

Let's Talk: Bel Aire

Engagement Blitz Report
October 2020 - February 2021

LET'S TALK • Bel Aire



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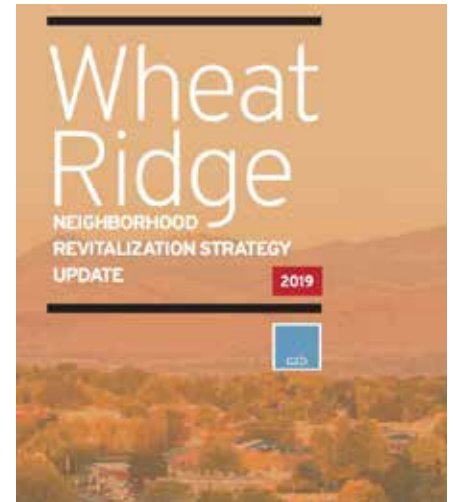
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About Let's Talk

Let's Talk is the City's hyper-local resident engagement program. It stems from the primary recommendation in the City Council-adopted 2019 Neighborhood Revitalization Strategy (NRS) Update to conduct focused resident engagement at the neighborhood level. Through the NRS' robust year-long community process, City officials heard loud and clear that residents want more and better opportunities to weigh in on issues that impact their neighborhoods. The update was led by a 26-member Wheat Ridge resident committee.

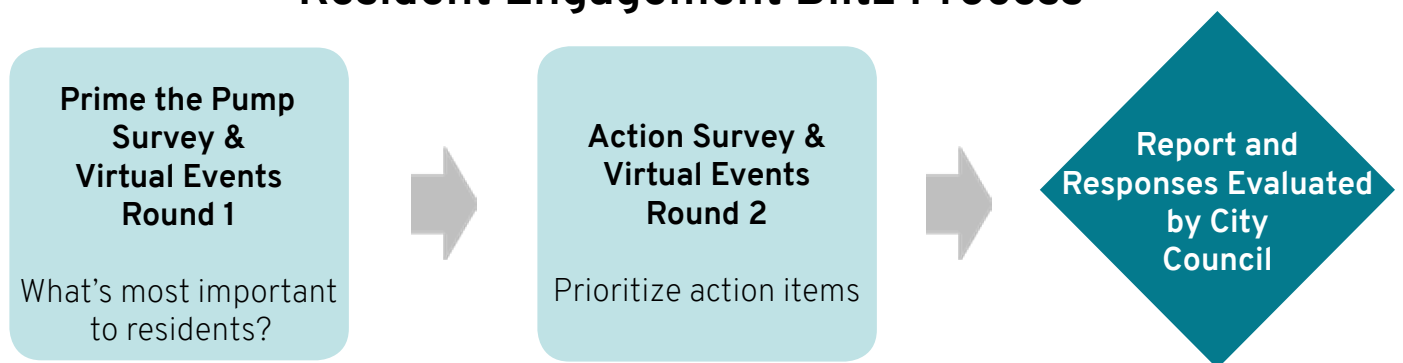
The purpose of the Let's Talk Program is to identify and respond to neighborhood issues and opportunities on an ongoing basis. Specifically, the program goals are to:

- Develop a thorough, well documented understanding of the issues and opportunities at the neighborhood level;
- Build trust between City staff and neighborhoods through demonstration that the City is listening and being responsive;
- Better empower neighborhoods to take initiative and work effectively with the City for positive outcomes that respond to neighborhood changes;
- Ensure that all neighborhoods in the city have an opportunity for focused listening and responsive actions from the City within approximately two-year cycles; and
- Ensure that the feedback received during the engagement blitz is robust and represents a diversity of opinions in each neighborhood.



The program breaks the city down into ten neighborhoods for focused resident engagement. We conduct a resident engagement blitz in each neighborhood for about 4-5 months. Each blitz includes two rounds of resident conversation and input. First, the Prime the Pump Survey and community conversations tell us what topics are most important to residents in their neighborhood and what they want to talk about more. These responses tell us what's important, what's missing, what's loved, and what's unique about that neighborhood. In response to Round 1 feedback, we convene City staff across all departments to assess how to best respond. This can include policy changes, new programs, infrastructure investments, code amendments, or other responses. It can also include a reassessment of existing resources and better communicating existing programs to help connect the dots between resident feedback and City services. Round 2 is defined by the Action Survey and community conversations to indicate residents' level of support for potential actions and programs.

Resident Engagement Blitz Process



Let's Talk: Bel Aire

From October 2020 to February 2021, we heard from 210 Bel Aire residents about what's most important to them and what the City should do to respond as part of the Let's Talk Resident Engagement Program. This report summarizes what Bel Aire residents said during this engagement blitz and how we are responding .

This report reflects input from residents of Bel Aire as defined by the map below. Appendix A provides a full summary of outreach methods to residents. Participation by residents is summarized in the snapshot below, followed by summaries of what we heard during both rounds of the blitz.



Participation Snapshot

162

Prime the Pump
Survey Respondents

26

Round 1 Virtual
Meeting Participants

Round 1

67

Action Survey
Respondents

29

Round 2 Virtual
Meeting Participants

Round 2

Round 1 Engagement Summary

From October to November 2020, City staff talked with Bel Aire residents during Round 1 of the Let's Talk Resident Engagement Program blitz. The purpose of Round 1 was to identify what topics are most important to Bel Aire residents that warrant further conversation and evaluation during Round 2. This Round 1 summary distills input from over 160 Bel Aire residents. Round 1 in Bel Aire included 162 Prime the Pump survey takers, 401 responses to three open-ended questions, and 26 residents having conversations with us about neighborhood issues at three virtual meetings that included six small group conversations.

What did Bel Aire residents tell us?

Bel Aire residents we talked with in Round 1 have a broad and extensive range of issues that are important to them. This report summarizes resident input in a few ways. First, through a data dump of all comments received during Round 1 that includes the word cloud below, Table 1 (page 10) that summarizes how many times specific topics were mentioned in the Prime the Pump open-ended survey responses, Appendix B1 that includes the full detailed report of all survey input in inedited form, and Appendix B2 that includes all notes taken live during Bel Aire virtual meetings. Second, through the narrative below (pages 6-9) that summarizes the key themes and some of the nuances within each.

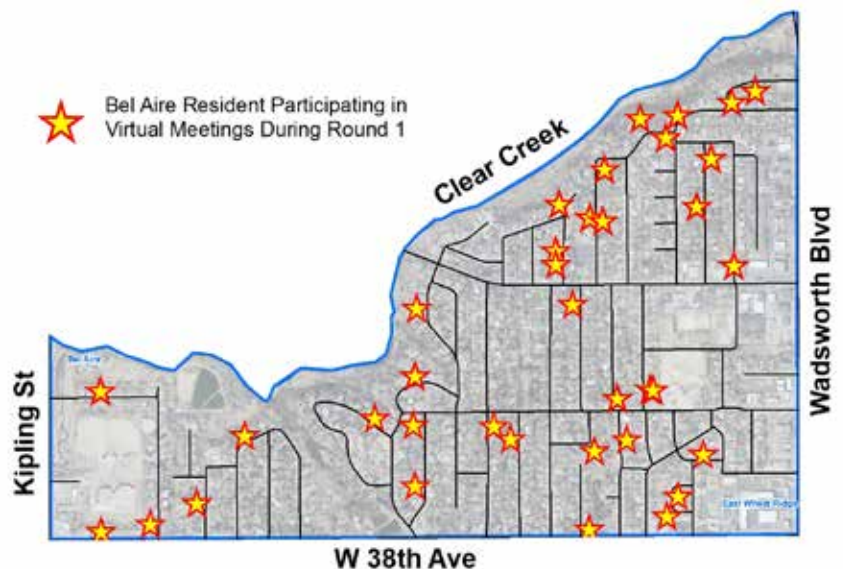


Resident Input Word Cloud

The word cloud highlights the number of times specific words were mentioned in the 401 Prime the Pump open-ended survey responses.

Map of Bel Aire Residents Participating in Round 1 Virtual Meetings

This map shows where residents live that participated in structured conversations in Round 1. The 162 Bel Aire residents that took the Prime the Pump Survey were not asked to provide their address, but the survey did ask participants to verify they live in the neighborhood as defined by the map's boundaries.



What Bel Aire Residents Want to Talk About Most

During Round 1 of the engagement blitz, Bel Aire residents told us they want to talk most about the topics in the narrative below (pages 6-9). This list reflects the number of times that residents raised the topics during the Prime the Pump Survey, the input from the numerous small group conversations we had with residents to either confirm or modify this list, and residents' perspectives on the issues. The issues Bel Aire residents want to talk about most are:



Development



**Traffic and
Speeding**



**Pedestrian and Bicycle
Access and Safety**



Local Businesses

This narrative does not include all the topics important to Bel Aire residents. Table 1 (page 10) and the word cloud (page 5) highlight other discussed topics. For example, Bel Aire residents are concerned about the rise in homelessness along the Clear Creek Trail and inadequate property maintenance at some locations. While still important to Bel Aire residents, these topics didn't quite rise to the level of the following four topics.

