



PLANNING COMMISSION A G E N D A

December 1, 2022

Notice is hereby given of a Public Meeting to be held before the City of Wheat Ridge Planning Commission on December 1, 2022 at 6:30 p.m.

This meeting will be conducted as a virtual meeting and in person at 7500 W. 29th Avenue, Municipal Building, if allowed to meet on that date per COVID-19 restrictions. Members of the Planning Commission and City staff will be physically present at the Municipal Building for this meeting if allowed by health guidelines. The public may participate in these ways:

1. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on November 30)
2. Virtually attend and participate in the meeting through a device or phone:
 - [Click here to join and provide public comment](#) (create a Zoom account to join)
 - Or call 1-669-900-6833 with Meeting ID 827 0055 3118 **and Passcode: 382416**
3. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at <https://www.ci.wheatridge.co.us/view>
4. Attend in person (meeting will be in-person unless prohibited by COVID-19 restrictions).

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1. **CALL THE MEETING TO ORDER**
 2. **ROLL CALL OF MEMBERS**
 3. **PLEDGE OF ALLEGIANCE**
 4. **APPROVE THE ORDER OF THE AGENDA**
 5. **APPROVAL OF MINUTES – November 3, 2022**
 6. **PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda. Public comments may be limited to 3 minutes.)**

(continued on next page)

7. PUBLIC HEARING *

- A. **Case No. MS-22-05:** An application filed by Frank Zwolinski for approval of a minor subdivision to replat 5 lots into 2 lots on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street.

8. NEW BUSINESS

- A. 44th Avenue Subarea Plan Recommendations
- B. Upcoming Dates
- C. Project and Development Updates

9. OLD BUSINESS

10. ADJOURNMENT

* Public comment is welcome during any public hearing item. The standard procedure for a public hearing is as follows:

- a. Staff presentation
- b. Applicant presentation – if applicable
- c. Public comment – time may be limited at the discretion of the Chair, often to 3 minutes
- d. Staff/applicant response
- e. Close public hearing
- f. Commission discussion and decision

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Amanda Harrison, Public Information Officer at 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

HOW TO PARTICIPATE IN PUBLIC MEETINGS

In March 2020, to help control the spread of the COVID-19 virus, the City of Wheat Ridge began conducting virtual meetings for City Council, Planning Commission and other boards. Virtual meetings encourage public participation as usual while also keeping the community, elected officials, staff and residents safe while continuing to conduct important City business.

Starting in June 2021, the City returned to in-person public meetings and also retained the option for virtual public participation. The City will continue using this hybrid meeting format for the City Council and Planning Commission; this means that public meetings will continue to be virtually accessible and will also be held in-person if allowed by public health guidelines on the respective meeting date. This guide describes the various ways in which the public may participate in public meetings.

1. TO COMMENT IN ADVANCE

- Click this link: www.wheatridgespeaks.org
- Use Wheat Ridge Speaks to review agendas and staff reports and to submit written comment.
- For City Council meetings on Wheat Ridge Speaks:
 - You may submit comments at any time until noon on the day of the meeting.
 - For public hearings related to development or zoning, content will be posted about 10 days in advance.
 - For all other agenda items, content will be posted about 4 days in advance.
- For Planning Commission meetings on Wheat Ridge Speaks:
 - You may submit comments until noon the day before the meeting.
 - Content will be posted about 10 days in advance.

2. TO COMMENT VIRTUALLY DURING THE LIVE MEETING (by web or phone)

Join the live meeting through the web link or phone number (with access code) provided on the calendar on the City's website and provided on the top of all meeting agendas. Find the calendar at www.ci.wheatridge.co.us/calendar

- You will be joined into the meeting and automatically muted.
- When public comment is invited, all participants will be unmuted and called upon by last name. (For example, the Mayor or meeting Chair may say: "Now is the time for public comment. All members of the public will be unmuted. Please mute yourself or keep background noise to a minimum. If your last name begins with A through F, you may now speak.")
- Please only join via the Zoom web or phone meeting if you intend to participate. If you wish to simply view the meeting, see option 4 below.

3. TO COMMENT IN PERSON

- Confirm that local health guidelines allow the meeting to be held in-person. The meeting format will be described on the City's calendar at www.ci.wheatridge.co.us/calendar
- When you arrive, sign up on the roster to speak on a specific agenda item.
- Review these tips for commenting during a public meeting or hearing: <https://bit.ly/WRPublicHearings>

4. TO VIEW THE MEETING LIVE OR LATER

The meeting will be live streamed and archived for viewing at:

- www.wheatridgespeaks.org (watch here to follow along with the agenda packet)
- Channel 8 on your Comcast feed
- YouTube Live www.ci.wheatridge.co.us/view

HELPFUL TIPS FOR A GOOD VIRTUAL MEETING EXPERIENCE

- If joining through the web, log on 5 minutes before the start of the meeting, since some online products require downloads and installation.
- State your name when you speak.
- Turn off nearby cell phones, if you are using a computer to connect.
- Please use a headset or earbuds.
- **Only** have the virtual meeting application open on your computer. If you are running other programs like email or have additional websites open in your browser, it will interfere with your ability to hear or see the information. Close all other applications and windows when participating.
- Please limit distractions when possible. Be aware of background noise.
- Video streaming is a relatively new technology. Some things to be mindful of when connecting with your computer/tablet or smart phone.
 - If your computer/tablet or smart phone is older than 2015 it is recommended that you use a landline/standard telephone to dial into the virtual meeting number to ensure that you can hear the meeting clearly.
 - Internet service minimum needs to be 40-50 Mbps for best results with a virtual meeting.
 - Depending on the Internet speed and service in your neighborhood, the most reliable way to participate in the meeting is to call the phone number provided, rather than joining the meeting through the web link.



**PLANNING COMMISSION
Minutes of Meeting
November 3, 2022**

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair ANTOL at 6:34 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, the City previously approved this meeting format in order to continue with normal business amid the COVID-19 pandemic and the related public emergency orders promulgated by the State of Colorado and the Wheat Ridge City Council. Before calling the meeting to order, the Chair stated the rules and procedures necessitated by this virtual meeting format.

2. ROLL CALL OF MEMBERS

Commission Members Present: Melissa Antol
Jerry DiTullio
Daniel Larson
Jonathan Schelke
Julianne Stern

Commission Members Absent: Kristine Disney
Will Kerns
Janet Leo

Staff Members Present: Lauren Mikulak, Planning Manager
Scott Cutler, Senior Planner
Alayna Olivas-Loera, Planner I
Jordan Jefferies, Civil Engineer II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner STERN and seconded by Commissioner LARSON to approve the order of the agenda. Motion carried 5-0.

5. **APPROVAL OF MINUTES – July 7, 2022**

It was moved by Commissioner SCHELKE and seconded by Commissioner DITULLIO to approve the minutes of July 7, 2022, as written. Motion carried 5-0.

6. **PUBLIC FORUM** (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. **PUBLIC HEARING**

- A. **Case No. WZ-22-08:** an application filed by Foothills Regional Housing for approval of a zone change from Commercial-one (C-1 to Mixed Use-Commercial (MU-C) on a property located at 7525 W. 44th Avenue.

Commissioner STERN disclosed that she previously worked for Foothills Regional Housing ending in 2020.

Ms. Mikulak asked Commissioner STERN if she has any financial interest in the application and if she can make a fair and impartial decision on the vote. Commissioner STERN confirmed she has no financial interest in the application and can make a fair and impartial decision on the vote. In doing so, she is allowed to remain on the dais because there is no conflict of interest.

Ms. Olivas-Loera gave a short presentation regarding the zone change and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Commissioner LARSON asked why Pep Boys opted out of the zoned change in the past.

Ms. Mikulak mentioned the City does not have the reason and the property owners can opt out without a reason.

Commissioner LARSON inquired why the applicant would not choose to rezone to Mixed-Use Residential due to multi-family housing being proposed at this site.

Ms. Olivas-Loera explained that the Comp. Plan has areas from 35th Avenue to 45th Avenue that are designated for more intensive uses, MU-C is reserved for larger properties as this one is and there is other MU-C in the area unifying the zoning on the block.

Commissioner DITULLIO asked the applicant if there will be some commercial mixed in with in the residential on this site.

Aaron Kloke, applicant
11941 W. 48th Ave.

Mr. Kloke mentioned that the planning of this site has not gotten to that level of detail because they are waiting to see if the zone change will be approved.

Commissioner ANTOL inquired what the difference in parking requirements are.

Ms. Mikulak explained that it is difficult to compare existing and proposed zoning requirements because the existing C-1 zoning does not allow residential uses. MU-C allows 1 space per unit, and other parking requirements are less in MU-C than other commercial districts.

In response to a question from Commissioner LARSON, Mr. Kloke confirmed that the proximity to the adjacent property and their propane tanks have been taken into consideration for future planning. He also mentioned that planning will be done around the current park in the area. Mr. Kloke added that they like the urban feel and want the new buildings to interact well with the surrounding area.

Public Comment

Kathleen Jones, resident
7350 W. 44th Place

Ms. Jones mentioned that there was not a lot of detail at the neighborhood meeting or currently on how this project will impact the neighborhood. She has concerns about a possibly tall building obstructing light and concerns about parking. She also inquired if Foothill Regional Housing has any intention of buying the adjacent propane business to increase the land space.

Mr. Kloke stated there is no intention to purchase the adjacent propane business.

Commissioner ANTOL closed the public comment.

Commissioner STERN commented that this application achieves a long-standing legislative intent from 2011 and unifies the zoning along the corridor. She agrees that the Pep Boys building is under utilized and is excited to see a more dynamic use to the site.

Commissioner LARSON mentioned he is not quickly convinced that this zone change is a good idea but understands the importance of the corner at 44th and Wadsworth and the character of the intersection will be changed and agrees with it.

Commissioner ANTOL concurs with both Commissioners STERN and LARSON and believes more modern zoning is needed at this intersection to create an investment.

It was moved by Commissioner DITULLIO and seconded by Commissioner SCHELKE to recommend APPROVAL of Case No. WZ-22-08, a request for approval of a zone change from Commercial-One(C-1) to Mixed-Use Commercial (MU-C) for property located at 7525 W. 44th Avenue for the following reasons:

- 1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
- 2. Utility infrastructure adequately services the property.**
- 3. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan and consistent with the character of Wadsworth Boulevard.**
- 4. The zone change will provide additional opportunity for reinvestment in the area.**
- 5. The criteria used to evaluate a zone change supports the request.**

Motion carried 5-0.

- B. Case No. WZ-22-01:** an application filed by Chick-Fil-A for approval of a Specific Development Plan (SDP) on a property zoned Planned Commercial Development (PCD) and located at 3700 Youngfield Street.

Mr. Cutler gave a short presentation regarding the Specific Development Plan and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

In response to a question from Commissioner DITULLIO, Mr. Cutler explained that any SDP in a Planned Development is required to be heard at Planning Commission if it is a new building and City Council will not be hearing this case.

Commissioner LARSON said the idea of the canopy intrigued him and asked the applicant why it is being built.

**Steve Schwartz, applicant
105 Progress, Irvine CA**

**Heather Harris, architect
1755 Wittington Place**

Mr. Schwartz explained that to meet the build-to requirements on Youngfield Street and the direction of the car pick up the canopy has to be a part of the building. He explained this will be a landmark building for Chick-Fil-A.

In response to a question from Commissioner LARSON and STERN, Mr. Schwartz and Ms. Harris mentioned the west wall will be a stucco wall with windows in it.

Commissioner ANTOL inquired if there should be modern agrarian theme to buildings in this area.

Mr. Cutler mentioned that the modern agrarian theme is unique to Clear Creek Crossing and Applewood Village Shopping Center follows the City's standard in the Architectural and Site Design Manual.

Public Comment

No one wished to speak.

It was moved by Commissioner SCHELKE and seconded by Commissioner LARSON to APPROVE Case No. WZ-22-01, a request for approval of a Specific Development Plan for a drive-thru restaurant on property located at 3700 Youngfield Street and zoned Planned Commercial Development (PCD), for the following reasons:

- 1. The specific development plan is consistent with the purpose of a planned development, as stated in Section 26-301 of the Code of Laws.**
- 2. The specific development plan is consistent with the intent and purpose of the outline development plan.**
- 3. The proposed uses are consistent with those approved by the outline development plan.**
- 4. All responding agencies have indicated they can serve the property with improvements installed at the developer's expense.**
- 5. The specific development plan is in substantial compliance with the applicable standards set forth in the outline development plan and with the City's adopted design manuals.**

Motion approved 5-0.

