State of the City

Elected Officials

Public Officials

MAYOR

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DISTRICT IV

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JUDGE

Judge Christopher Randall

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Update the NRS

For Wheat Ridge to regain its strength in the area and reinvent itself as a thriving, economically diverse community, with broad commercial and residential opportunities, Wheat Ridge needs to regain its share of strong households that it has lost over the past 25 years.

NRS Key Findings

Reinvesting in Our Primary Corridors

- *Finish 38th (Main street) and Wadsworth*
- *44th Ave – west of Wadsworth*

1. Unattractive buildings and uses
2. Traffic flow/safety for cars
3. Inadequate pedestrian/bike infrastructure
4. General appearance and streetscape

NRS Key Findings

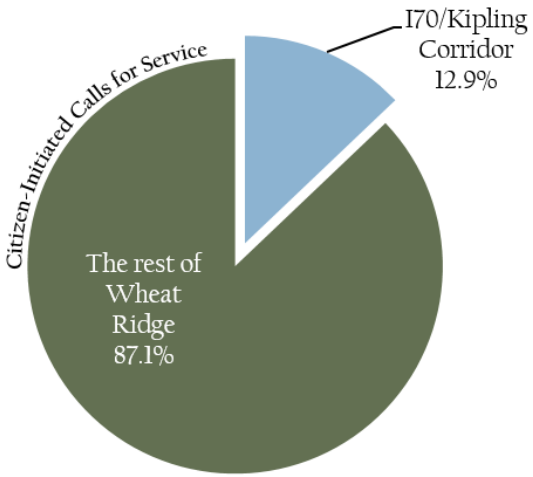
Managing Neighborhood Change through Resident Engagement

1. Help different areas of the city build distinct neighborhood identities
2. Give a more organized voice to neighborhoods in public decision making
3. Provide a platform for building connections between neighbors
4. Allow for discussion of city issues at a more manageable scale

I-70/Kipling Corridor Strategy

Calls for Service

In 2015, there were **3,909 citizen-initiated calls for service** in the I-70/Kipling Corridor. These accounted for nearly **13%** of the total number of citizen-initiated calls for service city-wide in 2015. Not including the PD, the **American Motel** had the **most calls for service city-wide** with 570 citizen-initiated calls, accounting for **2%** of the city's total.



I-70/Kipling Corridor: Top Citizen-Initiated CFS Locations in 2015:

Location	Citizen-Initiated CFS
American Motel	570
Mesa Verde Apts	312
Best Interstate Inn	251
Motel 6	207
Kipling Village Apts	172

City-Wide: Top Citizen-Initiated CFS Locations* in 2015:

Location	Citizen-Initiated CFS
American Motel	**570**
LMC	529
Walmart	319
Mesa Verde Apts	**312**
Newgate Apts	289