Development



Bel Aire residents we heard from generally support providing more housing options nearby and neighborhood-scale redevelopment on nonresidential corridors like 44th Avenue. However, they are concerned about the potential for development that is either too big, too dense, or not designed to fit with the neighborhood's unique character, described as "small town" and with a particular appreciation for mature landscaping and a natural look and feel.

Development Hot Spots:

- 44th Ave
- Established residential neighborhoods
- Transition areas between commercial corridors and neighborhoods



Development Continued

In the Words of Residents

Quotes from Bel Aire Prime the Pump Survey Respondents

"We're obviously a very intact single-family-residential neighborhood, and increasing internal density doesn't make sense. However, with the new townhome products coming on line off of Yarrow, I think there may be additional opportunities to explore some attached product in the right locations (edges). Or, formalizing an Accessory Dwelling Unit (ADU) policy for internal parcels. Given the agrarian past, many of the parcel sizes can accommodate this with ease and minimal impact."

"The housing needs have diversified, but neighborhood enclaves need preserved as contemporary neighborhood development moves forward. Mid-century homes in a pastoral setting are spread throughout the area and are increasingly desirable as homes for young families; but diversified housing can create a rich urban setting along the highway and main street corridors."

113 out of 401

Prime the Pump survey comments mentioned development

4 out of 6

small groups confirmed development as a top issue

Traffic and Speeding



Bel Aire residents we heard from are concerned about an uptick in cars using residential streets as an alternative to arterial or collector streets (cut through traffic). This traffic is frequently speeding and creating conflict on some neighborhood streets. Residents would like to see mitigation efforts to reduce these conflicts.



Traffic and Speeding Hot Spots:

- 41st between Dover and Wadsworth
- Cut Through Traffic from 41st to 44th (Ammons & Brentwood)
- Cut Through Traffic from 38th to 44th (Dover)

In the Words of Residents

Quotes from Bel Aire Prime the Pump Survey Respondents

"I love our little neighborhood, but the high-speed cut-through traffic off of Wadsworth concerns me. I have a toddler who is just gaining the ability to play in the street and I feel like I need to fence my property to keep him safe."

"With the growing number of young families in our neighborhood, I'd also like to reinforce that we need safe streets... [W]e have a small traffic calming diversion on 41st, but there are many other places where traffic drives dangerously fast or ignores traffic control signals. Speed bumps don't seem to deter the speed of traffic much, but I'll guess that some of our planners have some great ideas to help!"

80 out of 401

Prime the Pump survey comments mentioned traffic and speeding

5 out of 6

small groups confirmed traffic and speeding as a top issue

Pedestrian and Bicycle Access and Safety



Bel Aire residents we heard from generally see most of their neighborhood as walkable and bikeable. However, residents would like to see better connectivity to points outside the neighborhood across major barriers like Wadsworth and to the Clear Creek greenbelt.

70 out of 401

Prime the Pump survey comments mentioned pedestrian and bicycle access and safety

4 out of 6

small groups confirmed pedestrian and bicycle access and safety as a top issue

In the Words of Residents

Quotes from Bel Aire Prime the Pump Survey Respondents

“Trying to cross from Bel Aire to the East side of Wads on a bike or as a pedestrian always requires timing, being alert and aware of surroundings and is always met with a bit of hesitation. Frankly, there’s no easy way to cross into the shopping areas east of Bel Aire easily and safely... We would like to partake in the local businesses on 38th more by walking and biking to those businesses, but there isn’t an easy, safe, relaxing way.”

“I feel boxed in. It’s hard to leave Bel Aire on foot or bike with my kids since all the surrounding streets are so busy.”

Pedestrian and Bicycle Hot Spots:

- Wadsworth and 44th Avenue as Barriers
- Clear Creek Greenbelt Connections
- Traffic and Speeding Concern Areas

Local Businesses



Bel Aire residents we talked to during Round 1 highly value supporting local businesses, particularly those along 44th Avenue. Residents want to support these businesses more and are concerned about their viability because of the pandemic.

In the Words of Residents

Quotes from Bel Aire Prime the Pump Survey Respondents

“[E]ncourage new, fun small business and restaurants to open a place in [Wheat Ridge]. It would be nice to have options close by to go out for drinks or food or some activity, without having to go downtown or other crowded neighborhoods.”

“We need more restaurants in all of Wheat Ridge. Not just fast food please. We need some sit down community restaurants. And we need to fill all of the empty business spaces, because we look like a town that’s dying.”

Local Businesses Continued

59 out of 401

Prime the Pump survey comments mentioned local businesses

2 out of 6

small groups confirmed local business vitality as a top issue

Local Business Hot Spots:

- 44th Avenue west of Wadsworth



Prime the Pump Survey

Round 1 engagement included the Prime the Pump Survey to identify what topics are most important to Bel Aire residents. Those responses informed the structure of the virtual meeting conversations.

Appendix B1 includes the full survey results. Generally, the 162 Bel Aire Prime the Pump survey takers told us in the closed-ended questions that:

- They love their neighborhood for its location, local parks and open space, and unique character;
- They live there because they like the location, they feel safe there, and they like the small-town feel;
- The neighborhood features that score lower for them include shopping and restaurant options, quality of new development, and variety of housing options;
- Bel Aire has good housing options for families, seniors, and young professionals; and
- Bicycling around the neighborhood is more difficult than walking or driving, and walking and bicycling are both more challenging than driving.



Prime the Pump Survey Continued

Table 1: Summary of Responses to Bel Aire Prime the Pump Survey Open-Ended Questions

Table 1 below summarizes how many times each of the following topics were mentioned in three open-ended survey questions: “What concerns do you have about your neighborhood, now and in the future?”; “What improvements would you like to see in your neighborhood?”; and “What other comments or big ideas about Bel Aire do you want to share? “. To conduct this analysis, we reviewed and “tagged” each of the 401 responses with either a primary or secondary tag. The primary tag’s purpose is to identify the high-level topic, while the secondary tag identifies the more nuanced perspective on the topic.

Total Open-Ended Comment Tags Per Topic			
Blue Cell Denotes a Primary Tag			
White Cell Denotes a Secondary Tag			
Development	113	Housing Affordability	10
Traffic	80	Housing Diversity	10
Pedestrian and Bicycle Facility	70	Code Enforcement	9
Local Businesses	59	Road Maintenance	9
Speeding	44	STRs	8
44 th	43	Stormwater	6
Pedestrian and Bicycle Safety	43	Sustainability	6
Access to nature and parks	38	ADUs	5
Wadsworth	38	Neighborhood Beautification	4
Density	37	Neighborhood Services	4
Neighborhood Character	37	Trash Service	4
Homelessness	29	Lack of Diversity	3
Property Maintenance	29	Arts	2
Crime and Safety	25	Increasing Taxes	2
38 th	20	Neighborhood Identity	2
Other	20	Trees	2
Community Engagement	16	Infrastructure	1
Support Growth	14	Wildlife	1
City decision making transparency	12		

- End of Round 1 Engagement Summary -

Round 2 Engagement Summary

As detailed in the section above, the common themes from Round 1 of the Bel Aire blitz included the following topics, with nuanced resident opinions on specific issues within each:

- Development
- Traffic and speeding
- Bicycle and pedestrian access and safety
- Local business vitality

We developed eight potential action items to respond to this Round 1 feedback. During Round 2 of the blitz, we asked Bel Aire residents about their level of support for these eight items and to rank their top three. We heard from 83 Bel Aire residents through survey responses and small group meetings in January and February 2021. The table below summarizes how these action items ranked.

Weigh the Options



Participant Response to Action Items		
Potential Action Item in Bel Aire	Rank	Weighted Score*
Increase Resources for Neighborhood Traffic Management Program (NTMP)	1	85
Broaden Housing Options While Being Sensitive to Bel Aire's Character	2	82
Expand Programs That Provide Funding to Improve Commercial Buildings	3	75
Improve Communications on Development Projects with Potential Neighborhood Impacts	4	69
Expand Bulk Plane to Address Size of Residential Buildings	5	56
Adopt Tree Preservation Rules	6	54
Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues	7	53
Create a Slow Down Awareness and Signage Program	8	23

** Each Round 2 respondent selected their first, second, and third choice of action items. The weighted score reflects this data – i.e., the higher the score, the higher the overall ranking.*

Bel Aire Resident Ranking of Potential Action Items

Round 2 included the 23-question Action Survey and two small group community meetings where we asked participants for their level of support for (and comments about) the eight potential action items. Appendix C1 includes the detailed description of each action item as was presented to Bel Aire residents. Appendix C2 and C3 provide all Round 2 unfiltered data including the input and comments from the Action Survey and meetings. This section (pages 11-19) summarizes the Appendix C content.

Ranked #1 of 8: Increase Resources for the Neighborhood Traffic Management Program (NTMP)

Increase funding and/or staffing for this program that includes a community and technical process to evaluate streets for various traffic calming strategies.