- C. Case No. ZOA-22-05:** An ordinance amending article IV of Chapter 26 of the Wheat Ridge Code of Laws, concerning requirements for final subdivision plats, and in connection therewith, addressing race and religion-based covenants on title.

Ms. Mikulak gave a brief presentation regarding the requirements for final subdivision plats and addressing race and religion-based covenants on title.

Commissioner DITULLIO inquired how current residential properties with racial covenants will be able to remove them.

Ms. Mikulak explained that every property owner in a subdivision would have to be in agreement to have the item removed from the covenant.

In response to a question from Commissioner LARSON, Ms. Mikulak clarified that anytime language in Chapter 26 is changed then Planning Commission makes a recommendation to City Council.

Commissioner STERN commented that the point of the covenant is to restrict the rights of the property owners.

Commissioner LARSON asked what the difference between a covenant and an easement is.

Ms. Mikulak explained that an easement has to have a beneficiary (a grantor and a grantee) and it is a right to use property; a covenant is an agreed upon set of rules that are privately decided upon and privately enforced.

Commissioner SCHELKE asked if it matters if the property has had multiple property owners.

Ms. Mikulak clarified that there are some covenants that are set to expire, but if not, the covenant is there in perpetuity until the group of property owners decides otherwise. This ordinance does not remove the item it only states it is illegal.

Public Comment

No one wished to speak.

It was moved by Commissioner DITULLIO and seconded by Commissioner STERN to recommend approval of the proposed ordinance amending Article IV of Chapter 26 of the Wheat Ridge Code of Laws, concerning requirements for final subdivision plats and in connection therewith, addressing race and religion-based covenants on title.

Motion carried 5-0.

8. OLD BUSINESS

9. NEW BUSINESS

A. Upcoming Dates

Ms. Mikulak mentioned there will be on PC meeting on Nov. 17 and reminded the commissioners about the Boards & Commissions dinner on Nov. 30.

B. Project and Development Updates

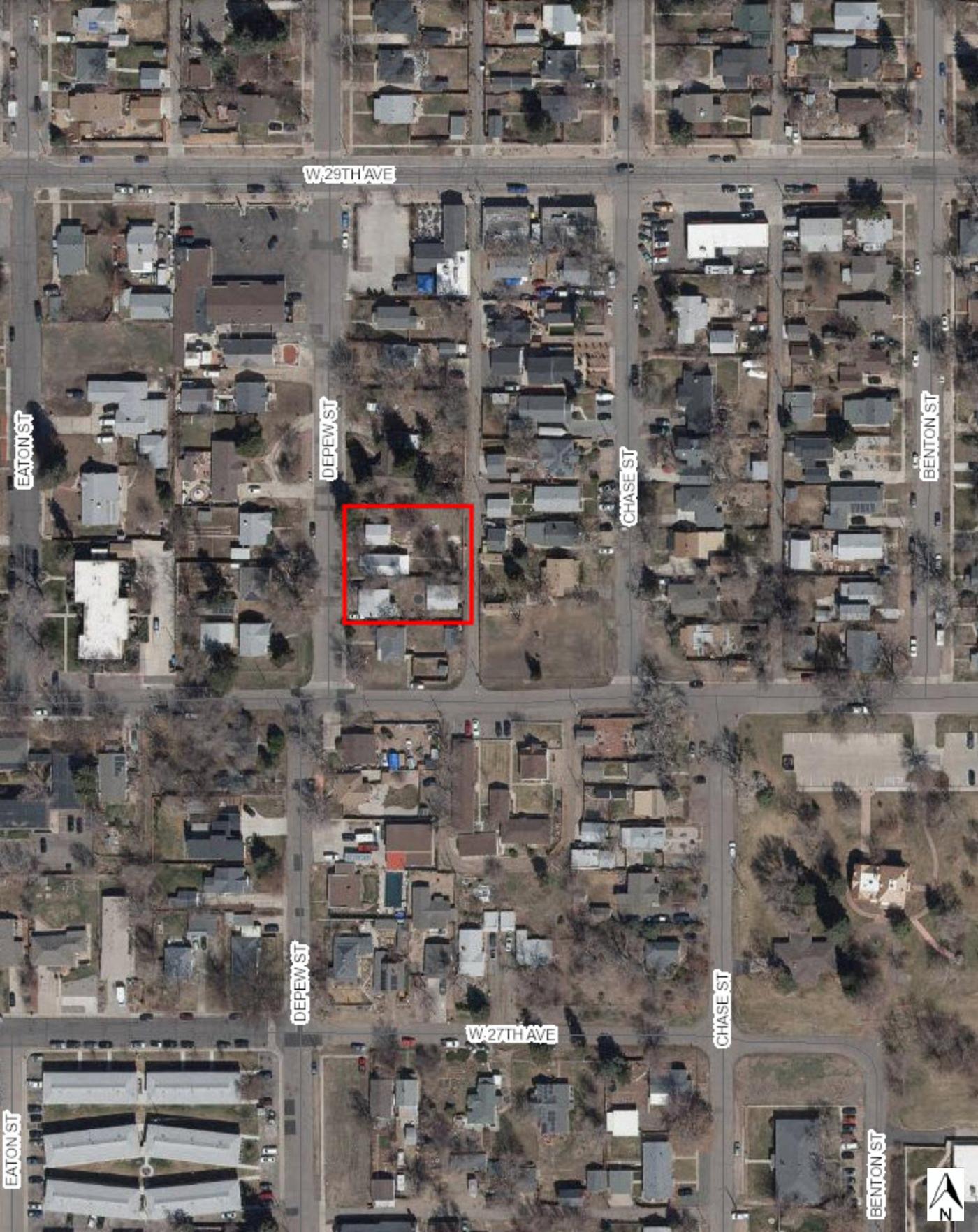
Ms. Mikulak informed the Commission that within Clear Creek Crossing Dutch Bros. received their CO and will be opening soon, Lifetime Fitness and Outlook II apartments are starting construction. She also mentioned that Gold's Marketplace has had a couple new tenants move in and Mestizo's Brewing is set to open soon. Ms. Mikulak also gave some updates on Let's Talk and the 44th Avenue Open House.

10. ADJOURNMENT

It was moved by Commissioner DITULLIO and seconded by Commissioner SCHELKE to adjourn the meeting at 7:51 p.m. Motion carried 5-0.

Melissa Antol, Chair

Tammy Odean, Recording Secretary



W. 29TH AVE

EATON ST

DEPEW ST

CHASE ST

BENTON ST

DEPEW ST

W. 27TH AVE

CHASE ST

BENTON ST



**CITY OF WHEAT RIDGE
PLANNING DIVISION STAFF REPORT**

REVIEW DATES: December 1, 2022 (Planning Commission)

CASE MANAGER: Alayna Olivas-Loera, Planner I

CASE NO. & NAME: MS-22-05 / 4 Amigos Replat

ACTION REQUESTED: Request for approval of a minor subdivision to replat 5 lots into 2 lots on property zoned Residential-Three (R-3).

LOCATION OF REQUEST: 2812-2838 Depew Street

APPLICANT (S): Frank Zwolinski, Power Surveying

OWNER (S): 4 Amigos LLC

APPROXIMATE AREA: 16,625 square feet (0.3817 acres)

PRESENT ZONING: Residential-Three (R-3)

COMPREHENSIVE PLAN: Neighborhoods

ENTER INTO RECORD:

<input checked="" type="checkbox"/> CASE FILE & PACKET MATERIALS	<input checked="" type="checkbox"/> COMPREHENSIVE PLAN
<input checked="" type="checkbox"/> ZONING ORDINANCE	<input checked="" type="checkbox"/> DIGITAL PRESENTATION

Location Map



JURISDICTION:

All notification and posting requirements have been met; therefore, there is jurisdiction to hear this case.

I. REQUEST

The applicant is requesting approval of a 2-lot subdivision on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street. The two properties currently consist of a total of five substandard lots. The purpose of the request is to demolish the existing structures to allow for the construction of two new single-unit homes. Because the property currently includes five lots, this request is considered a minor subdivision, which requires a public hearing before Planning Commission. For this case, Planning Commission is the final authority for approval.

The purpose of a subdivision plat review is to confirm appropriate lot configuration, access, rights-of-way, easements, and utility service to enable future development.

II. EXISTING CONDITIONS

The site is located on the east side of Depew Street, between W. 28th and 29th Avenues (*Exhibit 1, Aerial*). The southern property at 2812 Depew Street is made up of two lots and currently contains a 624-square foot single-unit dwelling and detached garage built in 1924. The northern property at 2838 Depew Street is made up of three lots, and currently contains a 737-square foot single-unit dwelling, shed, and detached garage built in 1909. An alley runs along the rear of the property.

The property is zoned R-3, a zone district that provides for high quality, safe, quiet and stable, medium-density single-family residential neighborhoods. The site is generally surrounded by residential zone districts and uses. West 29th Avenue, to the north, is primarily a commercial corridor in this area and parcels along it are zoned Commercial-One (C-1) (*Exhibit 2, Zoning*).

The subject properties were originally platted in 1890 as Lots 23, 24, 25, 26, and 27, Block 4 of the Lakeside Resubdivision, which includes the six blocks between W. 29th Avenue and W. 28th Avenue, and between Fenton Street and Sheridan Boulevard (*Exhibit 3, Current Plat: Lakeside Resubdivision*). Each lot was platted as 25 feet wide by 133 feet long; 25-foot wide lots are typical of older subdivisions in this area. The combined total area of the subject site is 16,625 square feet (0.3817 acres). The combined total width of the subject site is 125 feet.

III. PROPOSED SUBDIVISION PLAT

Plat Document

The proposed plat document consists of two pages. The first page includes a legal description of the property; signature blocks for the owner, City, surveyor and County; and standard declarations and notes. The second page includes the proposed lot layout, including lot lines and easements (*Exhibit 4, Proposed Plat: 4 Amigos Subdivision*).

Lot Configuration

The site is rectangular in shape: 125 feet wide along Depew Street and 125 feet deep. The proposed subdivision plat creates two lots oriented towards Depew Street. In the R-3 zone district, newly platted lots are required to be at least 7,500 square feet in size and 60 feet in width in order to accommodate a single-unit detached home. Both of the proposed lots meet these requirements. The subject property will be divided exactly in half with both Lots 1 and 2 proposed to be 62.5 feet wide and 7,813 square feet in size.

All existing structures, including the dwellings and detached garages, are proposed to be demolished and each lot will be eligible for one single-unit home. The size and width of the newly platted lots will not accommodate duplex or multi-unit construction. Any new construction will be required to meet the R-3 development standards, including setbacks, height, and bulk plane.

Public Improvements

When new properties are created through the subdivision process, staff reviews adjacent street improvements to confirm that they meet current roadway widths and design standards. There was no right-of-way (ROW) dedication required along the Depew Street frontage as the width of Depew Street in this area is sufficient. The alleyway along the back of the property is not currently dedicated to the City and has existed as a prescriptive ROW alley. For this reason, an 8-foot-wide strip of ROW along the eastern rear property line and extending to the centerline of the alley is to be dedicated to the City through the plat to formalize the existing condition. This is standard practice for plats adjacent to prescriptive alleys, particularly in east Wheat Ridge.

The Depew Street frontage currently includes a mountable curb and 2-foot wide sidewalk which does not meet the current standard of a vertical curb and 5-foot sidewalk. Because of the existing conditions along the street, fees-in-lieu of construction will be required. The fee is based on a linear foot calculation determined by the length of the frontage and an impact fee amount approved by City Council by resolution. In this case the fee is \$9,596.92. The fee will be collected at time of plat recordation.

Drainage

No stormwater easement is provided because the project is too small to trigger detention requirements. Individual building permits will be reviewed for positive drainage, grading, and downspout design.

Easements

It is standard practice to include utility easements along the perimeter of all lots created for single-family homes. This plat establishes easements of varying widths surrounding the lots: 10-foot easements along the front lot lines and 5-foot easements along the side and rear lot lines.