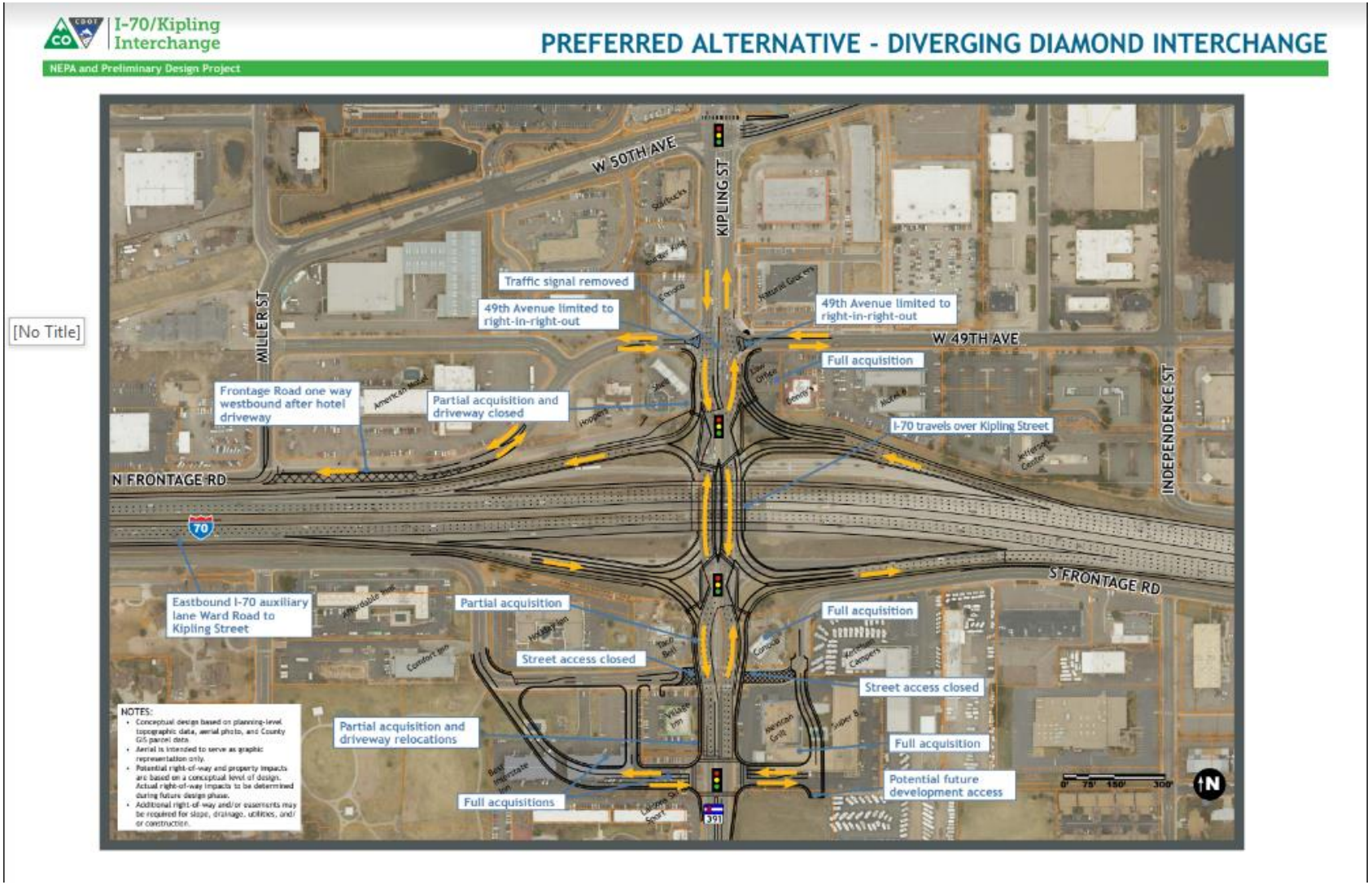
*Not including the PD

City of Wheat Ridge Police Department

Finalize 38th Ave Streetscape Design

“The Green” Community Space

I-70/Kipling Interchange

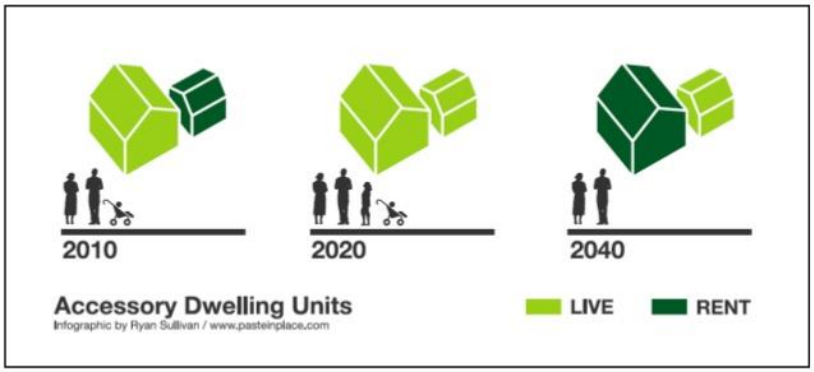


Policy on “Shared Housing”

VRBO®
Part of the **HomeAway Family**

SENIOR HOMESHARES

Accessory Dwelling Unit (ADU) Potential



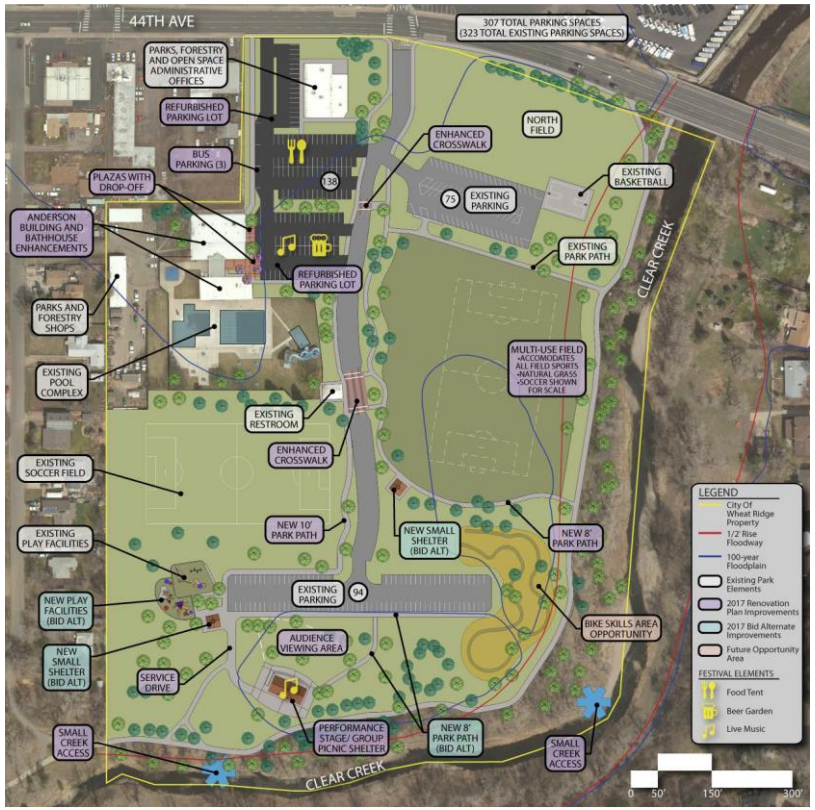
airbnb

Investing 4 the Future

- 0.5% temporary increase in sales and use tax rate
- $33M for 4 projects
  - Anderson Park
  - Clear Creek Crossing
  - Wadsworth Boulevard
  - Wheat Ridge - Ward Station

City of Wheat Ridge
INVESTING 4 THE FUTURE

Anderson Park

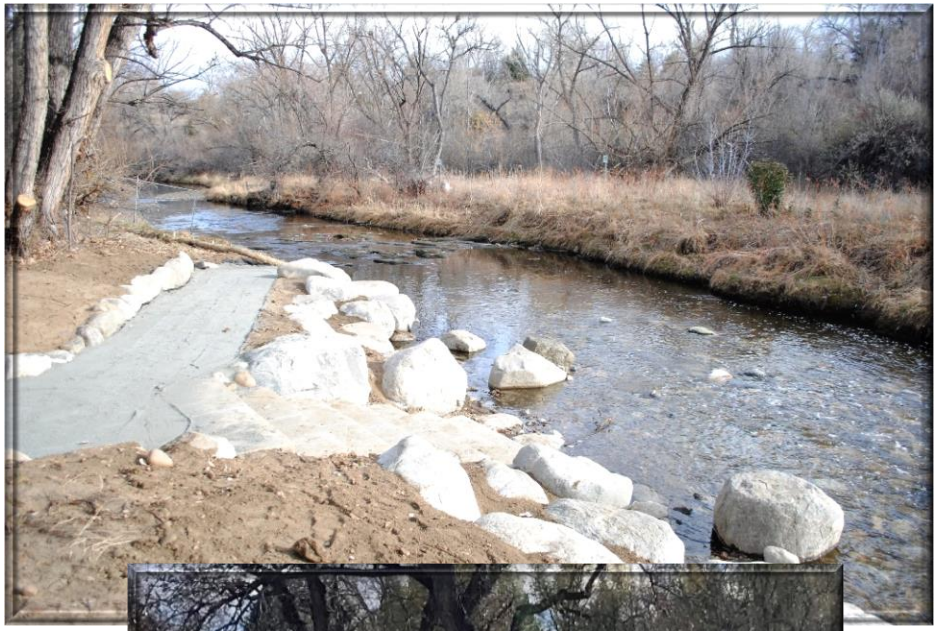


- $4 million
- Pool locker room renovations
- Anderson Building renovations
- New baseball/multi-purpose sports field
- Improved soccer field
- Upgraded pavilions