In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

"I think this is warranted as there are many people who walk in our neighborhood, and without sidewalks it can feel a bit unsafe at times, especially with children. I think we like the feel of no sidewalks, but traffic calming would be nice to add."

Resident Input on Action Item

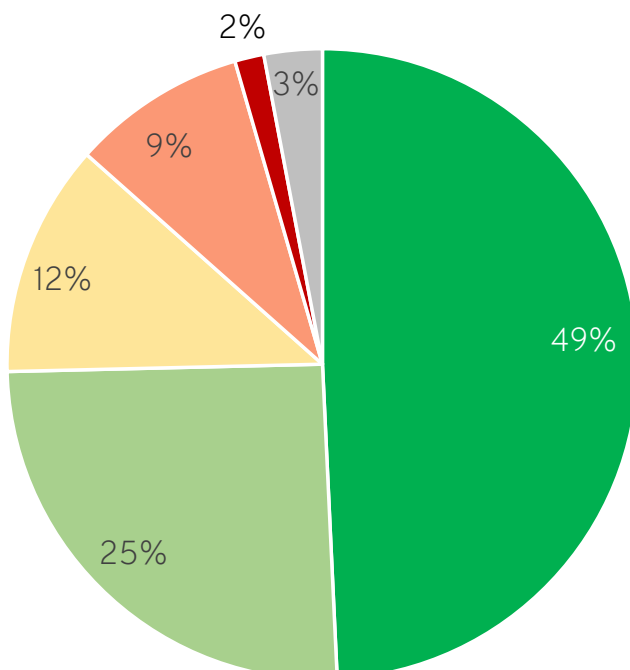
Bel Aire respondents see traffic management as a high priority to address safety concerns, especially with inconsistent sidewalks in the neighborhood. Respondents named several problem streets in Bel Aire including Ammons, Balsam, Carr, and Dover. Some residents support traffic calming but dislike specific types of mitigation such as speed humps. While some residents see neighborhood traffic and speeding as an issue, they would prefer increased speed enforcement by the Police Department over physical traffic calming devices.



Example of Traffic Management That Could Come Out of the NTMP



Example of Traffic Management That Could Come Out of the NTMP



85

Weighted Score

Action Survey Responses: What's your opinion of increasing resources for the NTMP?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #2 of 8: Broaden Housing Options While Being Sensitive to Neighborhood Character

Address Accessory Dwelling Units (ADUs) in the City’s zoning regulations and allow more flexibility for housing on commercial corridors particularly where older commercial zoning may be a barrier.

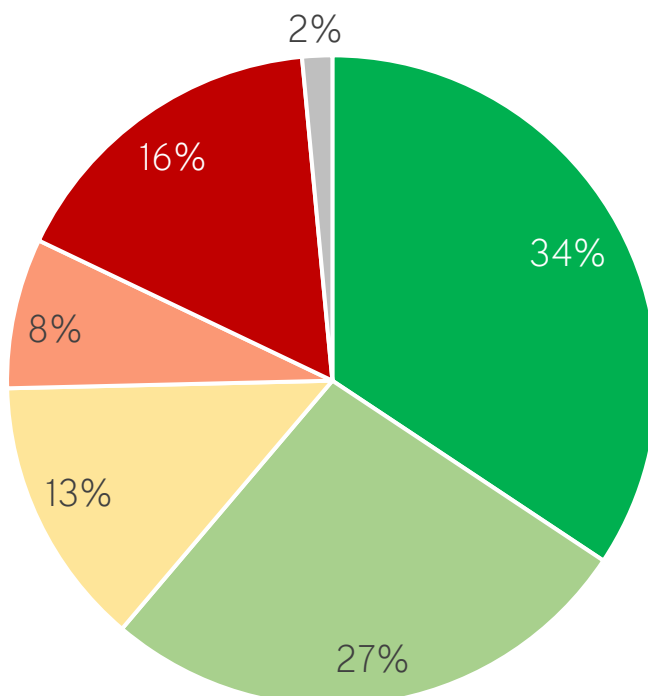
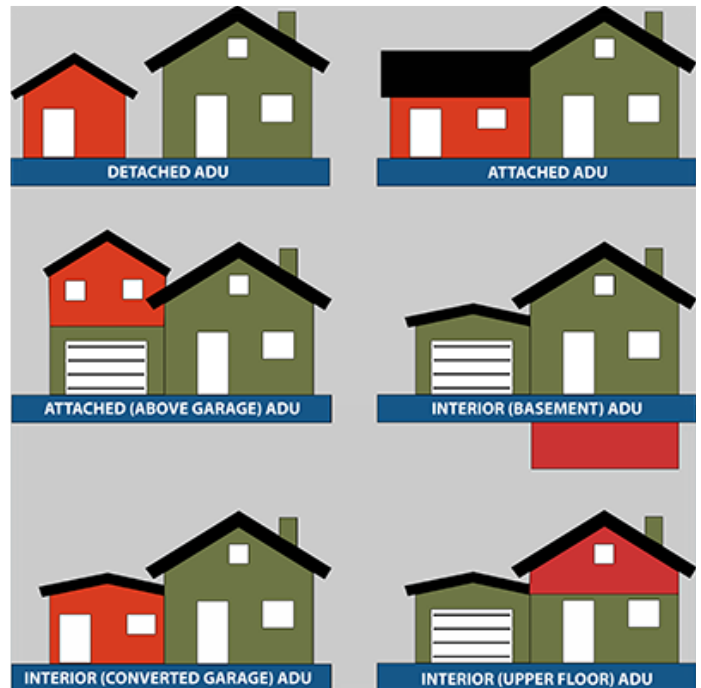
In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

“ADUs in Bel Aire supports strong households by allowing people to stay in their homes even as life circumstances change. Increasing density of the corridors will provide more affordable housing options for people wanting to call Wheat Ridge home.”

Resident Input on Action Item

Of those respondents supporting this option, several mentioned affordability and housing diversity as a reason to pursue this topic. Others mentioned that large lots in Bel Aire can reasonably accommodate ADUs. Of those who were not in favor of this option, many have concerns about overcrowding, parking, and traffic that is inconsistent with neighborhood character. Some residents qualified their support of this option as only supporting either ADUs or more residential density on commercial corridors.



82

Weighted Score

Action Survey Responses: What’s your opinion of broadening housing options?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #3 of 8: Expand Programs that Provide Funding to Improve Commercial Buildings

Add funding to existing grant and loan programs of the City and partner organizations to support local businesses and the appearance of commercial corridors.



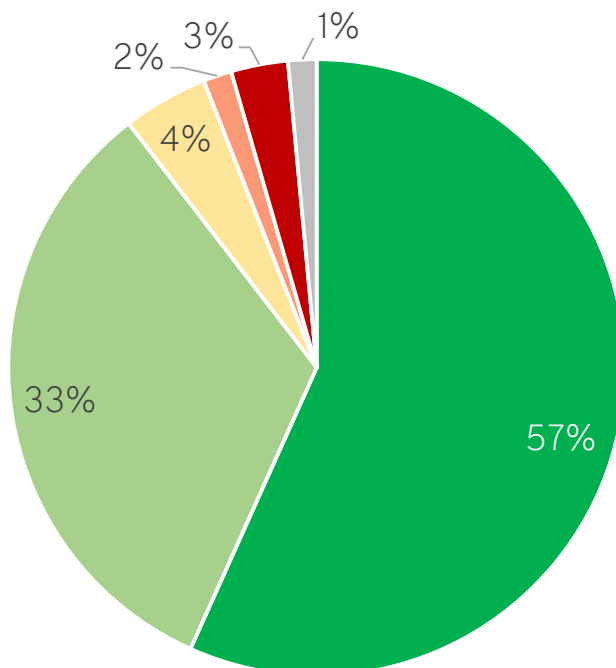
Resident Input on Action Item

Respondents in favor of this option noted the importance of strong local businesses and visual improvements to Wheat Ridge's commercial corridors, specifically 44th Avenue. Some mentioned that most buildings in Wheat Ridge were built several decades ago and repairs to systems (plumbing, ADA compliance, etc.) are expensive, so more financial support from the City would be helpful. Some participants opposed this option because they believe that the City should not subsidize private property improvements. A few voiced support for providing loans but not grants. Others were concerned that business owners had or would take advantage of these programs without appropriate benefit to the community.

In the Words of Residents

*Quote from a Bel Aire
Action Survey Respondent*

"I feel that a lot of Wheat Ridge's business and retail districts could benefit from revitalization. There are ways to maintain the charm of our city while encouraging investment in our commercial buildings."



75

Weighted Score

Action Survey Responses: What's your opinion of expanding commercial property improvement programs?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #4 of 8: Improve Communications on Development Projects with Potential Neighborhood Impacts

Expand notice to stakeholders for some development applications and expand available information for pending and active development projects.

In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

"I like to be informed about what is going on, but I don't want to make the process more onerous for private property owners looking to develop."