Parkland Dedication

The subdivision regulations include a parkland dedication requirement for all residential subdivisions based on the assumption that additional residents in the City will impact the demand for parks and open space. When land is not dedicated for a public park, a fee is required in lieu. The fee is assessed against the *net increase* in residential units or lots. In this case, because there are already two existing homes which are being replaced, no fee-in-lieu of parkland dedication is required.

IV. AGENCY REFERRALS

All affected service agencies were contacted for comment on the subdivision plat regarding the ability to serve the property. The developer will be responsible for any needed upgrades to accommodate the proposed development. Specific referral responses follow.

Wheat Ridge Engineering Division: The plat has been reviewed and approved.

West Metro Fire Protection District: No objections.

Xcel Energy: No objections.

Wheat Ridge Sanitation District: No objections.

Century Link: No objections.

No comments were received from Comcast or Wheat Ridge Water District. Referral recipients are advised that no comment received indicates having no objections or concerns regarding the proposal.

V. STAFF CONCLUSIONS AND RECOMMENDATION

Staff concludes that the proposed subdivision plat results in a logical lot layout for the proposed future development. Staff further concludes that the subdivision plat complies with the standards in Article IV of the zoning and development code (subdivision regulations) and that all utility agencies can serve the property with improvements installed at the developer's expense. For these reasons, staff recommends approval of the subdivision plat.

VI. SUGGESTED MOTIONS

Option A:

"I move to recommend APPROVAL of Case No. MS-22-05, a request for approval of a minor subdivision to replat five lots into two lots on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street, for the following reasons:

1. All agencies can provide services to the property with improvements installed at the developer's expense.
2. The requirements of Article IV of the zoning and development code have been met.

With the following conditions:

1. Fees in lieu of public improvements shall be provided at time of plat recordation.

Option B:

"I move to recommend DENIAL of Case No. MS-22-05, a request for approval of a minor subdivision to replat five lots into two lots on property zoned Residential-Three (R-3) and located at 2812 and 2838 Depew Street, for the following reasons:

- 1.
- 2."

EXHIBIT 1: AERIAL

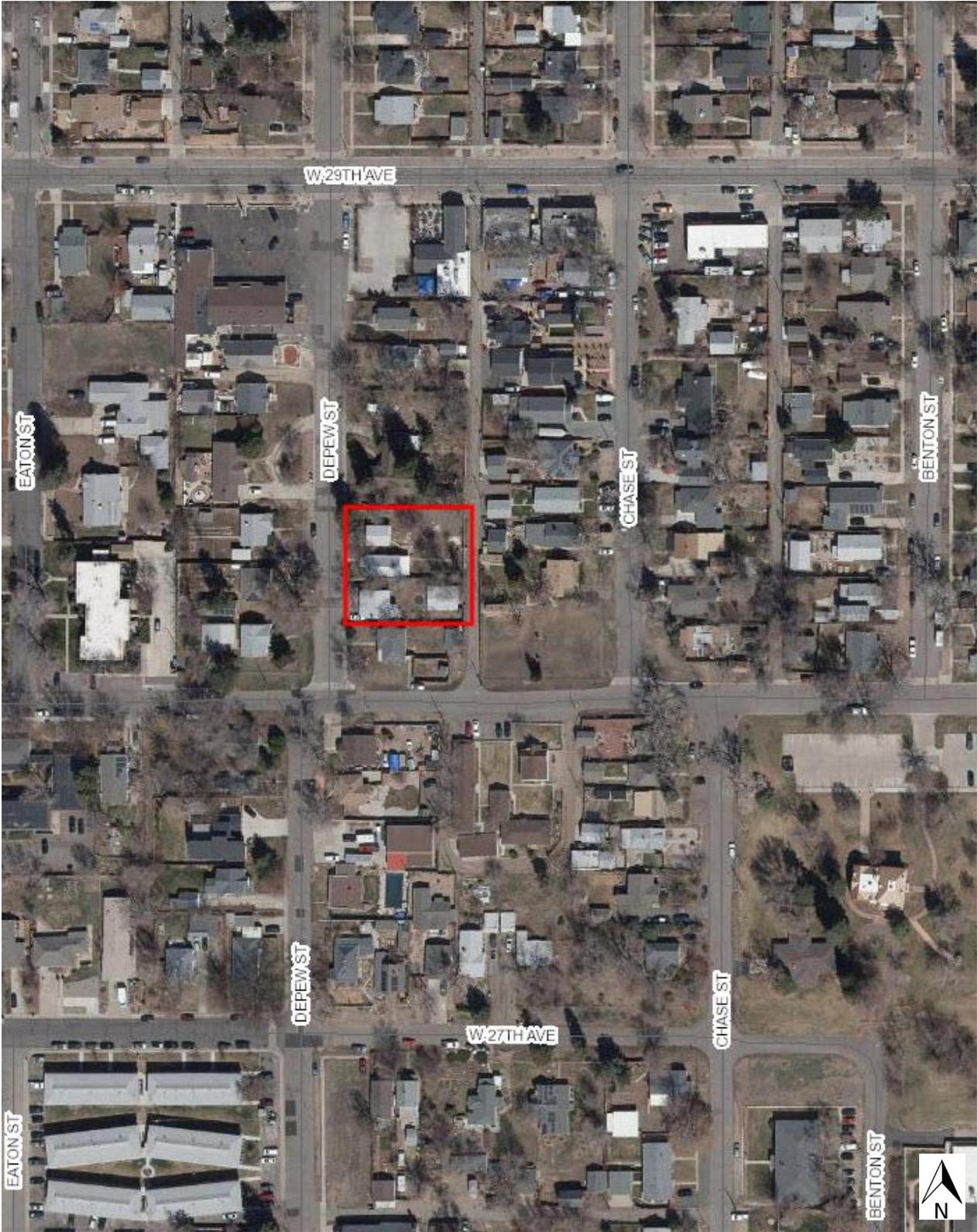


EXHIBIT 2: ZONING MAP

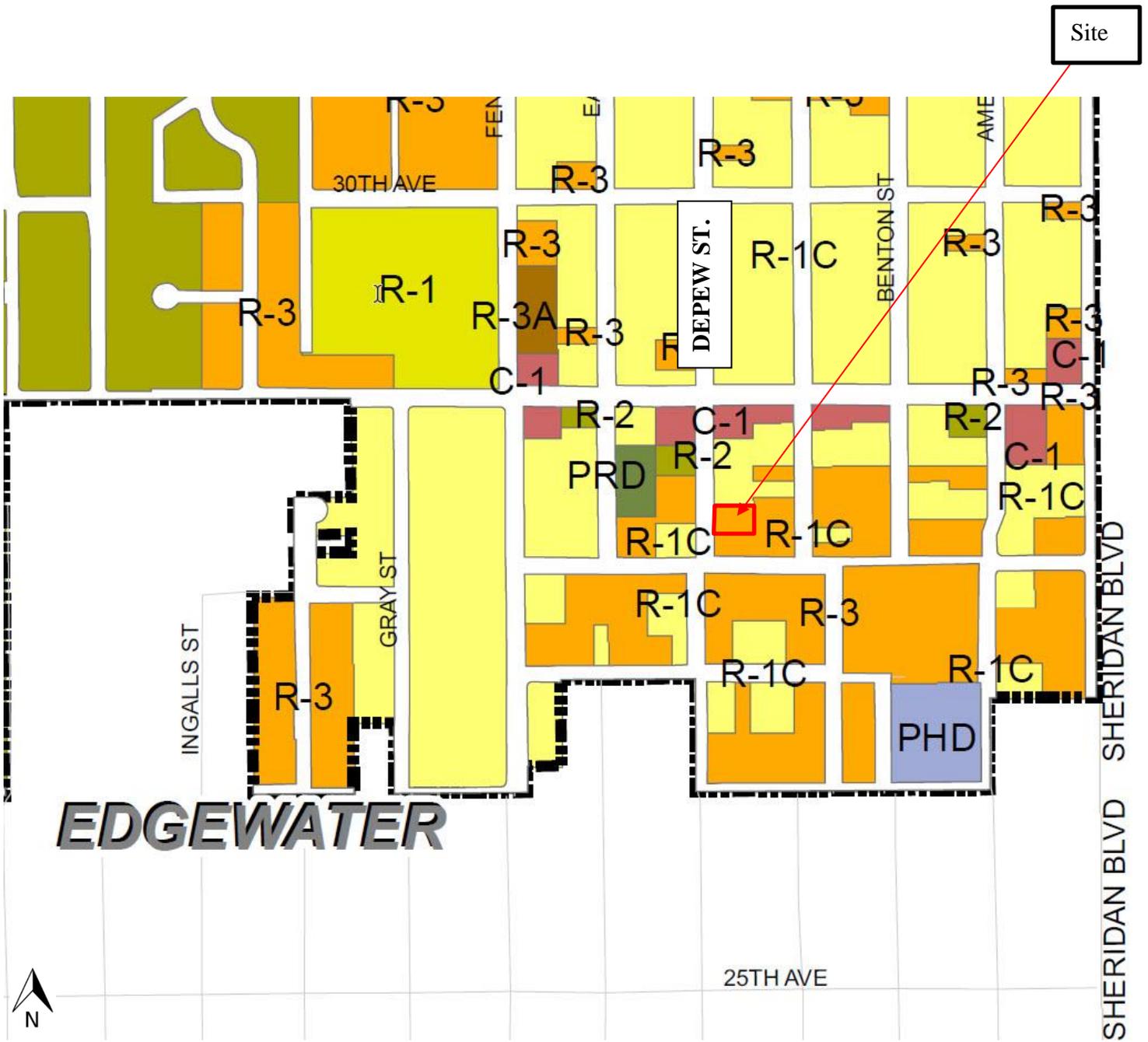


EXHIBIT 3: CURRENT PLAT
LAKESIDE SUBDIVISION

[See attached]

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EXHIBIT 4: PROPOSED PLAT
4 AMIGOS SUBDIVISION

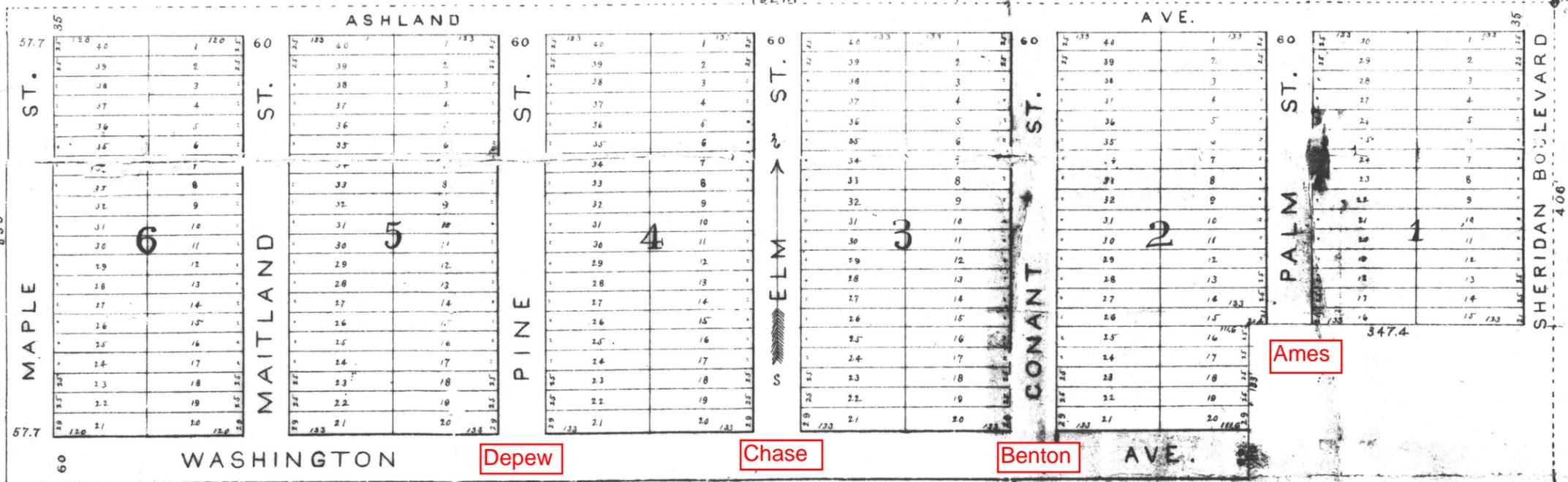
[See attached]

LAKE SIDE

Being part of S $\frac{1}{2}$. SE $\frac{1}{4}$. Sec. 25 T.P. 3 S. R. 69 W.