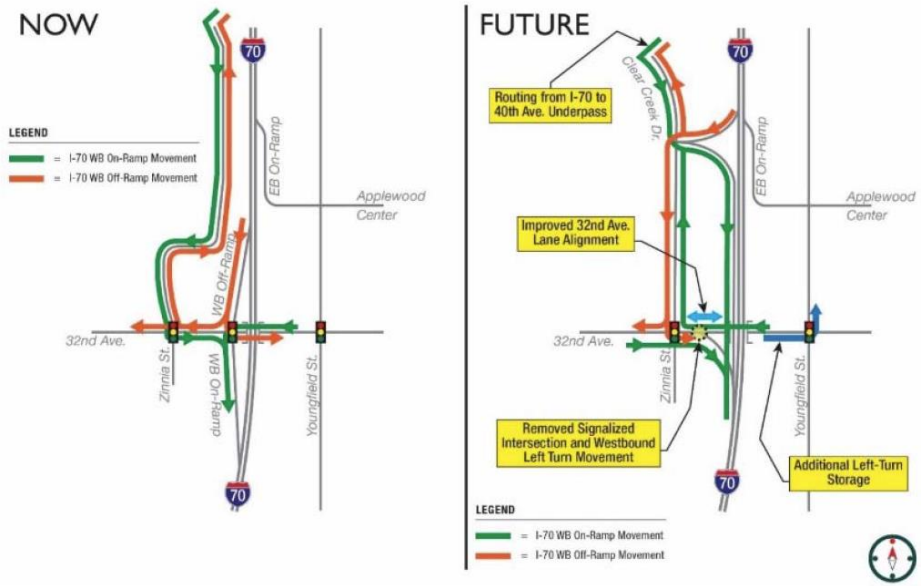
City of Wheat Ridge
INVESTING 4 THE FUTURE

ANDERSON PARK

Anderson Park



Clear Creek Crossing



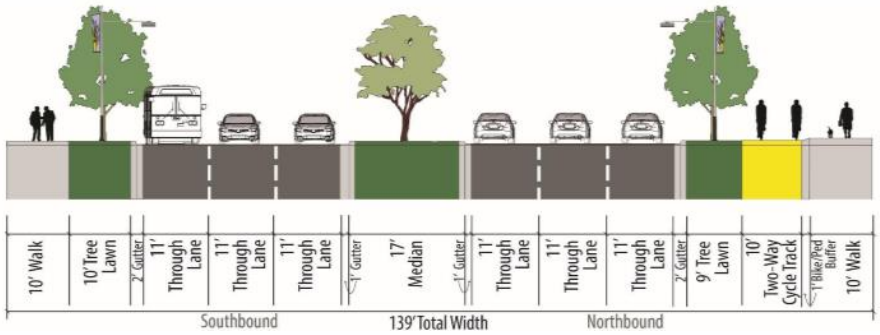
- $10 million
- Construction of I-70 hook ramps
- Removal of off-ramp at 32nd Avenue
- Construction of connecting street to 32nd Avenue

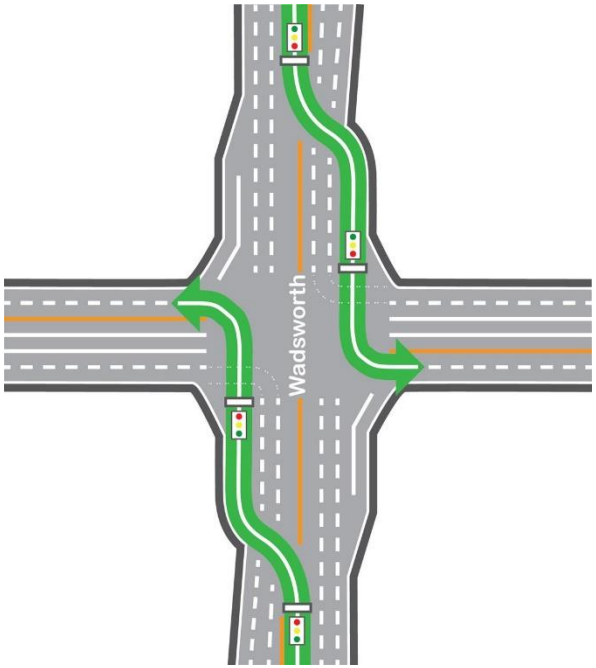
City of Wheat Ridge
INVESTING 4 THE FUTURE

CLEAR CREEK CROSSING

Wadsworth Boulevard

Typical Cross Section South of 44th Avenue





- $7M – city match
- $45M project
- 35th to I-70
- Widening to 6-lanes
- Continuous sidewalks
- Streetscape/tree lawns
- Improved RTD facilities