PUBLIC NOTICE

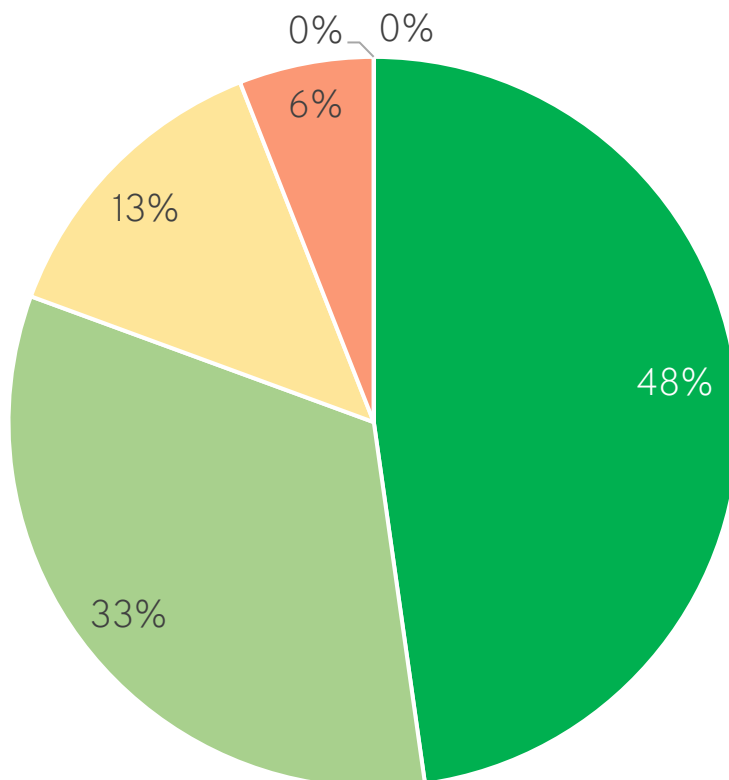
SUBMIT WRITTEN COMMENTS FOR CASE # _____ TO THE COMMUNITY DEVELOPMENT DIRECTOR AT THE WHEAT RIDGE MUNICIPAL BUILDING, 7500 W 29TH AVE., WHEAT RIDGE, CO 80033 BY 5:00 P.M. ON _____

Resident Input on Action Item

Respondents in favor of this option expressed the need for more information sooner on development projects. They shared how neighborhood development impacts them and the importance of being able to access relevant information from the City. Other respondents told us that there should be a balance between informing people and making the development process too difficult. Many residents also noted the importance in clarifying which items are open for input and which are simply informing the public.

FOR FURTHER INFORMATION CONTACT THE WHEAT RIDGE COMMUNITY DEVELOPMENT DEPARTMENT. PHONE: 303-235-2846

OFFICIAL POSTING - UNAUTHORIZED USE OR REMOVAL PROHIBITED BY LAW



69

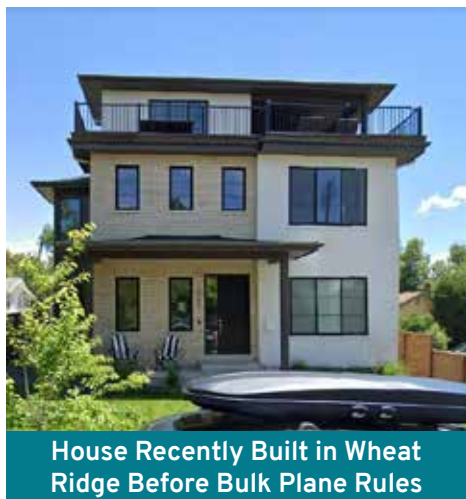
Weighted Score

Action Survey Responses: What's your opinion of improving communications on development projects?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #5 of 8: Expand Bulk Plane Rules

Expand current bulk plane rules to apply to more residential areas to regulate building size.

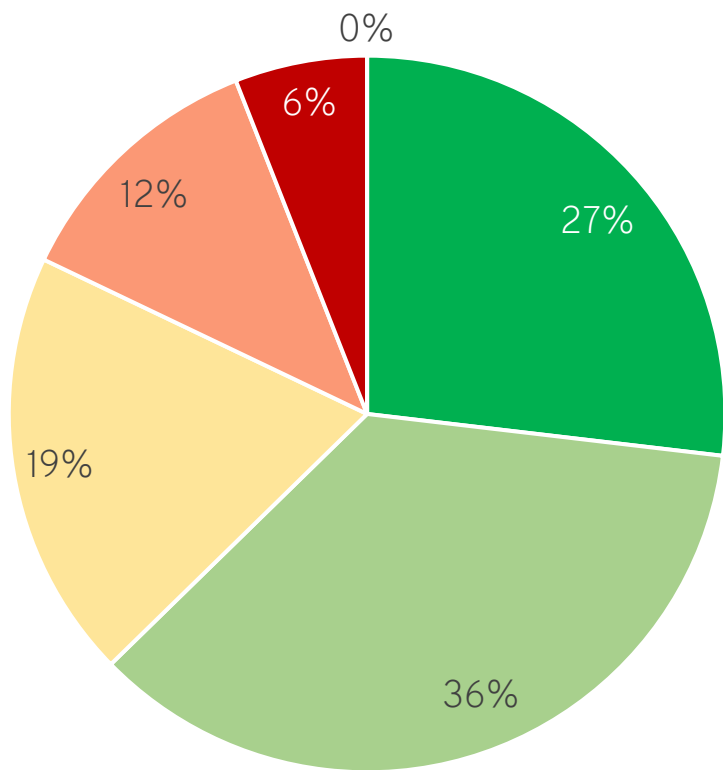


In the Words of Residents
Quote from a Bel Aire Action Survey Respondent

“Many of Wheat Ridge homes are single story/ranch style and allowing someone to build a multi story home next to the ranch homes would block the light and the views of the existing single story homes.”

Resident Input on Action Item

Many respondents supported expanding bulk plane rules and expressed concerns about large modern homes blocking views, disturbing privacy, and not fitting in with the existing character of single-story homes in Bel Aire. Others don't believe expanding bulk plane goes far enough in preserving the character of the neighborhood and asked that the City consider restricting building height. Several residents were hesitant about this option. They expressed concerns about overregulation stymieing development. They mentioned that the large lots in Bel Aire can accommodate large homes, and they don't see a need for expanding bulk plane rules.



56
Weighted Score

Action Survey Responses: What's your opinion of expanding bulk plane rules?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #6 of 8: Adopt Tree Preservation Rules

Adopt rules applicable to private property to require or encourage retention of healthy, mature trees.

Resident Input on Action Item

Several respondents shared their support for tree preservation and highlighted the positive environmental impact of a substantial urban tree canopy as well as neighborhood character. While residents were largely in favor of this option, many qualified their support. Several noted that they would prefer a program that incentivized preserving trees rather than requiring it. Others mentioned that there are many undesirable tree species that should not be included in preservation. A few residents opposed this action item because they see it as government overreach.

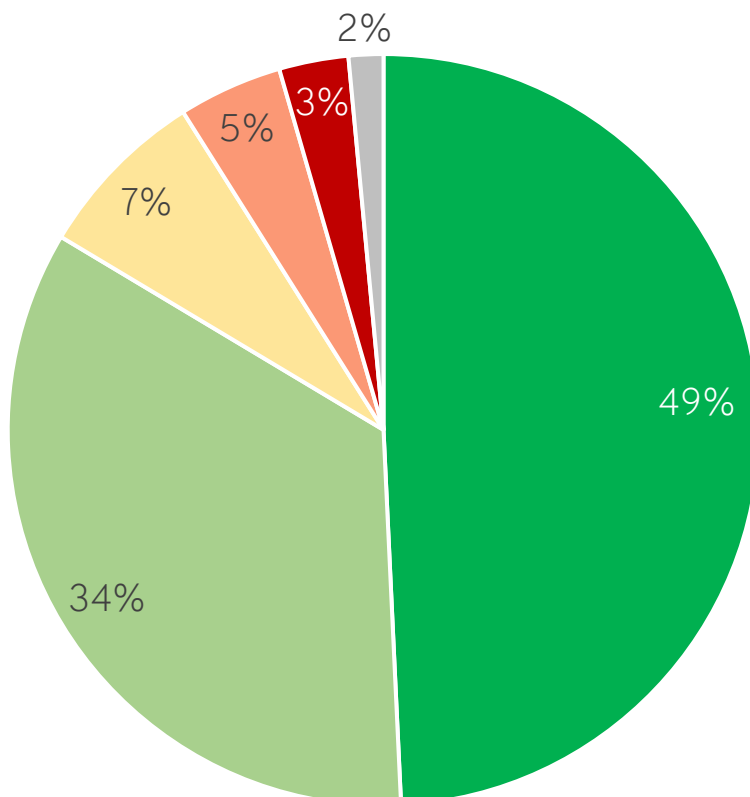


Trees Protected During Construction

In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

“I support keeping trees, but I hope it does not limit homeowners from expanding on or improving their own property.”