Scale 100 ft to an inch

29th Ave



28th Ave

Know all men by these presents that Elizabeth Richards, do hereby certify that under and by virtue of a decree of the District Court of the First Judicial District of Colorado sitting within and for the County of Jefferson in the premises State of Colorado, made and entered on the 15th day of May 1890 in a certain case then depending in said court between Elizabeth Richards vs the Plaintiff and Lawrence M. Richards, Clarence M. Richards, Effie L. Richards and Charles W. Richards were defendants, and in and by said decree it was ordered, adjudged and decreed that the said Elizabeth Richards acquiesce in the partition of the said Lawrence M. Richards, Clarence M. Richards, Effie L. Richards and Charles W. Richards be authorized and empowered to re-subdivide and re-plot the lands hereinafter described, and embraced within the above and foregoing plat.

Now therefore know ye that the said Elizabeth Richards in any capacity as grantor and plattee has laid out and plotted that part of the North half (1/2) of the South half (1/2) of the South-east quarter (1/4) of Section twenty-five (25) in Township three (3) North, Range ten (10) West, embraced within the said former map, into six blocks (and the lots therein) as shown upon the said map, which said blocks shall be severally known and described under the designation and name of block one (1) to six (6) as follows to-wit: Block one (1) Lake Side; block four (4) Lake Side; block five (5) Ashland; and block six (6) Lake Side. And do hereby grant and dedicate to public use a perpetual right of way over and across all the streets and avenues named and designated on this the above and foregoing plat, being a re-subdivision of Block one to seven (1-7) in the original platting of Lake Side.

In witness whereof I have hereunto set my hand and seal this 9th day of May 1890.

Elizabeth Richards
Clarence M. Richards
Guardian etc

This witness
1890-1890

My Commission expires Feb 12 1890

Notary Public

County of Jefferson, Colorado

I hereby certify that this instrument was filed for record in my office on the 9th day of May 1890, and recorded in the book of records open to the public at the office of the County Clerk of said County, on the 9th day of May 1890.

Notary Public

4 AMIGOS SUBDIVISION

A REPLAT OF LOTS 23 THROUGH 27 INCLUSIVE OF BLOCK 4 OF RESUBDIVISION OF BLOCKS 1 TO 7 AND THE NORTH HALF OF BLOCK 8, LAKESIDE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

COVER SHEET

Case History

MS-22-05

OWNER'S CERTIFICATE

WE, 4 AMIGOS LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF REAL PROPERTY CONTAINING 0.3817 ACRES DESCRIBED AS FOLLOWS:

ALL OF LOTS 23, 24, 25, 26 AND 27, BLOCK 4, RESUBDIVISION OF BLOCKS 1 TO 7 AND THE NORTH 1/2 OF BLOCK 8, LAKESIDE, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4), FROM WHENCE THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BEARS SOUTH 89°40'03" WEST A DISTANCE OF 2646.15 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
 THENCE NORTH 54°09'22" WEST, 1413.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23, AND BEING THE POINT OF BEGINNING;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 23, SOUTH 89°40'53" WEST, 133.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23;
 THENCE ALONG THE WEST LINE OF SAID LOTS 23, 24, 25, 26 AND 27, NORTH 00°19'43" WEST, 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 27;
 THENCE ALONG THE NORTH LINE OF SAID LOT 27, NORTH 89°40'53" EAST, 133.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27;
 THENCE ALONG THE EAST LINE OF SAID LOTS 23, 24, 25, 26 AND 27, SOUTH 00°19'43" EAST, 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,625 TOTAL SQUARE FEET OR 0.3817 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "4 AMIGOS SUBDIVISION", A SUBDIVISION OF A PART OF THE CITY OF WHEAT RIDGE, COLORADO AND BY THESE PRESENTS DO DEDICATE TO THE CITY OF WHEAT RIDGE AND THE PUBLIC THOSE PORTIONS OF REAL PROPERTY SHOWN AS RIGHT-OF-WAY, AND DO FURTHER DEDICATE TO THE CITY OF WHEAT RIDGE AND THOSE MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF REAL PROPERTY SHOWN AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES. THIS INCLUDES BUT IS NOT LIMITED TO TELEPHONE AND ELECTRIC LINES, GAS LINES, WATER AND SANITARY SEWER LINES, HYDRANTS, STORMWATER SYSTEMS AND PIPES, DETENTION PONDS, STREET LIGHTS AND ALL APPURTENANCES THERETO.

FOR: 4 AMIGOS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

MARCELLA STEELE, MANAGER DATE

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MARCELLA STEELE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

DEED OF TRUST HOLDER

THE UNDERSIGNED, AS LEGAL HOLDER OF THE DEEDS OF TRUST RECORDED ON JUNE 2, 2022 AT RECEPTION NUMBERS 2022054031 AND 2022054040, OF THE RECORDS OF THE JEFFERSON COUNTY COLORADO CLERK & RECORDER, HEREBY CONSENTS TO THE WITHIN PLAT.

SIGNED THIS _____ DAY OF _____, 20 ____

FOR: COMMERCE BANK

BY: _____
 PRINTED NAME AND TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____



VICINITY MAP
 Scale: 1"=600'

BASIS OF BEARINGS

SOUTH 89°40'03" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 24949 AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 14158 AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).

STATEMENT OF ACCURACY

THE GEODETIC POINT COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83 HARN STATE PLANE COLORADO CENTRAL FIPS 0502 COORDINATE SYSTEM, AND HAS A HORIZONTAL ACCURACY CLASSIFICATION OF 0.07 U.S. SURVEY FEET AT THE 95% CONFIDENCE LEVEL, AS DEFINED IN THE GEOSPATIAL POSITIONING ACCURACY STANDARDS OF THE FEDERAL GEODETIC CONTROL SUBCOMMITTEE (FGDC-STD-007.2-1998).

CITY CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20 ____ BY THE CITY OF WHEAT RIDGE.

BUD STARKER, MAYOR DATE

ATTEST:

STEPHEN KIRKPATRICK, CITY CLERK DATE

KENNETH JOHNSTONE, COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CERTIFICATION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE WHEAT RIDGE PLANNING COMMISSION.

CHAIRPERSON

SHEET INDEX

- 1 COVER SHEET
- 2 MAP SHEET

GENERAL NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING CO., INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING CO., INC. RELIED UPON THE FOLLOWING TITLE POLICY ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY:
 POLICY #3155408-6088608, WITH AN EFFECTIVE DATE OF JUNE 2, 2022.
3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA F.I.R.M. MAP #08059 C 0218F, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014.
4. FIELD SURVEY COMPLETION DATE: JUNE 14, 2022.
5. THE SUBJECT PROPERTY CONTAINS ±16,625 TOTAL SQUARE FEET OR ±0.3817 ACRES OF LAND.
6. ALL DISTANCES FOR THIS PLAT ARE SHOWN USING (GROUND) MODIFIED STATE PLANE MEASUREMENTS (U.S. SURVEY FEET ROUNDED TO THE NEAREST 0.01') CONSISTENT WITH THE CURRENT CITY DATUM.
 - a. THE CURRENT CITY DATUM COORDINATE SYSTEM USED IS A GROUND-BASED MODIFIED FORM OF THE NAD83/92 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502.
 - b. VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - c. GROUND TO GRID COMBINED SCALE FACTOR IS 0.99974780300, SCALED FROM BASE POINT PHAC1 (PERMANENT HIGH ACCURACY CONTROL POINT #1) HAVING THE FOLLOWING NAD83/92 STATE PLANE COORDINATES:
 PHAC1: NORTHING: 1701258.75, EASTING: 3118217.58, ELEVATION: 5471.62 FEET
7. TEN-FOOT (10') WIDE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL FRONT PROPERTY LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA. FIVE-FOOT (5') WIDE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL SIDE AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, DRAINAGE AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 23, 24, 25, 26 AND 27, BLOCK 4 OF RESUBDIVISION OF BLOCKS 1 TO 7 OF LAKESIDE INTO TWO (2) NEWLY PLATTED LOTS.
9. THE ZONING FOR LOTS 1 AND 2 IS RESIDENTIAL-THREE (R-3).
10. AREAS SHOWN ON THIS PLAT AS "ROW DEDICATION" ARE HEREBY DEDICATED TO THE CITY OF WHEAT RIDGE.

SURVEYOR'S NOTE

"PER COLORADO REVISED STATUTES SEC. 38-51-106 (L), ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 DIVIDED BY 12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF "4 AMIGOS SUBDIVISION" WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE COLORADO STATUTES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S.
 Colorado License No. 37929
 for and on behalf of Power Surveying Company, Inc.
 6911 Broadway
 Denver, CO 80221
 (303) 702-1617
 www.powersurveying.com

COUNTY CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS _____ DAY OF _____, 20 ____.

JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY CLERK

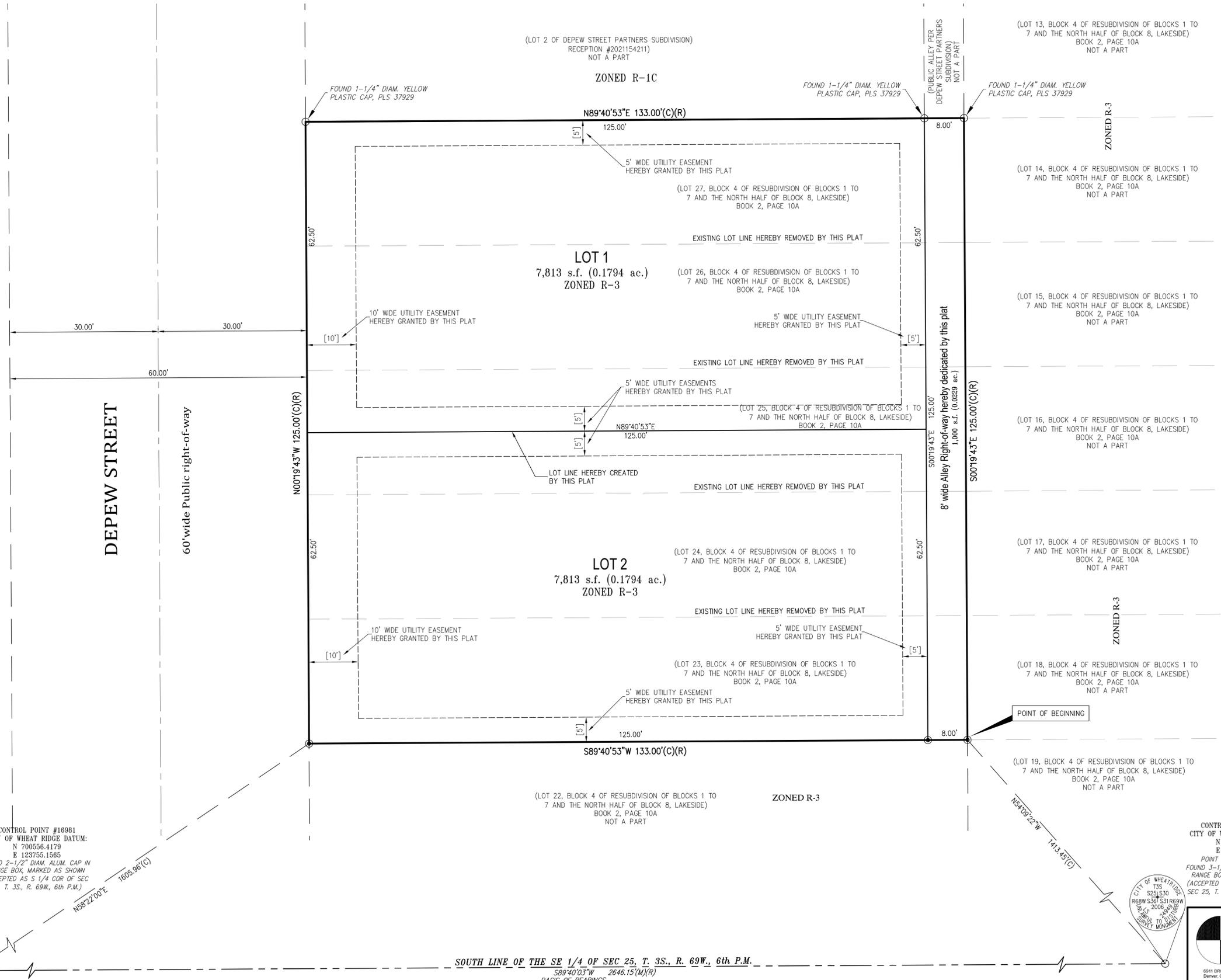


TYPE OF SUBMITTAL:	MINOR SUBD. PLAT
PREPARATION DATE:	JUNE 30, 2022
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-22-101	22-101 PLAT.dwg
SHEET 1 OF 2	