City of Wheat Ridge
INVESTING 4 THE FUTURE
WADSWORTH BOULEVARD

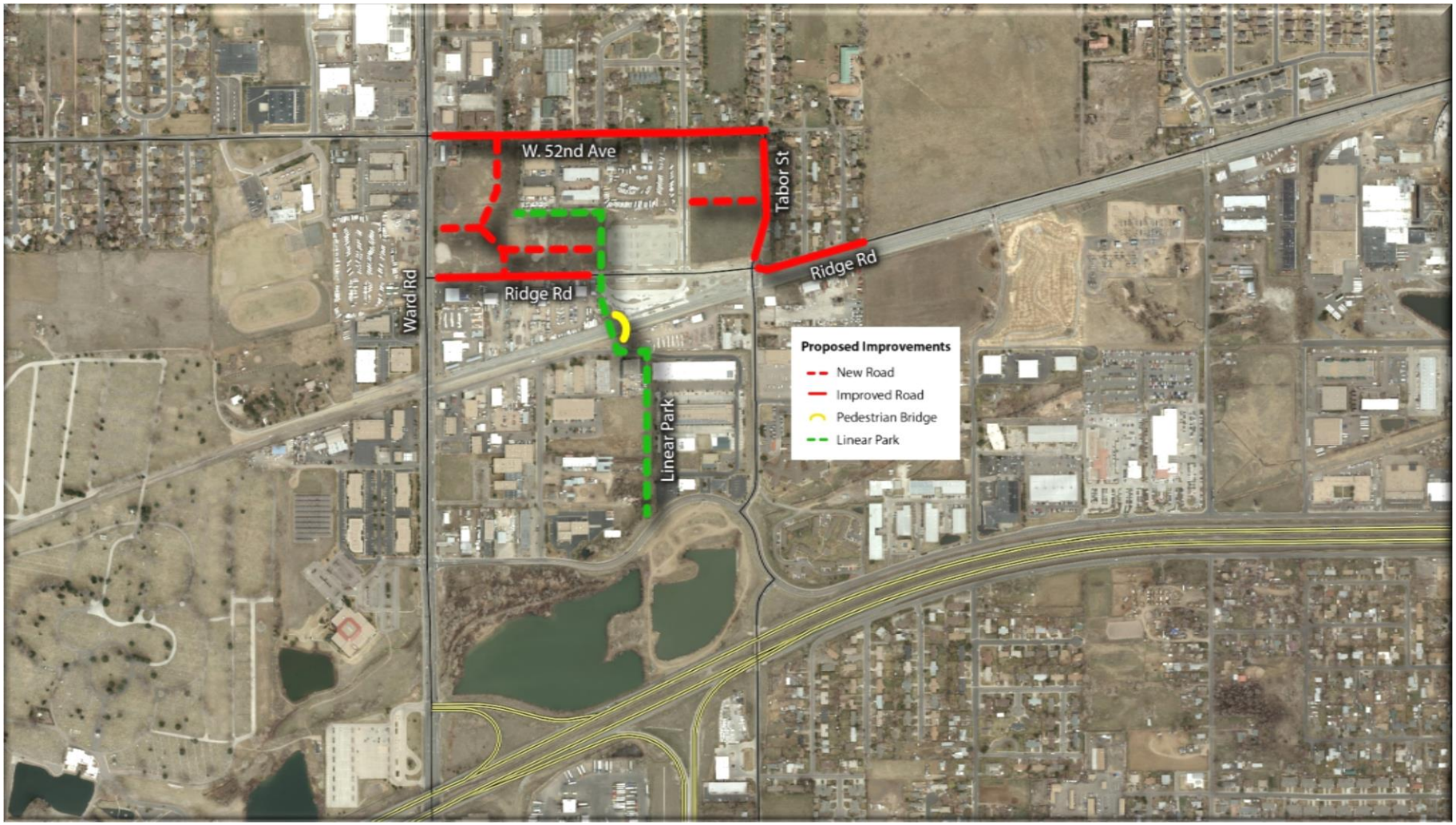
G Line - Ward Station

City of Wheat Ridge

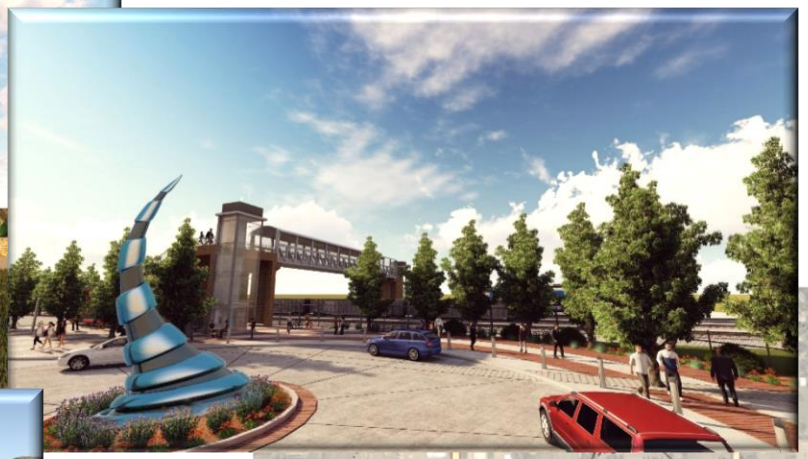
INVESTING 4 THE FUTURE

WR•WARD STATION

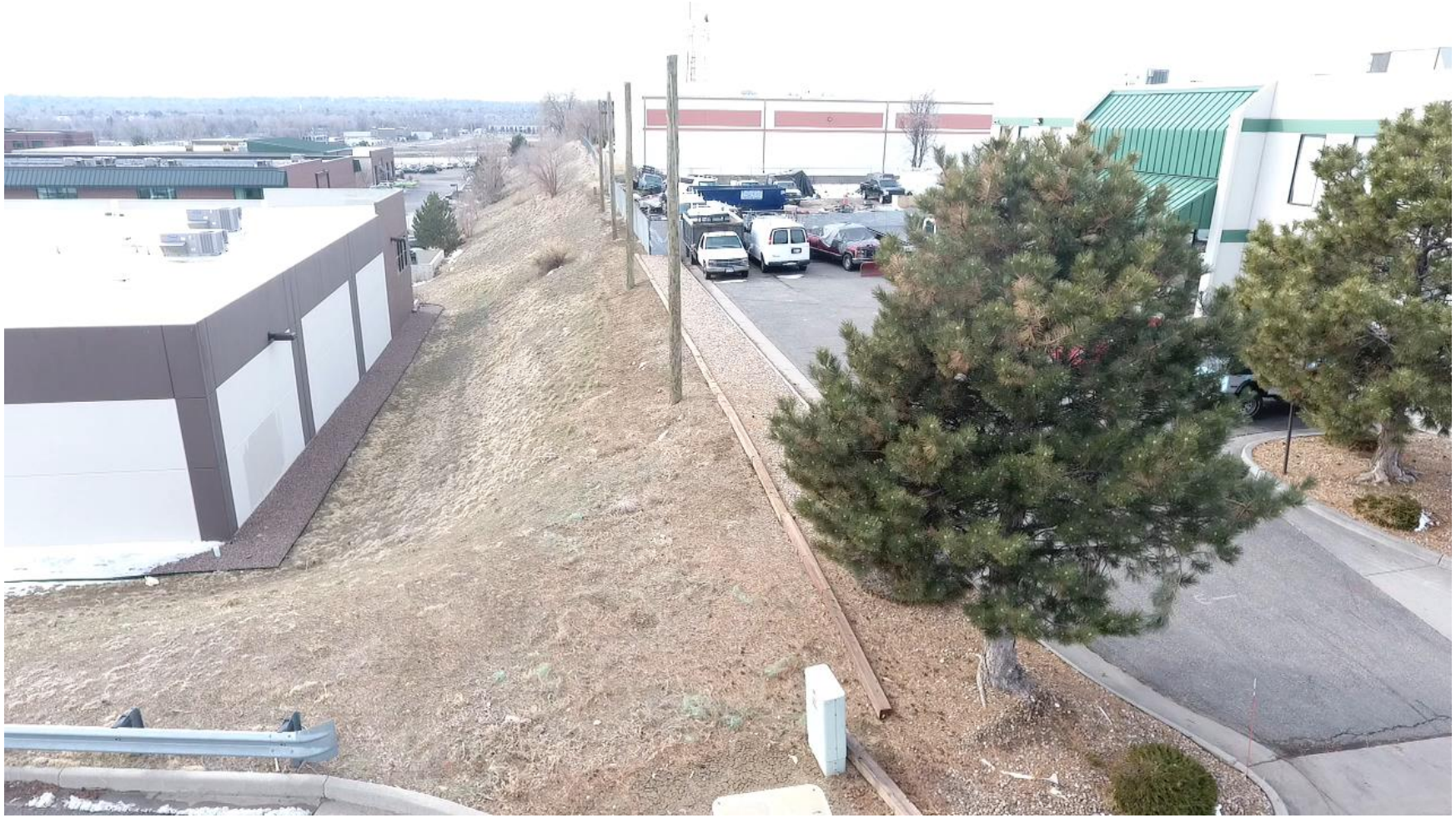
Ward Station - Improvements



G Line – Ward Station TOD



Ward Station Linear Park



Development at Ward Station

The Ridge at Ward Station

- 200 townhomes
- Optional live-work units
- 6,000 sq. ft. retail
- Over 2 acres of usable open space