54

Weighted Score

Action Survey Responses: What's your opinion of adopting tree preservation rules?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #7 of 8: Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues

Expand these programs in recognition that they promote both community building and improved property maintenance.

Resident Input on Action Item

Respondents had a favorable impression of the Clean Up Days and Dumpster Grant programs. For some, this survey was the first they have heard of the program. Others would like to see more proactive enforcement rather than more cleanup events. Several residents mentioned the need to extend this program or others to clean up public spaces like the Clear Creek greenbelt. This option led some respondents to mention their desire for a single trash hauler in Wheat Ridge.

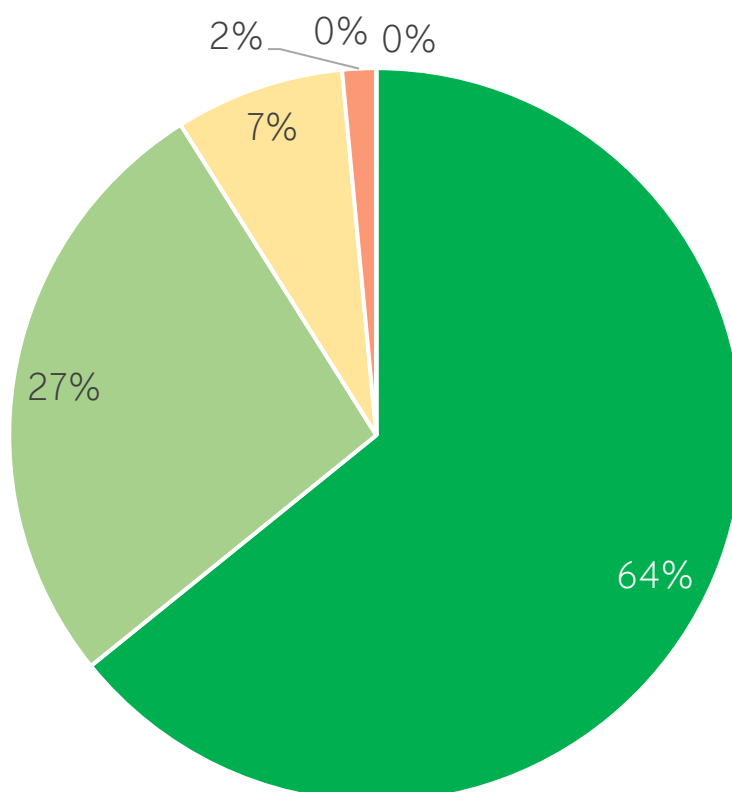


Another Successful Clean Up Day

In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

“Every one of these I have been to in the past have been well-attended. This seems like an easy way to encourage cleanup.”



53

Weighted Score

Action Survey Responses: What's your opinion of expanding dumpster and cleanup days?

- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

Ranked #8 of 8: Create a Slow Down Awareness and Signage Program

Create a new City program that provides signs and other materials to empower residents to address speeding.



Example of Slow Down Sign

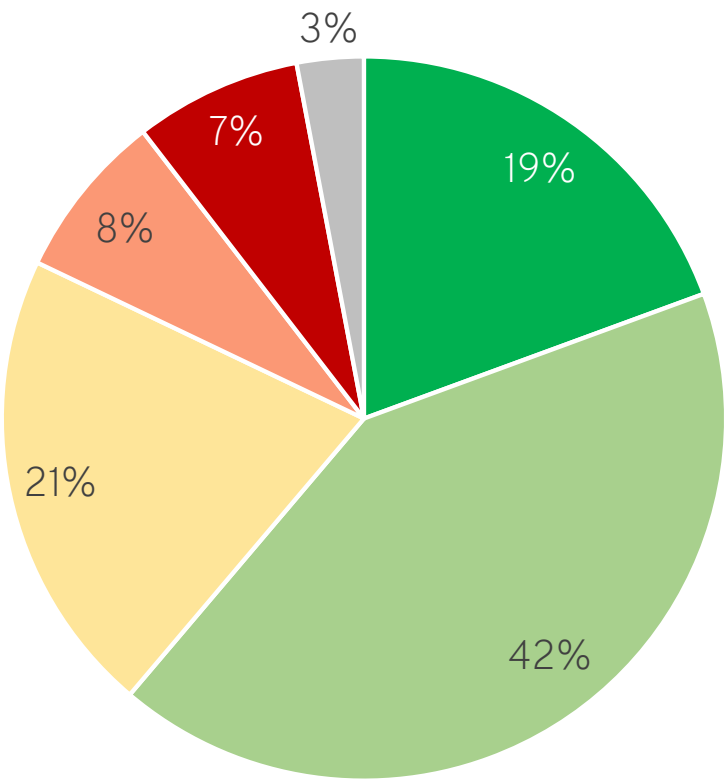
In the Words of Residents

Quote from a Bel Aire Action Survey Respondent

“The people who are speeding through our neighborhoods currently don’t care about speed limits and the safety of our streets. Throwing money at this will not make them care anymore than they already do. These traffic problems require real design, and enforcement solutions.”

Resident Input on Action Item

Generally, residents questioned the effectiveness of this type of program. They voiced concerns that those who currently speed would not heed these signs.



23

Weighted Score

Action Survey Responses: What’s your opinion of creating a slow down awareness and signage program?

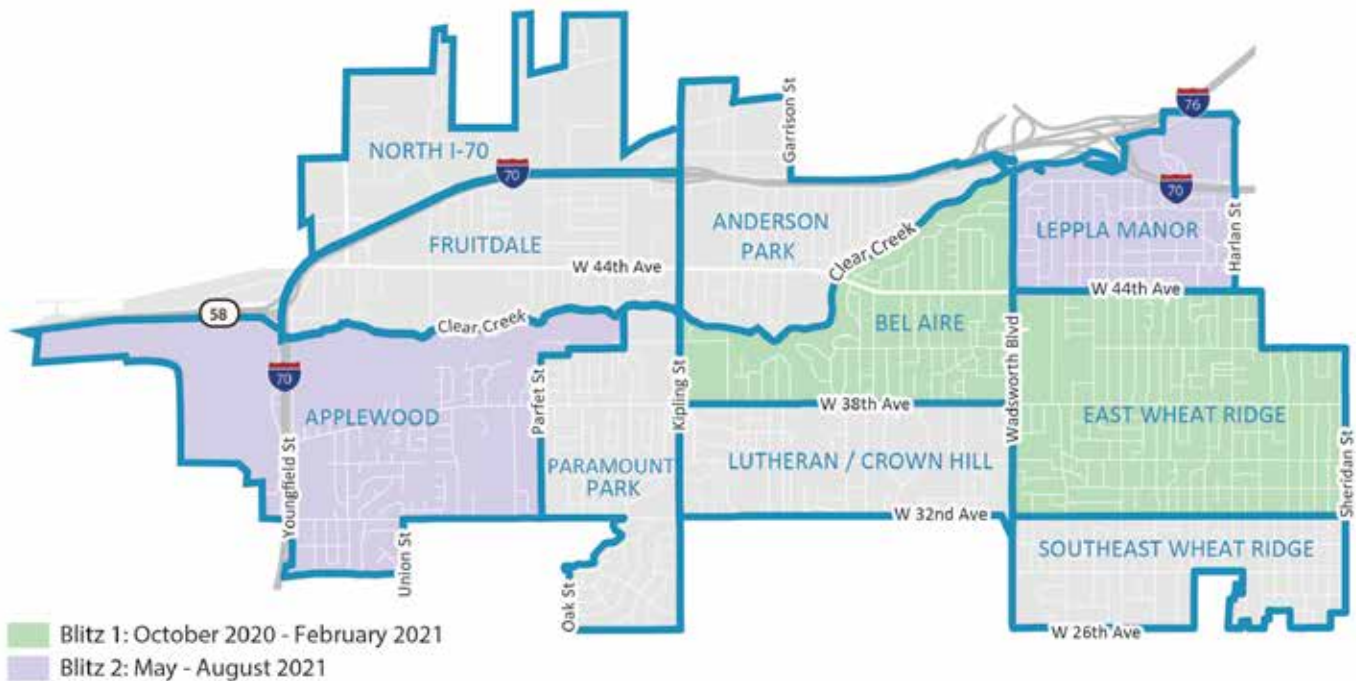
- I strongly support this option.
- I support this option.
- I am neutral.
- I oppose this option
- I strongly oppose this option.
- I don't know.

- End of Round 2 Engagement Summary -

What's Next?

City Council and City staff will use resident input and this report to inform implementation. City Council will review this report and discuss this topic on April 5, 2021, along with City staff recommendations for which action items to advance in the near term that align with City Council priorities and can be accomplished within current budget and staffing. Some items require City Council policy direction or future budget allocations to advance to implementation. For these actions, we may need to hear input from additional neighborhoods or see how City Council priorities evolve over time.

Each of the ten Let's Talk neighborhoods will get a similar report and City Council discussion following their engagement blitz. Residents can stay informed on how the City is responding to their feedback from this program by visiting www.whatsupwheatridge.com.