4 AMIGOS SUBDIVISION

A REPLAT OF LOTS 23 THROUGH 27 INCLUSIVE OF BLOCK 4 OF RESUBDIVISION OF BLOCKS 1 TO 7 AND THE NORTH HALF OF BLOCK 8, LAKESIDE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

MAP SHEET



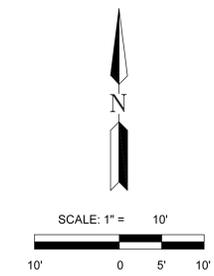
LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- NEW EASEMENT LINE (DIMENSIONED IN BRACKETS [])
- ADJOINING PARCEL OR LOT LINE
- NEW LOT LINE HEREBY CREATED BY THIS PLAT
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

LAND USE TABLE

LOT No.	SQ. FT.	ACREAGE
1	7,813	0.1794
2	7,813	0.1794
ALLEY R/W Dedication	1,000	0.0229
** TOTAL	16,626	0.3817

** TOTAL VALUES MAY DIFFER DUE TO ROUNDING



CONTROL POINT #16981
 CITY OF WHEAT RIDGE DATUM:
 N 700556.4179
 E 123755.1565
 FOUND 2-1/2" DIAM. ALUM. CAP IN RANGE BOX, MARKED AS SHOWN (ACCEPTED AS S 1/4 COR OF SEC 25, T. 3S., R. 69W., 6th P.M.)

CONTROL POINT #16973
 CITY OF WHEAT RIDGE DATUM:
 N 700571.7687
 E 126401.2737
 POINT OF COMMENCEMENT
 FOUND 3-1/4" DIAM. ALUM. CAP IN RANGE BOX, MARKED AS SHOWN (ACCEPTED AS SOUTHEAST COR OF SEC 25, T. 3S., R. 69W., 6th P.M.)



TYPE OF SUBMITTAL:	MINOR SUBD. PLAT
PREPARATION DATE:	JUNE 30, 2022
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-22-101	22-101 PLAT.dwg

SOUTH LINE OF THE SE 1/4 OF SEC 25, T. 3S., R. 69W., 6th P.M.
 S89°40'03"W 266.15'(M)(R)
 BASIS OF BEARINGS



Memorandum

TO: Planning Commission

THROUGH: Lauren Mikulak, Interim Community Development Director

FROM: Stephanie Stevens, Senior Planner
Mark De La Torre, Planning Consultant

DATE: November 18, 2022 (for the December 1 Planning Commission)

SUBJECT: 44th Avenue Subarea Plan Update

PURPOSE

The purpose of this discussion topic is to provide Planning Commission with an update on the W. 44th Avenue subarea planning process and give Planning Commission the opportunity to provide feedback on the recommendations to be included in the Plan.

BACKGROUND

On December 9, 2019, City Council awarded a contract to MIG, Inc. (“MIG”), a professional planning firm, to lead the community through the subarea planning process. This effort was put on hold due to the pandemic and need to prioritize the Lutheran Master Plan.

The City of Wheat Ridge and consultant team, MIG Inc., restarted the W. 44th Avenue Subarea Plan in early 2022. The plan focuses on W. 44th Avenue between Youngfield Street and Clear Creek (near Field Street) and will more broadly include the portion of the City between Clear Creek and I-70. The plan combines public input with technical analysis to establish a long-range vision and guiding principles for the W. 44th Avenue planning area. Plan recommendations will guide public and private investments in the future.

This process will culminate in a written document that supplements and amends the City’s Comprehensive Plan. The final plan is anticipated to come before Planning Commission and City Council in the first quarter of 2023.

This project last came to Planning Commission at a study session on May 19. It was also reviewed by City Council on May 16. An update to City Council is planned for December 19.

PROJECT STATUS

Engagement and Technical Analysis

Since early 2022, the City of Wheat Ridge and MIG have been working on the 44th Avenue Subarea Plan, which focuses on the portion of the city between Clear Creek and I-70.



The project is over two-thirds of the way through the process and has been organized into three phases: 1) vision and foundation; 2) strategy and synthesis; and 3) final recommendations and action.

Phase one input was received in winter and spring of 2022, with over 150 community members involved. Phase two engagement occurred throughout the summer and came to a close at the end of August with over 200 community members involved through advisory committee meetings, focus group meetings, a community open house event, an online strategy survey, a business walk, and presence at Performances in the Park, Carnation Festival, and Dumpster Days. Summary materials from phase two engagement and the survey can be found on the project page at WhatsUpWheatRidge.com/44th-Avenue.

The final round of engagement kicked off in September and will continue through January. It is focused on confirming recommendations and exploring implementation considerations that will help make the vision a reality.

Communications for the project have been robust, utilizing all available City media outlets including direct mail, traditional media, and regular updates via social media, emails, City website, yard sign postings and What's Up Wheat Ridge communications. A full list of engagement and communications related to the project thus far are provided in the attached Engagement Status Report (Attachment 1).

Technical analysis of the market, traffic and existing conditions are being conducted in parallel with public engagement to guide ultimate recommendations of the plan and ensure actionable outcomes. These technical reports are being used in conjunction with public input to shape the recommendations and ensure they are grounded in reality. The reports will be part the final plan appendices and are available for review on the 44th Avenue project page at WhatsUpWheatRidge.com/44th-Avenue.

Plan Organization and Draft Recommendations

The final deliverable for this process will be the 44th Avenue Subarea Plan. Enclosed as

Attachment 2 is the outline for that written document. Much of Sections I and II were presented to the public during the first two phases of engagement.

High-level themes from the community during the first two phases of engagement include the following:

- Eliminate the perception of W. 44th Avenue being vehicle-oriented by establishing pedestrian-oriented developments and accessible routes between amenities.
- Increase safe connectivity across and along W. 44th Avenue for non-vehicular access to Clear Creek trails and future mixed-use developments.
- Preserve and enhance agriculture, heritage, and green space to expand on the community's unique character.
- Support and utilize local businesses as the geographic basis for future, pedestrian-friendly, commercial development.
- Beautify existing and future pedestrian/bicycle infrastructure to encourage non-vehicular transportation.
- Mimic existing zoning characteristics, such as height and typology, for compatible residential development. Prioritize density that is cohesive with established neighborhoods.

Some of the themes that came out of the initial phases of engagement were focused on specific geographic locations, and those were overlaid onto 'strategy diagram' maps to advance community conversations. The maps will be part the final plan and are available for review on the 44th Avenue project page at WhatsUpWheatRidge.com/44th-Avenue.

MIG has organized these themes into the guiding principles and recommendations that are presented in Section III and IV of the plan outline. Attachment 3 visualizes the guiding principles (in blue) and recommendations (in orange). The three major categories of recommendations include:

1. primary corridor investments,
2. community subarea enhancements, and
3. overall connectivity.

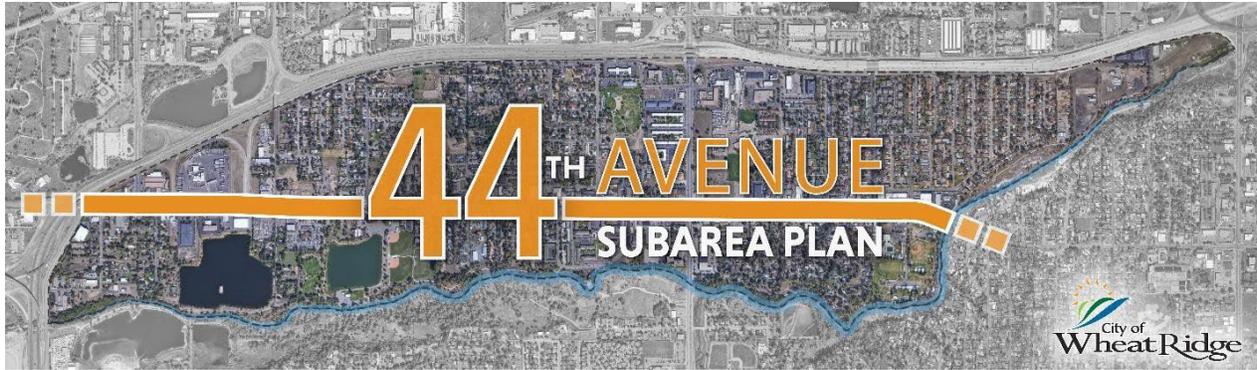
Recommendations are detailed further in Attachment 4. Within each recommendation category, there are two or three topics each with their own strategy. These strategic recommendations include a descriptive narrative and supporting bullet points.

The draft recommendations document (Attachment 4) has been the focus of public input during this final phase of engagement. These were shared at the public open house on September 27 and have been the subject of the online survey currently live on the project page. So far, public feedback is showing that the draft recommendations align with the vision and input provided earlier in the process.

The purpose of this discussion topic is to seek similar feedback from Planning Commission on the draft recommendations.

Attachments:

1. Engagement Status Report
2. Plan Outline
3. Principles & Recommendations Overview Graphic
4. Draft Recommendations



Engagement Status Report – November 2022

Meetings/Activities:

The project is over two-thirds of the way through the process and has been organized into three phases: 1) vision and foundation; 2) strategy and synthesis; and 3) final recommendations and action. Each phase of the projects builds upon the next and brings additional engagement opportunities, including advisory committee meetings, focus group meetings, public open houses, online engagement, and presence at local events. The dates of these events included the following:

- January 31 – Advisory committee meeting – *14 members*
- February 3 - Business/Residential focus group A meeting – *5 members*
- February 7 – Business/Residential focus group B meeting – *5 members*
- February 7 – Business/Residential focus group C meeting – *5 members*
- February 9 – Residential focus group meeting – *10 members*
- February 23 – Open house public meeting #1 – *±60 attendees*
- February 24 - Visioning Survey and Mapping Exercise (February 23 meeting + online + printed)– *31 responders*
- March 26 – Intercept Event at Wheat Ridge Recreation Center - *±30 attendees*
- May 16 – City Council study session
- May 19 – Planning Commission study session
- June 21 – Advisory committee meeting – *14 members*
- June 28 – Business/Residential focus group – *±8 attendees*
- July 6 – Open house public meeting #2 - *±60 attendees*
- July 7 – Strategy Survey (July 6 meeting + intercept events + online + printed) – *44 responders*
- July 14 & July 8– Business Walks - *±35 business conversations*
- July 27 – Intercept event at Performances in the Park *±25 stopped by*
- August 13 – Intercept event at Carnation Festival - *±25 stopped by*
- August 20 – Intercept event at Dumpster Days - *±90 flyers distributed*
- August 25 – Community conversations at Hops with Cops - *±5 attendees*
- August 29 – Community conversations at District IV Council Meeting - *±9 attendees*
- August 24 – Community conversations Wheat Ridge Business Association Monthly Coffee - *±10 attendees*
- September 27 – Open house public meeting #3 - *±35 attendees*
- September 28 – Recommendations Survey (September 27 meeting + online + printed) – *54 responders as of November 17 (survey closes November 28)*

- Future:
 - December 1 – Planning Commission study session
 - December 19 – City Council study session
 - January – Advisory committee meeting
 - TBD – Adoption Hearings

Direct Mail:

- The City's *Connections* newsletter is mailed to every household and business in Wheat Ridge and is the primary source of direct mail for citywide projects such as this one. The project has appeared in 1 edition of *Connections* so far:
 - March – This project first appeared in the March (2022 winter/spring) *Connections* as an introduction to the project to inform of the project start and upcoming engagement activities, opportunities to get involved, and to point people to the What's Up Wheat Ridge project page for specific dates.
 - May – The 44th Avenue Subarea Plan project was featured in the 2022 spring/summer *Connections* and included advertising of the second public meeting held on July 6.
 - August – The summer/fall *Connections* article titled "The Future of 44th Avenue" took a deeper dive to outline the phases of the project and largely focused on promoting phase two summer engagement, including August intercept events and the online strategy survey.
 - October – "44th Avenue Subarea Plan: The Final Phase" article was included in the fall/winter *Connections* which provided a recap of the September 27 open house event, next steps and advertised the online recommendations survey.
- Postcards were mailed to residents in Fruitdale Park and Anderson Park in conjunction with Let's Talk Resident Engagement Program to notify of the joint open house event with Let's Talk and the 44th Avenue Subarea Plan on February 23.
- Postcards were mailed to all residents and businesses with the subarea to notify of phase two summer engagement, including the open house event, online strategy survey, and intercept events.