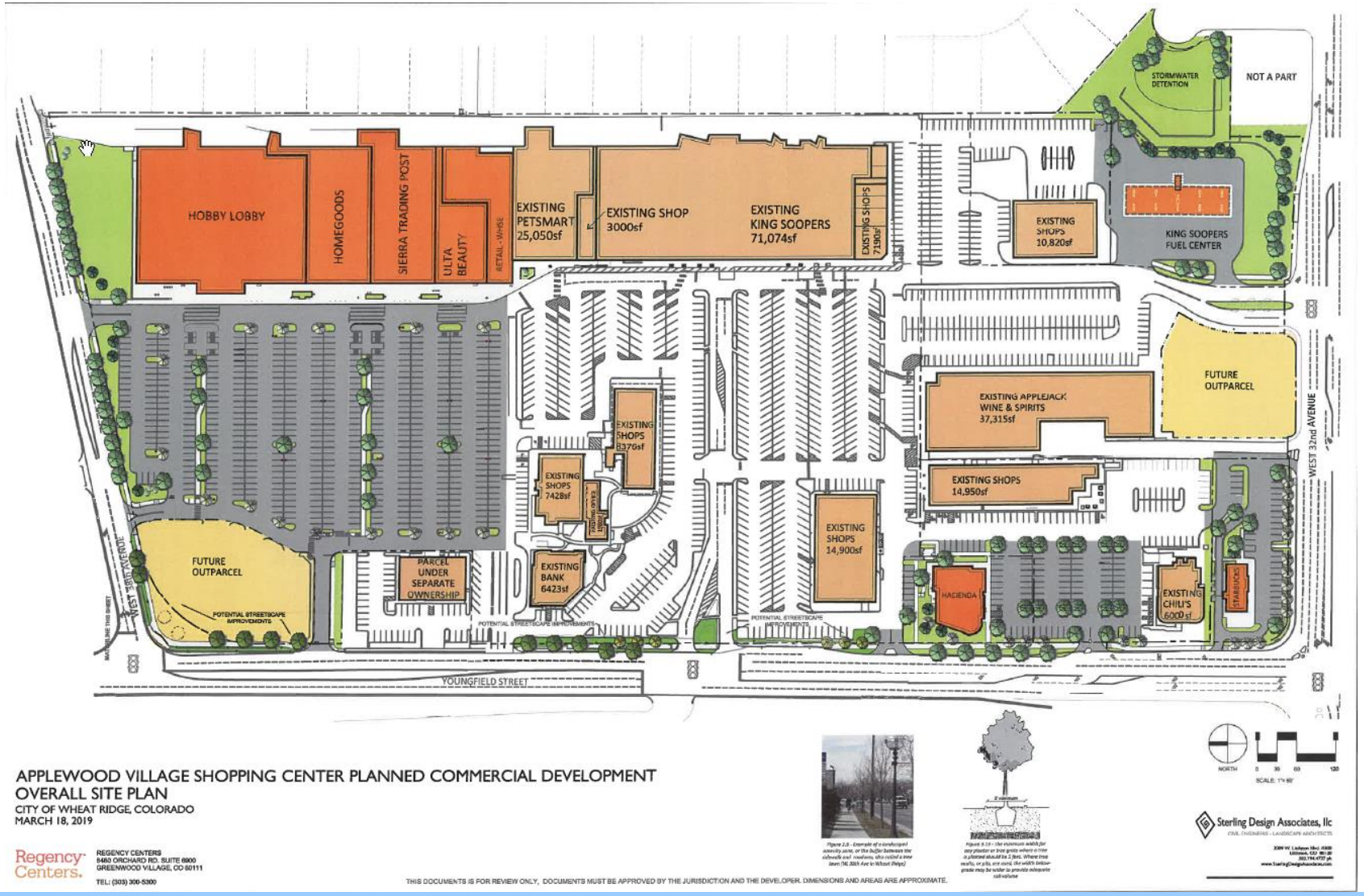
TRAX at Ward

- 220+ market rates apartment units
- Rich amenity package

Hance Ranch Townhomes

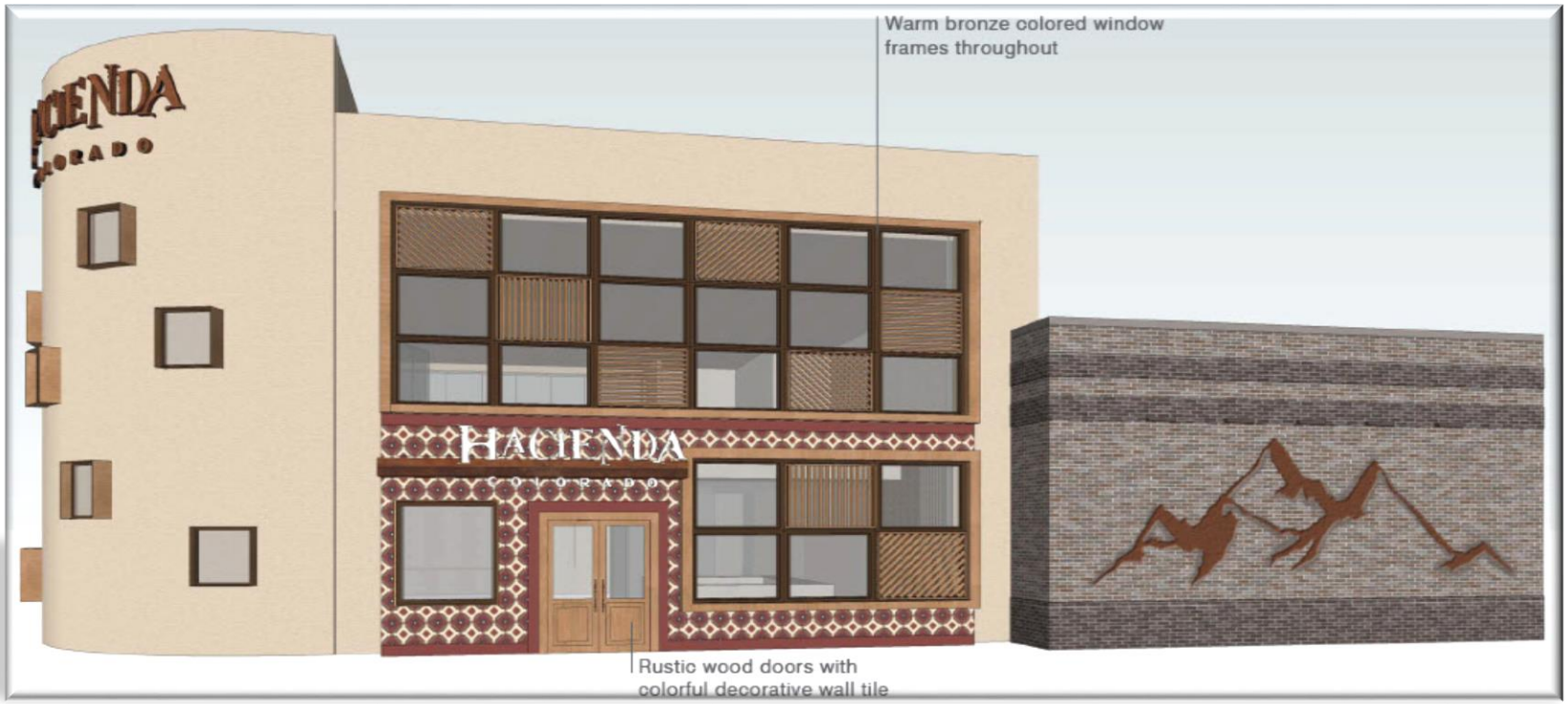
- 63 townhomes

Applewood Shopping Center



Applewood Shopping Center

Hacienda Colorado



Former Walmart Site

Corners at Wheat Ridge

Corners at Wheat Ridge

tropical SMOOTHIE CAFE

Tokyo JOE'S

Sprint

NOW OPEN

3545 Wadsworth Blvd
Wheat Ridge, CO 80033

Pierogies Factory

verizon

Award Winning Fruitdale Lofts

Urban Land Institute
Impact Award
- Best Infill Project

Clear Creek Crossing

West End 38 – 38th & Upham

- New Vectra Bank

- 150-unit multi-family
- 8,000 sq. ft. retail

Town Center North/South/West

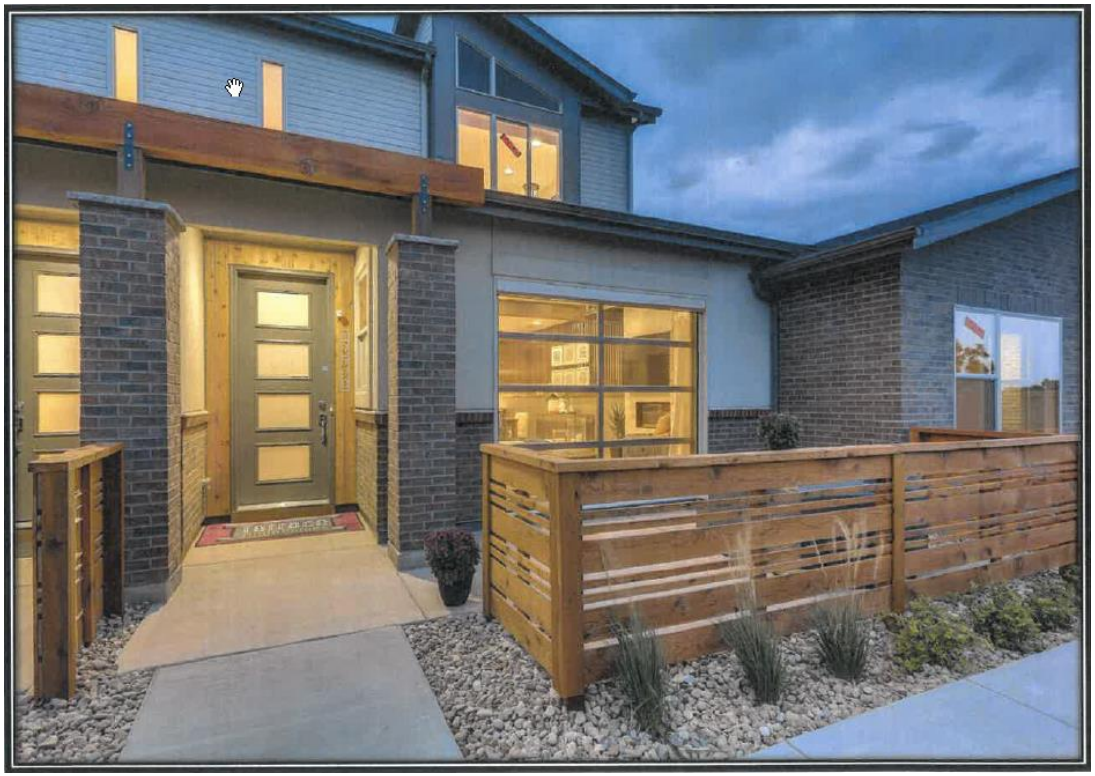
- Phase 1 & 2 - 138 senior/affordable
- Phase 3 – 140 market rate active adult

Yarrow Gardens

- 7955 W. 42nd Ave.
- 89-unit townhome project

Clear Creek Terrace

- 4440 Tabor Street
- 26-unit townhome project



Ridgetop Village

- 4000-4066 Upham Street
- 38-unit townhome project

Record Year in Wheat Ridge

	2018	2017	2016
Pre-app meetings	78	77	60
Neighborhood meetings	21	n/a	n/a
New cases	77	62	61
Active cases	105	80	78
Cases active at year end	41	30	17

Year	Permits	Permits (normalized)	Plan Review	Inspections	Inspections (normalized)
2016	1,499	1,499	514	7,355	7,355
2017	8,458	1,985	527	21,947	6,685
2018	2,589	1,890	615	11,492	8,016

Year	Permit Fees	Plan Review	Use Tax	TOTAL	TOTAL (normalized)
2016	$509,610	$217,807	$788,607	$1,516,025	$1,516,025
2017	$2,290,572	$326,777	$3,141,911	$5,759,261	$2,132,766
2018	$1,320,455	$500,244	$3,311,563	$5,132,263	$4,530,760