LET'S TALK · Wheat Ridge



lets-talk@ci.wheatridge.co.us | 303.205.7520
whatsupwheatridge.com/lets-talk

Appendix A: Bel Aire Outreach Summary

The purpose of this attachment is to summarize the points of communication and opportunities for input from Bel Aire residents during rounds one and two of the engagement blitz.

Event or Point of Communication		Date	Purpose	Numbers
General	What's Up Wheat Ridge Page	Ongoing	Main program webpage and Bel Aire-specific page	Let's Talk Bel Aire page statistics ¹ : - Aware Participants - Informed Participants - Engaged Participants
	Direct contact to community stakeholders	Ongoing	Raise awareness about the program	Contacted 15 community organizations and about 20 individual neighborhood stakeholders in advance of program launch
	Neighborhood Gazette Article	November 18, 2020	Raise awareness about the program	Distributed across Wheat Ridge
	Wheat Ridge Connections Article	November 2020	Raise awareness about the program	Mailed to each household in Wheat Ridge
	Yard Signs	October – December 2020	Raise awareness about the program	Signs posted by numerous residents and at all neighborhood public schools and public parks
Round 1	Mailer #1 to all Bel Aire residents ²	August – September 2020	To announce program and Prime the Pump survey available online or over the phone	Mailed to all 1,294 households in Bel Aire
	Mailer #2 to all Bel Aire residents ²	September – October 2020	To remind residents of Prime the Pump survey, announce virtual meeting events, and offer “meetings on demand”	
	Nextdoor ³ posting #1	September 30, 2020	Prime the Pump survey announcement	75 impressions
	Nextdoor ³ posting #2	October 6, 2020	Prime the Pump survey reminder and virtual meeting dates	138 impressions
	Nextdoor ³ posting #3	October 12, 2020	Prime the Pump survey reminder and virtual meeting dates	152 impressions, 1 thank you
	Nextdoor ³ posting #4	October 15, 2020	Prime the Pump survey and virtual meeting reminder	112 impressions
	Nextdoor ³ posting #5	October 20, 2020	Prime the Pump survey and virtual meeting reminder	106 impressions
	Nextdoor ³ posting #6	November 20, 2020	Prime the Pump survey final reminder	84 impressions
	Facebook ⁴ posting #1	October 10, 2020	Raise awareness about the program	324 people reached, 37 post clicks, 6 likes, 2 shares
	Facebook ⁴ posting #2	October 13, 2020	Prime the Pump survey and virtual meeting announcement	145 people reached views, 2 post clicks
	Facebook ⁴ posting #3	October 16, 2020	Prime the Pump reminder	263 people reached views, 2 likes, 2 shares, 9 post clicks
	Facebook ⁴ posting #4	October 20, 2020	Prime the Pump survey and virtual meeting reminder	781 people reached views, 1 share, 28 post clicks
	Program E-Newsletter #1	October 9, 2020	Prime the Pump survey reminder and virtual meeting announcement	Sent to 51 Bel Aire residents that registered on project page with an 70.6% open rate. ⁵
	Program E-Newsletter #2	October 20, 2020	Prime the Pump survey and virtual meeting reminder	Sent to 89 Bel Aire residents that registered on project page with an 69.7% open rate. ⁵

Event or Point of Communication		Date	Purpose	Numbers
	Program E-Newsletter #3	November 20, 2020	Prime the Pump survey reminder	Sent to 151 Bel Aire residents that registered on project page with an 48.3% open rate. ⁵
	Mayor's Matters E-Newsletter #1	October 2020	To remind residents of Prime the Pump survey, announce virtual meeting events, and offer "meetings on demand"	Citywide email newsletter
Round 2	Mailer #3 to all Bel Aire residents ²	January 2020	Announce that round two of the blitz is underway, including the action survey	Mailed to 1,294 households in Bel Aire
	Mayor's Matters E-Newsletter #2	February 2021	To remind residents of the action survey and announce virtual meeting events	Citywide email newsletter
	Program E-Newsletter #4	January 14, 2021	Round 1 Engagement Report and upcoming virtual meeting announcement	Sent to 170 Bel Aire residents that registered on project page with an 72.9% open rate. ⁵
	Program E-Newsletter #5	January 25, 2021	Virtual meeting reminder and action survey announcement	Sent to 171 Bel Aire residents that registered on project page with an 56.1% open rate. ⁵
	Program E-Newsletter #6	February 8, 2021	Action survey reminder	Sent to 176 Bel Aire residents that registered on project page with an 57.4% open rate. ⁵
	Program E-Newsletter #7	February 22, 2021	Action survey final reminder	Sent to 181 Bel Aire residents that registered on project page with an 45.3% open rate. ⁵
	Nextdoor ³ posting #7	January 14, 2021	Round 1 Engagement Report and upcoming Round 2 announcement	72 impressions
	Nextdoor ³ posting #8	January 21, 2021	Upcoming virtual meetings reminder	75 impressions, 1 thank you
	Nextdoor ³ posting #9	January 27, 2021	Action survey announcement and virtual meetings reminder	102 impressions, 3 thank yous
	Nextdoor ³ posting #10	February 8, 2021	Action survey reminder	107 impressions
	Nextdoor ³ posting #11	February 16, 2021	Action survey reminder	101 impressions
	Nextdoor ³ posting #12	February 23, 2021	Action survey reminder	115 impressions
	Nextdoor ³ posting #13	February 26, 2021	Action survey final reminder	116 impressions
	Facebook ⁴ posting #5	January 27, 2020	Action survey and virtual meeting reminder	615 people reached views, 7 likes, 1 love, 3 shares, 18 post clicks
<p>¹ Bang the Table is the platform used for What's Up Wheat Ridge. They define "Aware Participants" as those who visit one or more website page, "Informed Participants" as those who visit more than one website page and/or click on one or more link, and "Engaged Participants" as those who engage with one or more tool (survey, idea board, forum, etc.)</p> <p>² The City of Wheat Ridge purchased a database of all residents in Wheat Ridge, including individual units in multi-family housing complexes. Mailers went to each household in Bel Aire.</p> <p>³ Nextdoor posts were targeted to the specific neighborhood boundaries.</p> <p>⁴ Facebook posts were posted through the City of Wheat Ridge's official Facebook page with 2,180 followers.</p> <p>⁵ According to Bang the Table, the industry standard open rate is 21.06%.</p>				

Appendix B1: Prime the Pump Survey Results

SURVEY RESPONSE REPORT

13 February 2020 - 22 March 2021

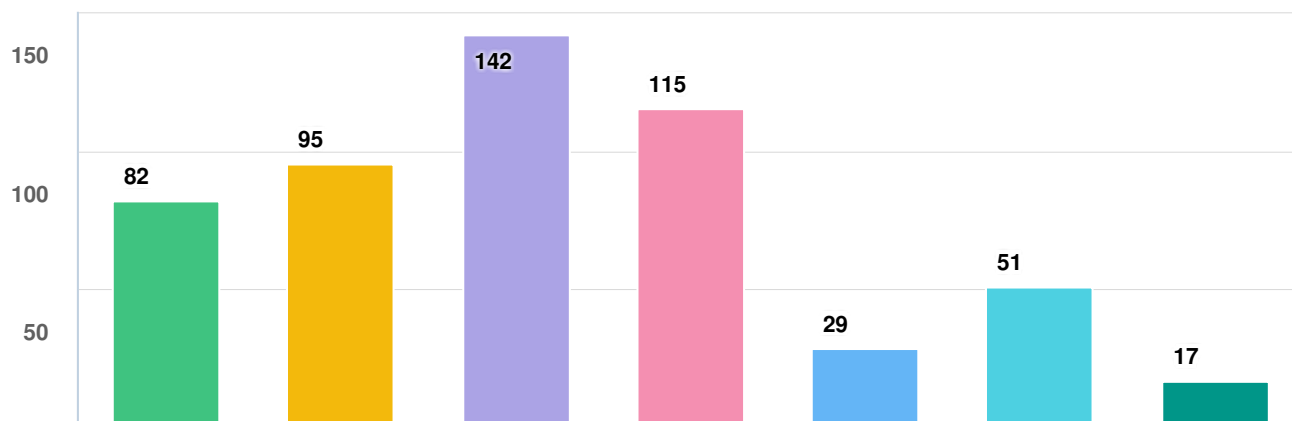
PROJECT NAME:

Let's Talk Bel Aire

A large blue rectangle with rounded corners, centered on the page. Inside the rectangle, the words "SURVEY QUESTIONS" are written in white, uppercase, sans-serif font. Above and below the text are two horizontal white lines.

SURVEY QUESTIONS

Q1 What do you love about your neighborhood? (check all that apply)



Question options

- Sense of community
- Unique character
- Convenient location
- Local parks and open space
- History
- Local businesses
- Other (please tell us)

Mandatory Question (162 response(s))

Question type: Checkbox Question

Q2 What concerns do you have about your neighborhood, now and in the future?