Email:

Several different distribution lists were utilized to send email updates directly to stakeholders:

- Mayor's Matters is a monthly e-newsletter containing updates on the City's latest news, current projects, and upcoming events. It is mailed on or just before the 1st of each month. The project has appeared in ten (11) consecutive newsletters as a specific project update and included in the calendar of events. Those months were: January, February, March, April, May, June, July, August, September, October and November 2022.
- An email was sent to City Council and all active board and commission members on January 7 to inform of the project launch and directing recipients to the What's Up Wheat Ridge page to register and subscribe for updates; on February 18 to remind of the upcoming public meeting.
- An email was sent to City Council and all active board and commission members on July 5 to provide an update on project status and to remind of the upcoming public meeting.
- An email was sent to City Council and Planning Commission on September 26 to remind of the upcoming public meeting.
- What's Up Wheat Ridge allows users to register on the site and subscribe to various projects. The City can send newsletters through the site to all registrants or to the subscribers of specific

projects. A total of thirteen (13) emails have been sent so far on the following dates:

- 1/4/22
- 2/17/22
- 2/24/22
- 3/9/22
- 3/22/22
- 6/23/22
- 6/29/22
- 7/14/22
- 7/28/22
- 8/11/22
- 9/27/22
- 9/20/22
- 10/11/22
- 11/8/22
- 11/21/22

Traditional Media:

- Formal press releases are provided to local newspapers and media at key milestones by the City:
 - December 28, 2021 by the City “City of Wheat Ridge Launches West 44th Avenue Subarea Planning Process” and included advertising of the first public meeting on February 23
 - June 24, 2022 by the City “City of Wheat Ridge to Host Second Open House for the 44th Avenue Subarea Plan” and included advertising of the second public meeting on July 6
 - September 15, 2022 by the City “Wheat Ridge Residents Invited to Weigh-In on Proposed West 44th Street Improvements Projects” and included advertising of the third and final public meeting on September 27
- The Neighborhood Gazette prints 16,000 copies and will include multiple stories related to the project:
 - February 2022 “Join Neighborhood Engagement Programs And Help Make Our City Even Better”, a special piece by the Mayor, included advertising of the first public meeting on February 23
 - February 2022 “Possible West 44th Makeover Kicks Off With Feb. 23 Meeting”

Social Media:

The City’s social media channels are used to advertise project-specific events including upcoming public meetings, intercept events and active surveys:

- Next Door posts on January 5, February 8, February 17, February 22, March 11, March 23, June 22, June 29, July 5, July 12, October 13, October 26, September 14, September 27, November 21 (posted to all neighborhoods within the City)
- Facebook posts on January 4, February 9, February 16, February 22, February 24, March 11, March 23, June 22, June 29, July 5, July 7, July 12, July 27, July 29, August 9, September 6, September 13, September 20, September 27, October 13, October 26, November 8, November 21 (the City has 2.5k followers)
- Twitter posts on February 16, March 11, March 23, June 22, June 29, July 5, July 12, July 19, August 9, September 6, September 20, September 27, October 13, October 26, November 8, November 21 (the City has 835 followers)

Social media posts also include notice of Connections, Mayor’s Matters, and City Council meetings/study sessions.

Miscellaneous:

- The front page of the City’s website included a news flash for the project each week starting 3 weeks out before each public meeting, intercept event, and online activities.
- Public meetings were included on the City’s website calendar.

- Verbal updates were provided at Planning Commission meetings from January through November.
- Flyers were posted at the Wheat Ridge Recreation Center to promote phase two summer engagement, including the July 6 open house, online strategy survey, and intercept events.
- The 44th Avenue Subarea Plan was featured in the LocalWorks newsletter in September and October 2022.

What's Up Wheat Ridge:

In addition to emails sent to registrants and subscribers (see page 2), the What's Up Wheat Ridge platform allows staff to see how many people interact with the site.

- The project site launched on December 28, 2021 and has been regularly updated as the plan progresses.
- As of November 7, 2022 there were 3.8k unique visitors to the project page. Of these, 2.6k individuals interacted with the project in some way (downloaded documents, viewed key date details, visited multiple pages, or engaged in an activity).
- The chart below shows the volume of pageviews and visitors for the duration of the project so far. It peaked in March with 1,209 pageviews which correlates with the timing of the online visioning activities.

Visitors Summary

What's Up Wheat Ridge from 01 Jan '21 to 06 Nov '22



44th Avenue Subarea Plan

Plan Outline

Draft: 11.14.22

Presented below is the draft outline for the 44th Avenue Subarea Plan. Much of the content for Section I (Introduction) and Section II (Input and Analysis) was presented to the public, to Planning Commission, and to City Council during phases one and two of the project. The focus of this final phase and of the December study sessions is Sections III and IV which synthesize the common themes into a set of principles and recommendations. There are three overarching recommendations and several more specific recommendations within each category.

- i. Acknowledgements
- ii. Table of Contents
- I. Introduction
 - a. Project Description Overview
 - i. Intent of the Plan / What is this Plan?
 - b. Subarea Boundary
 - c. History and Background
 - i. Prior Planning Efforts
 - d. Process and Timeline
 - e. Plan Organization
- II. Input and Analysis (Highlights of Relevant Community Input and Associated Analysis)
 - a. Introduction
 - b. Input
 - c. Outreach Methods
 - i. Let's Talk Resident Engagement Program
 - ii. Advisory Committee
 - iii. Focus Groups
 - iv. Community Meetings – Joint Open Houses
 - v. Community Pop-Up / Intercept Events
 - vi. What's Up Wheat Ridge Online Activities
 - vii. Biannual Business Walk(S)
 - viii. City Council and Planning Commission Study Sessions
 - ix. Summary by Phases
 - d. Analysis
 - i. Identity, Character, and Development Patterns
 - ii. Land Use
 - iii. Market Economics
 - iv. Safety, Mobility, and Access
 - v. Parks, Trails and Community Amenities
- III. Guiding Principles and Overarching Strategy (refer to overview graphic in Attachment 3)
 - a. Introduction
 - b. Guiding Principles

- i. Safety and Comfort
 - ii. Connectivity
 - iii. Character and History
 - iv. Local and Small Business
 - v. Housing Diversity
 - c. Overarching Strategy
 - (with high level description of the legend; detail descriptions and specific projects in next chapter)
 - i. Strategy Diagram
- IV. Recommendations (refer to Attachment 4)
 - a. Introduction
 - b. Primary Corridor Investments (44th Avenue and Kipling Boulevard)
 - i. Large Area Development
 - 1. Kipling Mixed Use Node
 - 2. Travel Center Mixed Use Node
 - 3. Mixed Use Interstate Node
 - ii. Existing Uses and Infill Development
 - 1. Small Business Focus
 - 2. Residential and Neighborhood Focus
 - 3. Site Improvements
 - 4. Building Improvements
 - iii. Pedestrian Experience
 - 1. Streetscape Design
 - 2. Adjacent Connectivity and Infrastructure Easements
 - 3. Family-Focused Activity Center
 - c. Sub Area Enhancements
 - i. Historic Character
 - 1. Agricultural Heritage and Recreational Tourism
 - 2. Employment Node
 - 3. Open Space Management Plan Integration
 - ii. Residential Uses
 - 1. Existing Neighborhoods
 - 2. General Housing
 - d. Overall Connectivity Improvements
 - i. East/West Connectivity
 - 1. Neighborhood Connectivity
 - 2. Northwestern Loop
 - ii. North/South Connections
 - 1. Creek Access
 - 2. I-70 Bridges and Underpasses
 - iii. Priority Crossings
 - 1. 44th Avenue Intersection Improvements
 - 2. General Intersection Improvements
 - 3. 44th Avenue Bridge at Clear Creek
- V. Implementation
 - a. Introduction

- b. Summary Matrix of Recommendations
 - c. Funding Strategies
 - d. Priority Actions and Next Steps
- VI. Appendices
- a. Appendix A: Public Engagement Summary
 - b. Appendix B: Online Activity Reports
 - c. Appendix C: Traffic Memo
 - d. Appendix D: Economic Memo
 - e. Appendix E: Economic Opportunity Analysis
 - f. Appendix F: Crime Memo

GUIDING PRINCIPLES

SAFETY AND COMFORT



CONNECTIVITY



CHARACTER AND HISTORY



LOCAL AND SMALL BUSINESS



HOUSING DIVERSITY



MAJOR RECOMMENDATIONS

CATEGORY

PRIMARY CORRIDOR INVESTMENTS

TOPIC A

LARGE AREA DEVELOPMENT

- KIPLING MU NODE
- TRAVEL CENTER MU NODE
- MU INTERSTATE NODE

STRATEGIES

TOPIC B

EXISTING USES AND INFILL DEVELOPMENT

- SMALL BUSINESS FOCUS
- RESIDENTIAL & NEIGHBORHOOD FOCUS
- SITE IMPROVEMENTS
- BUILDING IMPROVEMENTS

TOPIC C

PEDESTRIAN EXPERIENCE

- STREETSCAPE DESIGN
- NODAL CONNECTIVITY & EASEMENTS
- FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY

COMMUNITY SUBAREA ENHANCEMENTS

TOPIC D

HISTORIC CHARACTER

- AGRICULTURAL HERITAGE & RECREATIONAL TOURISM
- EMPLOYMENT MU NODE
- OPEN SPACE MANAGEMENT

STRATEGIES

TOPIC E

RESIDENTIAL USES

- EXISTING NEIGHBORHOODS
- GENERAL HOUSING

LEGEND

- MU: MIXED USE
- INT: INTERSECTION
- NBHD: NEIGHBORHOOD

CATEGORY

OVERALL CONNECTIVITY IMPROVEMENTS

TOPIC F

EAST/WEST CONNECTIVITY

- 44TH AVE CORRIDOR ENHANCEMENTS
- NBHD CONNECTIVITY
- NORTH WESTERN LOOP

STRATEGIES

TOPIC G

NORTH/SOUTH CONNECTIVITY

- CREEK ACCESS
- I-70 BRIDGES AND UNDERPASSES

TOPIC H

PRIORITY CROSSINGS

- 44TH AVE INT. IMPROVEMENTS
- GENERAL INT. IMPROVEMENTS
- 44TH AVE BRIDGE AT CLEAR CREEK



44th Avenue Subarea Plan

COUNCIL/COMMISSION STUDY SESSION(S)
DRAFT RECOMMENDATIONS



In association with:
EPS | Fehr and Peers
Attachment 4

Recommendations Overview

CATEGORY

PRIMARY CORRIDOR INVESTMENTS

TOPIC A	STRATEGIES
LARGE AREA DEVELOPMENT	<ul style="list-style-type: none"> Kipling MU Node Travel Center MU Node MU Interstate Node
TOPIC B	
EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> Small Business Focus Residential & NBHD Focus Site Improvements Building Improvements
TOPIC C	
PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> Streetscape Design Nodal Connectivity & Easements Family-Focused Activity Center

CATEGORY

COMMUNITY SUBAREA ENHANCEMENTS

TOPIC D	STRATEGIES
HISTORIC CHARACTER	<ul style="list-style-type: none"> Agricultural Heritage & Recreational Tourism Employment MU Node Open Space Management
TOPIC E	
RESIDENTIAL USES	<ul style="list-style-type: none"> Existing Neighborhoods General Housing