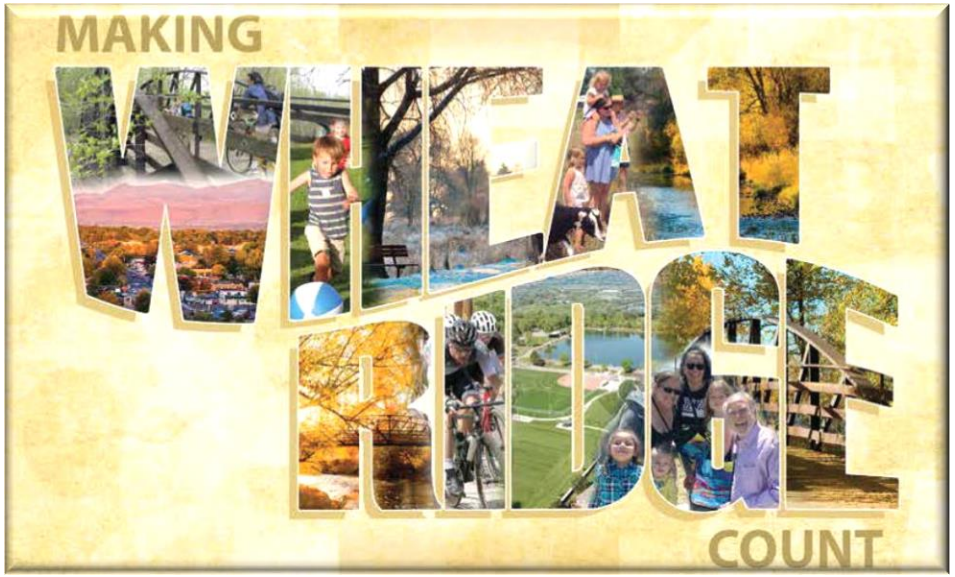
Sustainable Wheat Ridge

- 2019 Goals
  - Implementation of Xcel's Partners in Energy Program
  - Support for Urban Agriculture
  - Support of Active Transportation Advisory Team
  - Promote waste reduction
  - Monitor quality of local bodies of water

City of Wheat Ridge | SUSTAINABLE WHEAT RIDGE

Making Wheat Ridge Count

- Complete Count Committee
  - Increase awareness about the census and motivate residents to respond
  - Share information about the cense with hard-to-reach populations to encourage participation
  - Educate the community about the significance of the census and its impact on the City



Body Worn Cameras

Bureau of Justice Assistance Grant

- Grant covers initial purchase of cameras, docking/charging stations and video storage costs
- Phasing out implementation of cameras throughout 2019

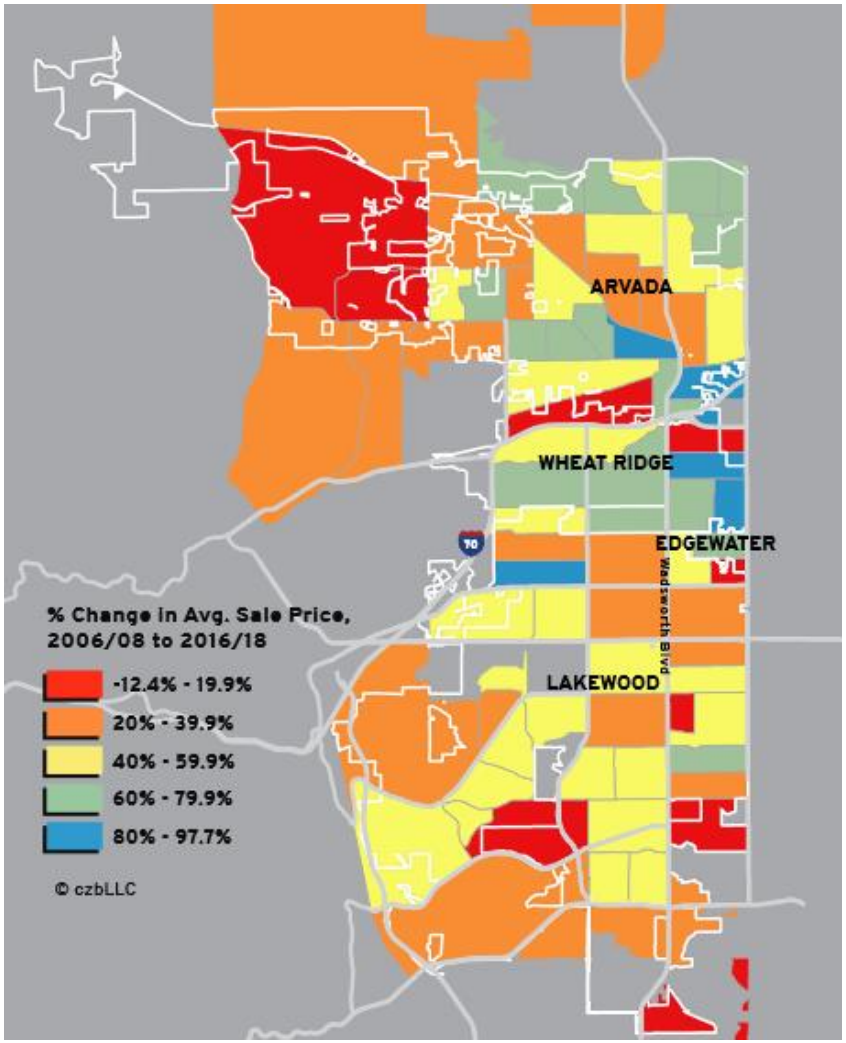
Affordable Housing

- Strong real estate appreciation in WR
- Still a bargain compared to neighbors

Fig. 17

	Average Sale Price		
	2006/08	2016/18	% Change
Arvada	$308,808	$447,038	45%
Golden	$447,564	$541,682	21%
Lakewood	$297,776	$432,155	45%
Westminster	$251,264	$370,917	48%
Wheat Ridge	**$259,691**	**$416,065**	60%