Screen Name Redacted

N/A

9/11/2020 04:59 PM

Screen Name Redacted

The rise of homeless and vagrants coming through our neighborhood. Also the Wadsworth road work coming up. Cars fly through our neighborhood as it is to cut over to 44th. I'm worried it is going to get worse once the Wadsworth project starts up. I have a young child that like to ride his bike in the neighborhood and I worry that he's going to get hit by a car cutting through. We live on Brentwood and we don't have speed bumps on our street.

9/12/2020 09:36 AM

Screen Name Redacted

Possibility of high density apartments at 38th & Kipling. Don't want any high density in this area. It still holds country charm in the middle of the city.

9/12/2020 12:20 PM

Screen Name Redacted

Overcrowding from new apartments/townhouses. Limited bike/pedestrian access.

9/12/2020 01:29 PM

Screen Name Redacted

There are some households that store junk and trash in the front of their houses. This affects the entire neighborhood.

9/13/2020 12:29 PM

Screen Name Redacted

Regional problems, chiefly air pollution

9/21/2020 02:34 PM

Screen Name Redacted

Main concerns are investor/flippers buying up lots and building multiple units on single home lots, or people buying and scraping and then building homes that would've previously violated set-backs and the Bel Aire covenant, ie building huge homes that don't fit into the existing character of the neighborhood, that take up nearly the entire lot they stand on, and include such features as astro-turf. In years gone-by an adjoining neighbor could weigh in on whether someone could build next to their property in ways that would change the nature of their own adjoining property (ie casting shade, building right up to the edge, changing the look and feel drastically). We don't have an HOA in Bel Aire, but in years past there was a protocol for adjoining neighbors to contest certain types of builds, and this protocol seems to have fallen by the wayside. I know neighbors here really mourn the loss caused by some drastic builds such as the flaglot build by Stephanie Garcia under false pretenses (she stated to city counsel that the new build was meant for her disabled mother when it was actually being built to flip as an investment property). She claims that she notified neighbors so that they could contest her build, but neighbors say otherwise. This lack of ability for neighbors to weigh in on drastic changes to adjoining properties needs to be addressed.

9/21/2020 05:28 PM

Screen Name Redacted

Traffic. There are existing speed humps on some streets few on 41st and Allison Street. When Wadsworth is being constructed to a 6 lane, the future

9/22/2020 09:32 AM

	90 townhomes which will generate 700+ peak trips will not be able to exit onto 44th ave and will either travel back onto 41st in front of the Wilmore Davis school or onto Allison Street towards 38th ave. As Allison Street does not have any speed humps, I would anticipate increased traffic and increased traffic speeds.
Screen Name Redacted 9/22/2020 09:36 AM	When Wadsworth is widened an increase of cars that speed through the neighborhood, this is already happening and will only get worse.
Screen Name Redacted 9/30/2020 01:05 PM	The number of people who live in Wheat Ridge (not necessarily Bel Aire) who refuse to even contemplate how growth will help Wheat Ridge. Instead, they resort to NIMBY status and naysaying. I'm tired of it and wish people would be more open minded.
Screen Name Redacted 9/30/2020 01:44 PM	One main reason we moved to our current home was the fact that it is just down the street from Wilmore Davis Elementary school. We want our kids to go to the neighborhood school. We are hoping that this school meets our needs when the time comes.
Screen Name Redacted 9/30/2020 02:24 PM	Increased development and traffic
Screen Name Redacted 9/30/2020 02:27 PM	I have a 96 unit row home complex being built across the street from me on a very small side street and another 6 unit one coming up one block over.. I cannot fathom what the traffic will be like once it is complete.
Screen Name Redacted 9/30/2020 04:38 PM	subdivision of large lots which increases density. If the subdivision creates a flag lot, this changes the character of the neighborhood which is why many people move here other concerns are any changes in residential neighborhoods that increase the density.
Screen Name Redacted 9/30/2020 05:44 PM	Allowing too many High Density Properties and not enough Quality business to support taxes. A
Screen Name Redacted 9/30/2020 05:46 PM	Speeding through our neighborhood. The homeless people in the green belt are scaring us. We do not like to walk on the pedestrian path in Prospect Park if there are not a lot of people around. There are camps and trails with people and their loose dogs.
Screen Name Redacted 9/30/2020 06:27 PM	Petty crimes and crimes of opportunity. Notably break ins of vehicles and garages. Concerned that there is a possibility of increased crime if the Clear Creek homeless population becomes larger. Also, the businesses on Wadsworth near 47th are niche, seedy, or irrelevant. Also, access to Clear Creek from Wadsworth is scary and dangerous; both because of traffic and because of the folks that camp down there.
Screen Name Redacted 9/30/2020 06:43 PM	I have the same concerns that we are facing nationally. I am disappointed in what is happening to the NextDoor site, used to be lost animals and food recommendations, now it is fighting over fireworks, and now the political distention has me withdrawing from this community.

Screen Name Redacted 9/30/2020 07:21 PM	Increased VRBOs. More properties turning into rentals and being managed out of state. Houses with multiple non-related parties due to rising housing costs.
Screen Name Redacted 9/30/2020 07:49 PM	Seems to be a lot more homeless activity with the hospital. Bus stop at 38th and Brentwood has a lot of police activity
Screen Name Redacted 9/30/2020 10:16 PM	I am concerned about the lack of community engagement as well as diversity in the community. I also worry about local businesses being able to look fast through covid.
Screen Name Redacted 10/01/2020 01:43 AM	I absolutely HATE the new tall skinny style of apartments going up all over! They are taking away from the cozy feel of the city! Not sure how everyone affords them?! Also do not like nice houses that get knocked down and the huge 3 story ones go up. It is pushing out middle class people that deserve a home.
Screen Name Redacted 10/01/2020 03:28 AM	Development
Screen Name Redacted 10/01/2020 06:22 AM	Growing crime-have had multiple gun shots as well as vehicle broken into
Screen Name Redacted 10/01/2020 09:06 AM	Crime - especially near I-70, schools, walkability - to Anderson park, clear creek, 38th businesses
Screen Name Redacted 10/01/2020 10:06 AM	Isolation, car break-ins and other petty crimes, traffic when Wadsworth is being worked on
Screen Name Redacted 10/01/2020 11:39 AM	Walkability, affordability, lack of parks and other community facilities
Screen Name Redacted 10/01/2020 02:52 PM	I'm concerned with people scraping existing houses and building monstrosities. Or popping the top of existing houses and running the cohesiveness of the neighborhood.
Screen Name Redacted 10/01/2020 10:41 PM	Growing homeless population and crime increase
Screen Name Redacted 10/02/2020 10:09 AM	I love our little neighborhood, but the high-speed cut-through traffic off of Wadsworth concerns me. I have a toddler who is just gaining the ability to play in the street and I feel like I need to fence my property to keep him safe. I also feel frustrated that we are so close to great parks and amenities but I have to drive to get to them.
Screen Name Redacted 10/02/2020 04:06 PM	Speeding traffic, traffic safety

Screen Name Redacted 10/02/2020 04:30 PM	I'd like to see an improved Wadsworth Corridor. Currently the Western sections between 4300 and 4100 could use some work.
Screen Name Redacted 10/06/2020 03:32 PM	Development that is inconsiderate of the neighborhood's character and views. Transient population at Andersen park and near 44th and Kipling
Screen Name Redacted 10/06/2020 08:28 PM	Development, planning, attracting local businesses, walkability, crime
Screen Name Redacted 10/07/2020 06:44 AM	Increasing petty crime
Screen Name Redacted 10/07/2020 09:40 AM	I live on Dover at about 41st.. Dover is used as a cut through speed way between 38th and 44th. It is unsafe for walkers and kids besides being noisy, rude and polluting. We also have many garbage trucks that roll through daily. That is also noisy and polluting. With the departure of Lutheran and future plans unknown, the impact on the neighborhood is unclear. There is no effective storm water control on Dover.
Screen Name Redacted 10/08/2020 08:03 AM	Issues with homelessness and petty crime, big box chain stores and strip malls lacking character
Screen Name Redacted 10/08/2020 03:20 PM	Excess traffic on residential streets off of Wadsworth.
Screen Name Redacted 10/08/2020 04:20 PM	Increase traffic from too many apartments
Screen Name Redacted 10/08/2020 05:30 PM	Older homes being destroyed and replaced with gigantic unattractive new homes that do not fit the area.
Screen Name Redacted 10/08/2020 07:01 PM	Mostly republicans live here, and they are outdated and stupid!
Screen Name Redacted 10/08/2020 10:31 PM	Low school ratings
Screen Name Redacted 10/09/2020 07:45 AM	Tearing down houses that fit the scale and context of the neighborhood and building houses that do not fit in both aesthetically and in scale.
Screen Name Redacted 10/09/2020 11:09 AM	two many rental, to many airb&bs, People making duplexs in single family areas, not following zoning rules.
Screen Name Redacted 10/09/2020 12:44 PM	I am concerned with how fast people drive in our neighborhood- we do not have speed bumps and it is quite concerning with current or future children on our street (Yarrow). I am very worried about the safety of our residents.