LEGEND

- MU: Mixed Use
- INT: Intersection
- NBHD: Neighborhood

CATEGORY

OVERALL CONNECTIVITY IMPROVEMENTS

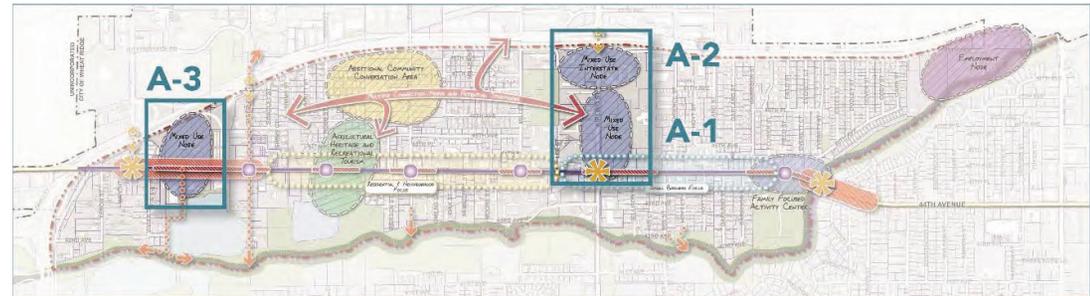
TOPIC F	STRATEGIES
EAST/WEST CONNECTIVITY	<ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G	
NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC H	
PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

primary corridor investments

Attachment 4

A. Large Area Development

Large Area Developments are nodes that have been identified as having the **greatest potential for change** given several factors, including scale of individual or aggregated properties, land utilization, and access/proximity to the major corridors.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	<ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & EASEMENTS FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	<ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT
TOPIC E RESIDENTIAL USES	<ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING
LEGEND	
• MU: Mixed Use	
• INT: Intersection	
• NBHD: Neighborhood	

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	<ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC H PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

A-1 Kipling Mixed Use Node

This node is focused on the Kipling Street frontage (east and west) and the large area of vacant land along the east edge of Kipling Street and north of 44th Avenue. This area should include:

1. A diverse mix of uses including residential, office, and retail
2. High-quality aesthetic requirements
3. Pedestrian connections to and through this area
4. Minimal surface parking along the major roadways



A-2 Mixed Use Interstate Node

The area immediately to the south of I-70 and Kipling Street presents a high potential for redevelopment as a larger-scale mixed-use center to support both existing and future desired commercial uses in the area. This area should include:

1. Better access to the interstate and regional transit
2. A higher density mix of uses (i.e., residential, commercial, hospitality), with an emphasis on a range of housing options
3. Site amenities that promote safety, wayfinding, access, etc.
4. Local businesses and neighborhood-serving uses where feasible



A-3 Travel Center Mixed Use Node

This node is focused around the TA Travel Center and recommendations are organized into both short- and long-term solutions to increase safety, minimize pedestrian/vehicle conflicts, and resolve circulation issues. This area should include:

Short-Term:

1. Improved signage and wayfinding
2. Additional sidewalk connectivity and access

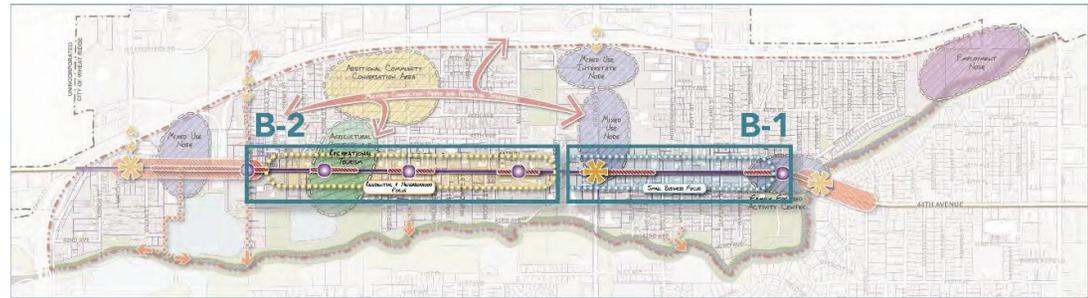
Long-Term:

1. Traffic calming strategies such as medians or lane reconfigurations
2. Pedestrian safety prioritization and access during any redevelopment
3. Mix of uses, prioritizing commercial and hospitality



B. Existing Uses and Infill Development

One of the primary investments along the major corridors should be to enhance the existing uses and provide new community needs through individual property improvements, infill development, and strategic redevelopment. These types of changes are key to maintaining the character and ensuring future success of the corridor.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS STREETSCAPE DESIGN NODAL CONNECTIVITY & EASEMENTS FAMILY-FOCUSED ACTIVITY CENTER
TOPIC C PEDESTRIAN EXPERIENCE	STRATEGIES <ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & EASEMENTS FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	STRATEGIES <ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT
TOPIC E RESIDENTIAL USES	STRATEGIES <ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING

LEGEND
 • MU: Mixed Use
 • INT: Intersection
 • NBHD: Neighborhood

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G NORTH/SOUTH CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC H PRIORITY CROSSINGS	STRATEGIES <ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

B-1 Small Business Focus

For the properties along 44th Avenue east of Kipling Street, and including the intersection-adjacent properties, there is a strong emphasis placed on maintaining existing character, supporting existing business, and encouraging new uses. This area should include:

1. A mix of uses, with an emphasis on commercial uses, prioritizing local businesses
2. Prioritization of a range of city-led strategies that promote and support local businesses
3. Reuse of existing vacant structures where feasible
4. Few or no additional auto-oriented uses
5. Accommodation for non-vehicular travel methods such as walking/biking



B-2 Residential and Neighborhood Focus

For properties along 44th Avenue west of Kipling Street, any change considered should aim to reflect the character of the surrounding neighborhoods while prioritizing housing. This area should include:

1. A mix of uses with housing as the priority
2. Redevelopment that tapers towards existing neighborhoods
3. Pedestrian-friendly, walkable development
4. Street and sidewalk connections with new development
5. Few or no additional auto-oriented uses



B-3 Site Improvements

General investments and site enhancements should be encouraged and made to existing properties in the area where feasible. These areas should include:

1. Less impervious surfaces
2. Landscape improvements and tree planting
3. A bigger and healthier tree canopy
4. Public amenities on commercial properties



B-4 Building Improvements

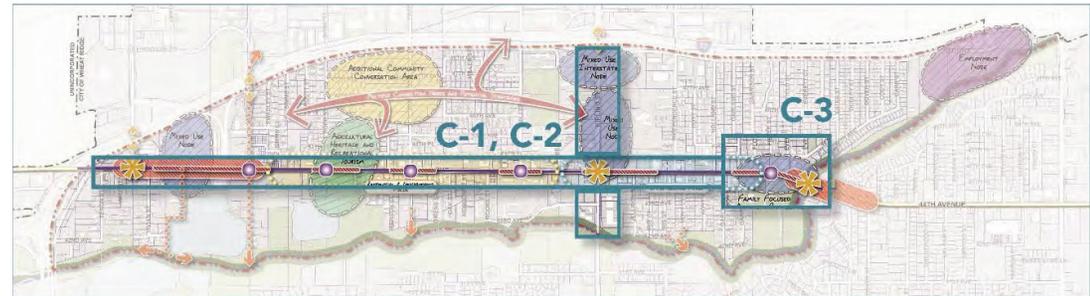
In addition to potential site improvements, many existing buildings may benefit from both internal and external improvements to better serve the needs of the owner, user, and passersby. These improvements should include:

1. A building improvement toolkit to support re-use
2. Development and design standards for new development that promote the unique identity of the area



C. Pedestrian Experience

The pedestrian experience of the area was identified as a major contributor to the quality of life for existing and future residents and businesses, and therefore should be a major target of investment. In addition to safety, walkability and ease of access discussed under the Overall Connectivity Improvements (OCI), the experience for a pedestrian along a major corridor should be memorable and enjoyable, benefiting users of all ages and abilities.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & EASEMENTS FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	<ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT
TOPIC E RESIDENTIAL USES	<ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING

LEGEND

- MU: Mixed Use
- INT: Intersection
- NBHD: Neighborhood

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	<ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC H PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

C-1 Streetscape Design

The streetscape design for the primary corridors should be focused on the safety and quality of the experience for non-motorists, as motorists generally operate with minimal restrictions in this area. This includes:

1. Both pedestrian- and vehicular-oriented signage and wayfinding along the corridor
2. Streetscape design elements that are consistent throughout the corridor
3. Water-wise and climate appropriate landscaping
4. A wider sidewalk on the south edge of 44th Avenue
5. A wider buffer zone on the north edge of 44th Avenue



C-2 Nodal Connectivity and Infrastructure Easements

The City should work with existing commercial property owners to identify primary, public-facing area on private property and to encourage off-corridor connectivity. This includes:

1. Signage and wayfinding on private properties
2. Pedestrian connections to off-corridor gathering spaces or commercial entries through private property owner partnerships



C-3 Family-Focused Activity Center

The area adjacent to Anderson park should leverage this tremendous community asset with new supportive uses and additional community amenities, while still accommodating current uses. This area should include:

1. Family-oriented commercial uses or services
2. Supportive residential development
3. Existing crossing enhancements
4. Parking lot programming to create regular or pop-up events and spaces
5. Cultural and educational design elements
6. Adaptive reuse of the current city-owned facility with a community-serving use

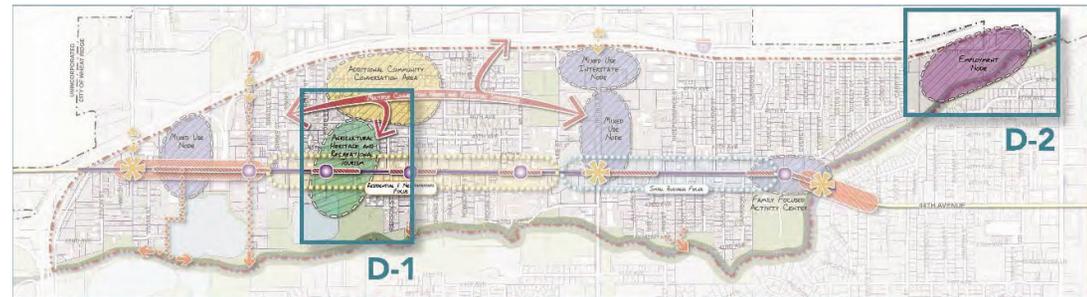


community subarea enhancements

Attachment 4

D. Historic Character

Historic Character reflects many of the long-time uses, including agriculture, employment, and open space that have made up the land-use fabric of the area for many years. These recommendations include strategies that would better support those existing amenities and the established character.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	<ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & FACILITIES FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	<ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT
RESIDENTIAL USES	<ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING
LEGEND <ul style="list-style-type: none"> MU: Mixed Use INT: INTERSECTION NBHD: NEIGHBORHOOD 	

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	<ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD CONNECTIVITY NORTH WESTERN LOOP
TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 BRIDGES AND UNDERPASSES
TOPIC H PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

D-1 Agricultural Heritage and Recreational Tourism

The Baugh House and Prospect Park, as well as adjacent properties, should create a larger potential destination to highlight heritage through tourism, recreation, and education opportunities. This area should include:

1. A stronger connection between Prospect Park to the Baugh House and Historic Park
2. Prospect Park's northward expansion to create a new community park
3. Corridor-adjacent redevelopment that incorporates and supports commercial uses
4. Programming expansion for all open space



D-2 Employment Node

The northeast corner of the subarea serves an important employment role, and should evolve over time to capture a larger mix of employment types, allowing new users to better address community needs. This area should include:

1. New pedestrian and bicycle connectivity to the Clear Creek Trail
2. A mix of uses with a priority focus on employment, and a greater diversity of industrial



D-3 Open Space Management Plan Integration

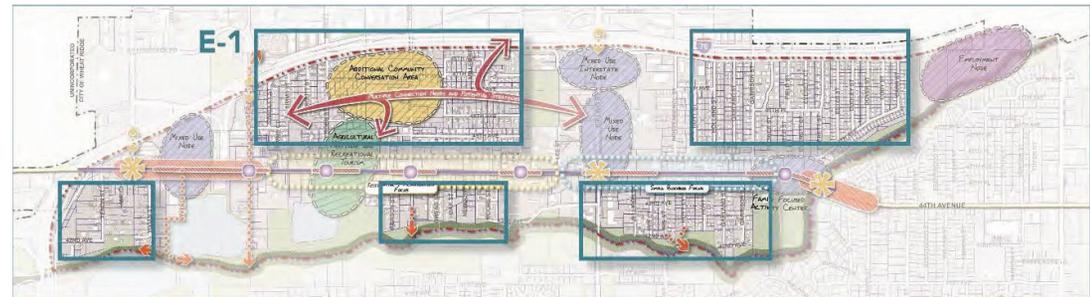
The Clear Creek corridor is a major open space asset for both this subarea, the larger Wheat Ridge community, and the region and should prioritize 1) improved safety and access, and 2) sustainable natural resources management. This includes:

1. Integration of the community's Open Space Management Plan (OSMP) recommendations
2. Local committee and organization partnerships to support the open space management plan's goals and strategies
3. Increased connectivity between the Clear Creek corridor and the surrounding communities.