Source: czb Analysis of Data from Jefferson County Assessor

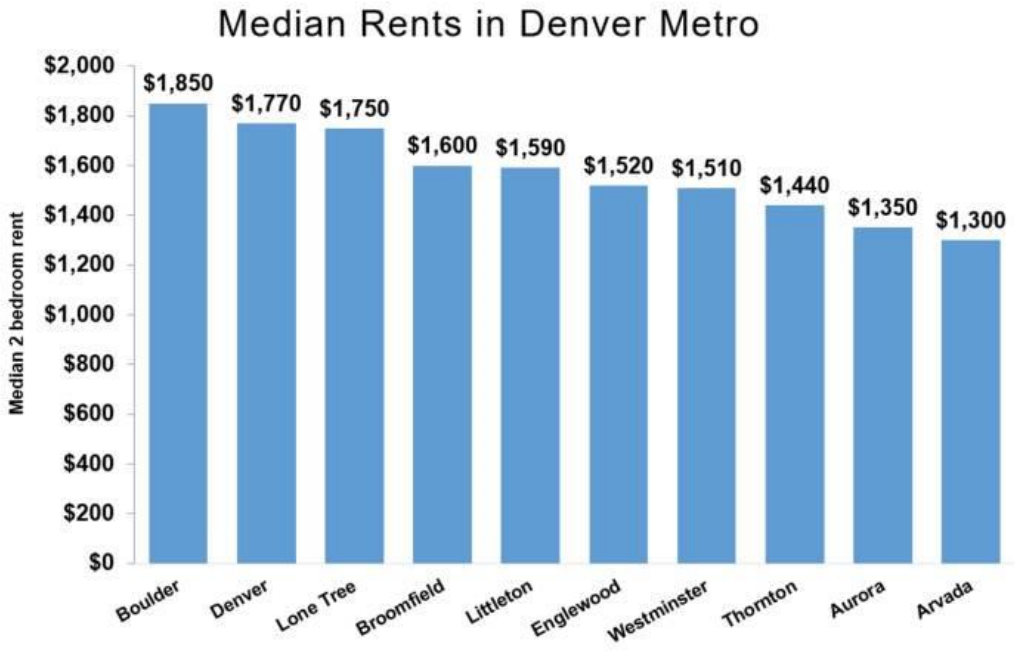


Affordable Housing

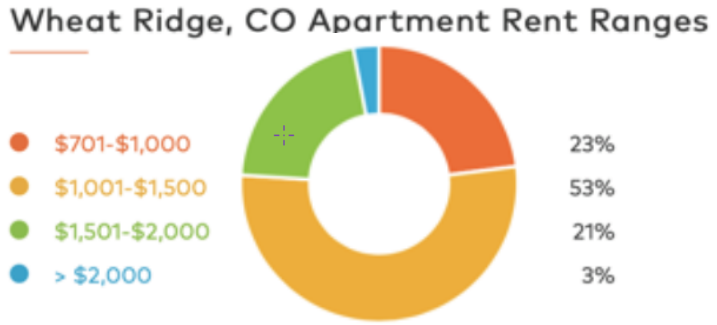
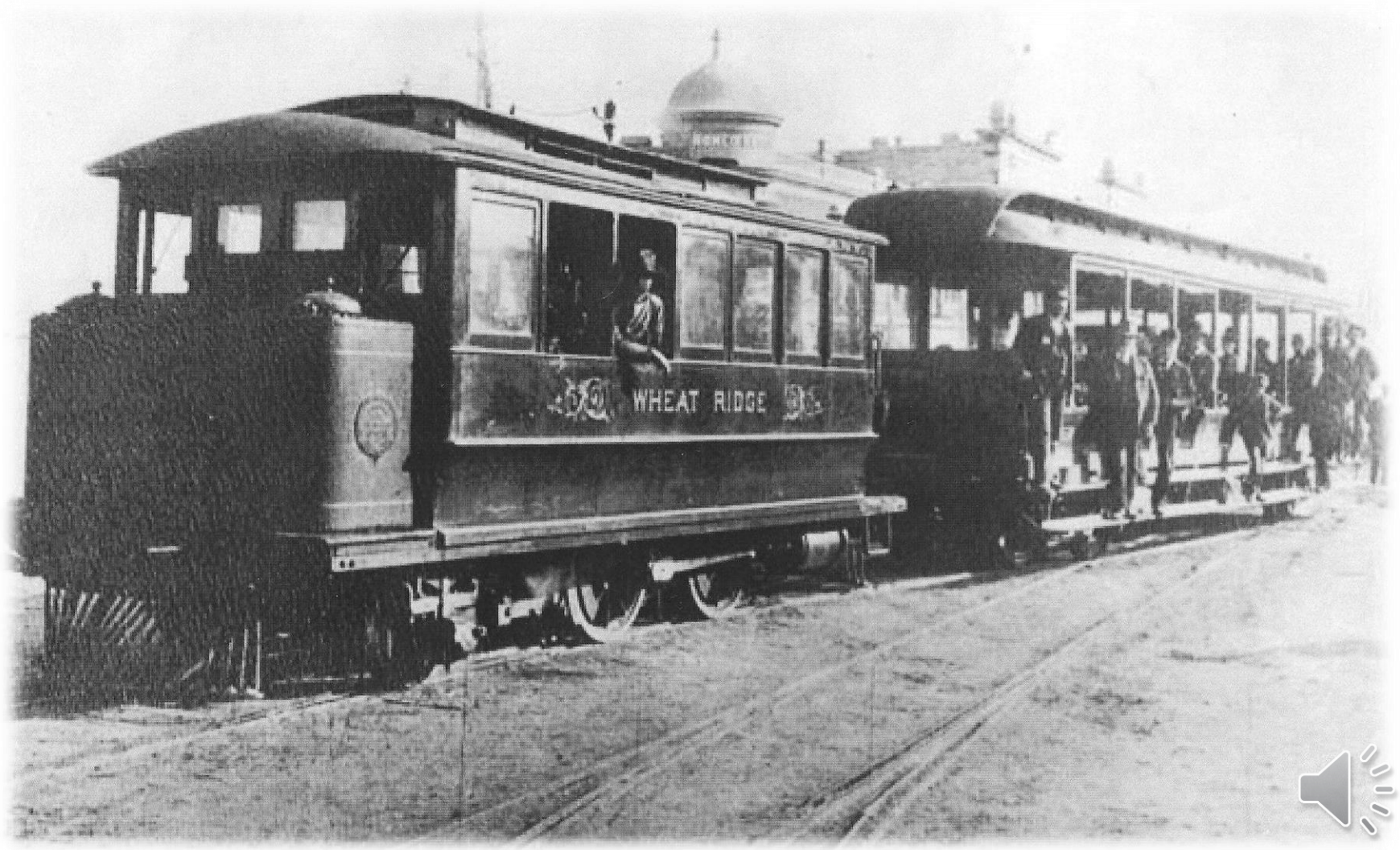
Average Rent in Wheat Ridge, CO

Last updated Apr 2019

Average Rent	Y-o-Y Change	Average Apartment Size
$1,319	3%	847 sq. ft.



- Average rent in Denver metro - $1,968



Happy Birthday Wheat Ridge