following locations: *(select all that apply)*

Office (3-4 stories)

1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. Cabela's site
4. All of the above
5. Not appropriate for Wheat Ridge

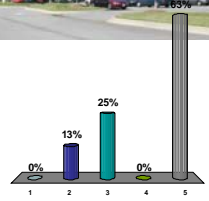


3l. This type of development is appropriate in the following locations: *(select all that apply)*

Office (6-7 stories)



1. East/west corridor (38th Ave, 44th Ave)
2. North/south corridor (Wadsworth, Kipling, Youngfield, Ward Road TOD)
3. Cabela's site
4. All of the above
5. Not appropriate for Wheat Ridge



3m. Wheat Ridge should seek to remove density and height restrictions in the City Charter and amend zoning: *(select one)*

1. For certain locations
2. For certain types of development
3. Citywide
4. Not at all