E. Residential Uses

Off the primary corridors, much of the subarea is made up of established, single-unit and duplex housing. Continuing to serve the needs of current and future residents, these residential areas and uses should incorporate a wider range of lower-scale and compatible housing strategies and types to better maintain the housing role within the subarea, while incorporating needed and desired community assets, such as increased connectivity and additional/improved open space.



CATEGORY		CATEGORY		CATEGORY	
PRIMARY CORRIDOR INVESTMENTS		COMMUNITY SUBAREA ENHANCEMENTS		OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC	STRATEGIES	TOPIC	STRATEGIES	TOPIC	STRATEGIES
TOPIC A LARGE AREA DEVELOPMENT	<ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE 	TOPIC D HISTORIC CHARACTER	<ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT 	TOPIC F EAST/WEST CONNECTIVITY	<ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS 	TOPIC E RESIDENTIAL USES	<ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING 	TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & FACILITIES FAMILY-FOCUSED ACTIVITY CENTER 	LEGEND		TOPIC H PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

Attachment 4

E-1 Existing Neighborhoods

Maintain the individual character of the four existing residential quadrants (NW, NE, SW, and SE) while identifying possibilities for change through lighter interventions. These areas should include:

1. An increase in overall housing stock through multiple development and redevelopment strategies
2. New east/west pedestrian and bicycle connectivity should redevelopment occur
3. Areas where open space could be maintained or expanded



E-2 General Housing

To better align with the realities of housing in the today's market, a wide range of housing opportunities should be integrated throughout the subarea to support a healthy land use mix and more neighborhood-serving commercial uses along the primary commercial corridors. This includes:

1. Integration of the community's Affordable Housing Strategy and Action Plan recommendations
2. Engagement of affordable housing developers, especially along primary corridors

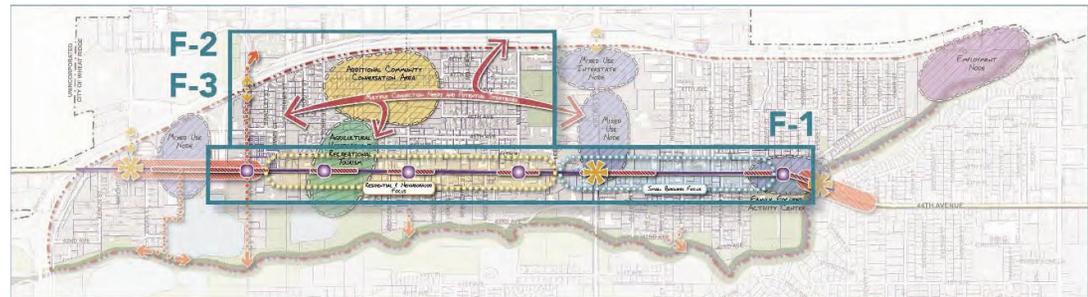


overall
connectivity
improvements

Attachment 4

F. East/West Connectivity

With 44th Avenue serving as the only major east-west connection in the subarea, it is essential to improve multimodal connectivity along the corridor as well as to the greater community, regional networks, and major destinations in and around the subarea.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> KPLING MU NODE TRAVEL CENTER MU NODE MU INTERSTATE NODE
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> SMALL BUSINESS FOCUS RESIDENTIAL & NBHD FOCUS SITE IMPROVEMENTS BUILDING IMPROVEMENTS
TOPIC C PEDESTRIAN EXPERIENCE	STRATEGIES <ul style="list-style-type: none"> STREETSCAPE DESIGN NODAL CONNECTIVITY & EASEMENTS FAMILY-FOCUSED ACTIVITY CENTER

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	STRATEGIES <ul style="list-style-type: none"> AGRICULTURAL HERITAGE & RECREATIONAL TOURISM EMPLOYMENT MU NODE OPEN SPACE MANAGEMENT
TOPIC E RESIDENTIAL USES	STRATEGIES <ul style="list-style-type: none"> EXISTING NEIGHBORHOODS GENERAL HOUSING
LEGEND <ul style="list-style-type: none"> MU: MIXED USE INT: INTERSECTION NBHD: NEIGHBORHOOD 	

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> 44TH AVENUE CORRIDOR ENHANCEMENTS NBHD CONNECTIVITY NORTH WESTERN LOOP
TOPIC G NORTH/SOUTH CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> CREEK ACCESS I-70 BRIDGES AND UNDERPASSES
TOPIC H PRIORITY CROSSINGS	STRATEGIES <ul style="list-style-type: none"> 44TH AVE INT. IMPROVEMENTS GENERAL INT. IMPROVEMENTS 44TH AVE BRIDGE AT CLEAR CREEK

F-1 44th Avenue Corridor Enhancements

Targeted enhancements and infrastructure changes along 44th Avenue should regulate traffic flow, increase pedestrian and bicycle safety, and enhance the user experience. This area should include:

1. Additional lighting at primary crossings, and adjacent to new development
2. A city-funded undergrounding of overhead utilities
3. Creativity in the sign code while maintaining a certain level of consistency
4. Public art adjacent to major community designations along the corridor



F-2 Neighborhood Connectivity

There are opportunities to provide new connectivity options off of the primary corridors through new development specifically and targeted signage and wayfinding. This includes:

1. Additional east/west connections as part of development review for parcels in alignment with 45, 46, or 47th Streets
2. Traffic calming measures in conjunction with new development
3. Additional shared street signage
4. Sidewalks on primary connections to Clear Creek



F-3 Northwestern Loop

While a “loop” does not satisfy immediate connection needs, it does provide both a community amenity as well as a connectivity alternative for leisurely movement. This includes:

1. A pedestrian/bicycle pathway connecting 44th Avenue to the I-70 Frontage Road as a “Loop Trail”
2. A “Loop Trail” signage and wayfinding brand
3. A new street cross section for the I-70 Frontage Road to accommodate a “Loop Trail”



G. North/South Connectivity

While 44th Avenue serves as the only continuous east/west connection through the entire subarea, Kipling Street serves as the only north/south connection, and north/south connectivity is equally challenging given the interstate to the north and Clear Creek to the south. The following strategies provide recommendations to increase both access and safety to major destinations in and around Wheat Ridge.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> Kipling MU Node Travel Center MU Node MU Interstate Node
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> Small Business Focus Residential & NBHD Focus Site Improvements Building Improvements
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> Streetscape Design Nodal Connectivity & Easements Family-Focused Activity Center

CATEGORY	
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	STRATEGIES <ul style="list-style-type: none"> Agricultural Heritage & Recreational Tourism Employment MU Node Open Space Management
TOPIC E RESIDENTIAL USES	<ul style="list-style-type: none"> Existing Neighborhoods General Housing
LEGEND <ul style="list-style-type: none"> MU: Mixed Use INT: Intersection NBHD: Neighborhood 	

CATEGORY	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

G-1 Creek Access

Formalizing creek trail access in strategic locations can better protect the natural environment, distribute crowds, and further support new commercial or residential development closer to 44th Avenue. This includes:

1. New formal points of entry to Clear Creek Trail at Van Gordon St., Tabor St., Parfet St., and Iris St./Hoyt Court
2. A "Tabor Lake Trail" for passive recreational uses such as walking, running, and birding
3. Potential active, non-motorized water-recreation uses at Prospect Park



G-2 I-70 Bridges and Underpasses

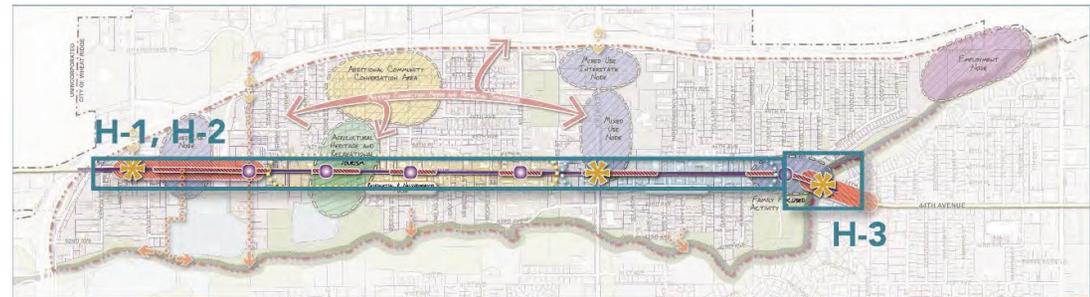
I-70 creates a major barrier for the Fruitdale and Anderson Park communities. The following recommendations explore creating safer crossings across the interstate for non-vehicular uses, at existing and future potential crossings. This includes:

1. Design alternatives to modify the existing Tabor Street Bridge to accommodate bicyclists and pedestrians
2. Potentially a new bridge connection in alignment with Miller Street
3. Increased lighting and a physical buffer at the Ward Road, Kipling Street, and Carr Street underpasses, where feasible
4. Additional safety elements and design features at the Kipling Street underpass



H. Priority Crossings

44th Avenue is a major barrier for north/south movement in the subarea. Current crossing elements and desired crossing locations have been explored in detail and while general crossing improvements will benefit the area east of Kipling Street, there are several priority intersections that need to be addressed to the west. Beyond 44th Avenue, safe street crossings are an important consideration throughout the subarea, and additional improvements have been considered as well.



CATEGORY	
PRIMARY CORRIDOR INVESTMENTS	
TOPIC A LARGE AREA DEVELOPMENT	STRATEGIES <ul style="list-style-type: none"> Kipling MU Node Travel Center MU Node MU Interstate Node
TOPIC B EXISTING USES AND INFILL DEVELOPMENT	<ul style="list-style-type: none"> Small Business Focus Residential & NBHD Focus Site Improvements Building Improvements
TOPIC C PEDESTRIAN EXPERIENCE	<ul style="list-style-type: none"> Streetscape Design Nodal Connectivity Easements Family-Focused Activity Center
COMMUNITY SUBAREA ENHANCEMENTS	
TOPIC D HISTORIC CHARACTER	STRATEGIES <ul style="list-style-type: none"> Agricultural Heritage & Recreational Tourism Employment MU Node Open Space Management
TOPIC E RESIDENTIAL USES	<ul style="list-style-type: none"> Existing Neighborhoods General Housing
LEGEND <ul style="list-style-type: none"> MU: Mixed Use INT: Intersection NBHD: Neighborhood 	
OVERALL CONNECTIVITY IMPROVEMENTS	
TOPIC F EAST/WEST CONNECTIVITY	STRATEGIES <ul style="list-style-type: none"> 44th Avenue Corridor Enhancements NBHD Connectivity North Western Loop
TOPIC G NORTH/SOUTH CONNECTIVITY	<ul style="list-style-type: none"> Creek Access I-70 Bridges and Underpasses
TOPIC H PRIORITY CROSSINGS	<ul style="list-style-type: none"> 44th Ave Int. Improvements General Int. Improvements 44th Ave Bridge at Clear Creek

Attachment 4

H-1 44th Avenue Intersection Improvements

There are four primary intersections, and one larger sub-geography along 44th avenue where the current crossing configuration is not ideal for motorists or pedestrians. Final plan recommendations for the intersections at 44th Avenue and:

1. Tabor Street
2. Miller Street
3. Parfet Street
4. Robb Street
5. Travel Center

are being refined pending the completion of a more detailed signal warrant analysis



H-2 General Intersection Improvements

Beyond the priority intersections where addressing safety and operations is essential for near-term functionality improvements, all crossings should convey safe movement along the corridor. This includes:

1. Reoriented curb-ramps to align pedestrian movement parallel to 44th Avenue
2. Relocated utilities and other infrastructure from the the primary pedestrian path of travel



H-3 44th Avenue Bridge at Clear Creek

Access from the east is largely limited to a constrained sidewalk over Clear Creek. Additional improvements should better connect those east of the subarea. This includes either:

1. Repurposing the non-travel lane to allocate additional spaces to pedestrians and bicyclists, or
2. Constructing a new pedestrian/bicycle bridge parallel to the existing bridge