	Related, we do not have a strong or safe feeling of sidewalks in our neighborhood. If they are there they are narrow (2 people cant walk side by side) and with the fast cars it is not welcoming to walk on the side of the road.
Screen Name Redacted 10/09/2020 11:18 PM	Access to affordable housing, homelessness, and power outages.
Screen Name Redacted 10/10/2020 10:34 AM	Worried about businesses closing. I would like to see increased density and more redevelopment. The commercial areas are dated and sprawled out. Let's move toward a more vibrant core that's more pedestrian friendly.
Screen Name Redacted 10/10/2020 01:06 PM	There's a drug house by us where people come and go. There's frequently a lot of police on our street. And a homeless guy has started to pee in our bushes and sleep there. On the other hand I worry about the highlands coming up here and making housing unaffordable. Already just past Sheridan there are apartments that are selling for like 700000 dollars!!!
Screen Name Redacted 10/10/2020 09:23 PM	Loss of character and property value, Lack of green space, Quality of Wilmore-Davis school for my children, Keep crime low and to feel comfortable walking at night
Screen Name Redacted 10/11/2020 11:08 AM	Traffic safety, walkability
Screen Name Redacted 10/11/2020 01:09 PM	1. Homeless people encroaching onto the Clear Creek Trail.
Screen Name Redacted 10/12/2020 01:22 PM	Rundown buildings, lack of bike trails, lack of dining, brewpubs
Screen Name Redacted 10/12/2020 09:02 PM	I am concerned about the change of zoning for my neighborhood and the City Council willy nilly changing zoning codes for some developer whose proposed a development that doesn't fit the neighborhood or is contrary to what the neighborhood residents want. I'm also concerned about the city giving TIF monies to wealthy developers. They should be paying the city for the privilege of doing business and/or building here. I'm concerned about the future of the land where Lutheran Hospital currently sits after they move.
Screen Name Redacted 10/13/2020 12:37 PM	Development and zoning decisions that benefit the city budget at the expense of our neighborhood. This effects many things and happens frequently. Unless residents make a large part of their lives participating in local government they often don't know until it is too late. It should take less time for everyday people, not those in committees or groups, to be informed and participate. With technology this should be very simple. Creating significant changes to density. See Tennyson st in Denver and the surrounding neighborhood. Great for people new the area wanting to change it to suit them, terrible for residents that planned to grow old in their homes. The need for sales and property tax income by the city to take priority over

the needs and desires of long term residents. Developers almost always have the support of the city and council and minds are made up before the community even knows of any plans. Decisions are made and public concern and comments are then only a formality. There are many example of this.

Screen Name Redacted

10/13/2020 08:19 PM

Traffic on major cross roads, well planned development,

Screen Name Redacted

10/14/2020 09:18 AM

I support development but so far development is uneven. The flag lot subdivision that took place next to me is/was problematic. Some of the townhomes are squeezed in and not as attractive as they might be. There is a real need for neighborhood level planning, as opposed to city planning, as BelAire changes. Wheat Ridge is very attractive and will come under considerable development pressure. It would be a pleasure if there was a participative neighborhood effort that delineated development and local desires.

Screen Name Redacted

10/14/2020 10:18 AM

Affordable housing, lack of compost services, open spaces being turned into high rises or row home housing, encroaching homelessness due to lack of shelters and housing

Screen Name Redacted

10/14/2020 12:06 PM

That City leaders will undermine the use and zoning in our neighborhoods destroying the desirability and uniqueness of our city. Taking away our breathing space!

Screen Name Redacted

10/14/2020 04:46 PM

Properties on Wadsworth make Wheat Ridge look shabby.

Screen Name Redacted

10/15/2020 06:50 AM

Neglect of front yard residential maintenance; increased homeless camps and litter; lack of business curb appeal on 44th Ave; traffic and speeds on Brentwood St as people cut through to avoid the 44th/Wadsworth intersection

Screen Name Redacted

10/15/2020 09:59 AM

Too much traffic on 41st between Wadsworth and Yarrow Court. Probably has something to do with the huge high density housing development at 43rd and Yarrow, which I (and my neighbors) had zero input into. Too much traffic cutting off of N/B Wadsworth onto 41st to avoid the outdated intersection at 44th and Wadsworth. The constant car/truck/motorcycle noise on Wadsworth is out of control. In short, increased traffic and noise is ruining what's left of my neighborhood.

Screen Name Redacted

10/15/2020 11:25 AM

My concern both now and in the future is the volume of cars and their high speeds on Wadsworth. I have a similar concern with 44th Avenue. Trying to cross from Bel Aire to the East side of Wads on a bike or as a pedestrian always requires timing, being alert and aware of surroundings, and is always met with a bit of hesitation. Frankly, there's no easy way to cross into the shopping areas east of Bel Aire easily and safely. On both sides of the street there is, in some cases, only parking lots and no designated sidewalks. Wide, brightly-lit sidewalks would be greatly appreciated. I'd like to see greener spaces lining Wads as well. I think walking space like the newly revamped area lining Alameda near Wadsworth at Bal Mar would be great.

	<p>We would like to partake in the local businesses on 38th more by walking and biking to those businesses, but there isn't an easy, safe, relaxing way to get from 41st and Balsam that doesn't involve 38th or 44th. A stoplight at 41st Wadsworth almost seems necessary to slow the rate of traffic and also allow local traffic to flow between the neighborhoods and businesses East and West of Wadsworth.</p>
<p>Screen Name Redacted 10/15/2020 11:34 PM</p>	<p>Recent subdivision of a large lot and construction of a three-story house next to ranch homes left neighbors realizing we had no way to block unwanted development within an elegant old R-1 neighborhood.</p>
<p>Screen Name Redacted 10/16/2020 09:16 AM</p>	<p>Congestion and overbuilding</p>
<p>Screen Name Redacted 10/16/2020 01:49 PM</p>	<p>I am VERY concerned about all the high density being built with little thought to infrastructure for increased traffic and space. I would hate to see every piece of land be viewed as "how much money can we glean from this lot" attitude take president over character and beauty.</p>
<p>Screen Name Redacted 10/17/2020 01:37 AM</p>	<p>I feel that Wheat Ridge is becoming a dumping ground for the homeless population coming from Denver. I feel that we have gotten away from a small town place to a pit stop off I-70. We have brought in business that don't succeed and their buildings go to waste as no one can seem to afford to rent them or the government red tape stops them. Wheat Ridge has dived head first into bringing multi family housing into the area taking the suburban feel away and making it like downtown Denver. Fun fact.... multi family house surprisingly brings more crime into the city. Wheat Ridge was built on open spaces and a different feeling than Denver, but now the only thing that tells us apart is that the street signs aren't green.</p>
<p>Screen Name Redacted 10/17/2020 12:05 PM</p>	<p>There's a lot of neighborhoods in Wheat Ridge that do not have sidewalks. This is extremely dangerous when you are walking as an adult, let alone when you're walking your children to school.</p>
<p>Screen Name Redacted 10/17/2020 07:11 PM</p>	<p>Specifically the property on 3900 Hoyt--and the City's lack of enforcements and total disregard for the neighbors that have been dealing with this property for nearly 10 years.</p>
<p>Screen Name Redacted 10/17/2020 10:20 PM</p>	<p>Winter Walkability. Sidewalks on 44th are right next to the street, snow plows bury the sidewalks. Buildings on the south side of 44th shade the sidewalk and ice builds up. Negative impacts of Wadsworth traffic. In general, multi-family residential appears to serve as a buffer, between Wadsworth and single family residences. Those living near Wadsworth suffer more of the negative impacts: air and noise pollution. The busy road presents a barrier to interaction with neighbors on the opposite side. The signal at 44th and Wadsworth appears to be optimized for automobiles, not pedestrians. I saw a man in a wheelchair unable to cross Wadsworth before the light changed. He ended up waiting on the double yellow line. We need a safer way to cross Wadsworth.</p>

Screen Name Redacted 10/18/2020 10:16 AM	<p>My concern is some developer will buy property and build duplexes or two homes on one lot. I'm concerned about Lutheran moving and what will be built there in the next 10 years.</p>
Screen Name Redacted 10/19/2020 02:16 PM	<p>The development of Wheat Ridge relative to other nearby neighborhoods has been abysmal. Look at Tennyson, Highlands Square, or Old Town for nearby examples of areas that have leaned in to increasing property values and built great retail spaces around that. Every time a new business opens in Wheat Ridge, I hold my breath and hope that it isn't going to be another Verizon store. 44th Ave between Wads and Kipling is underdeveloped and has a ton of potential. The southwest corner of 38th and Wads could have been a really great, locally focused development but instead turned in to a chain restaurant strip mall. Vincenza's turned into office space instead of an interesting store to add character to the neighborhood. The lack of vision with a development plan will lead to our home values appreciating more slowly than our peers. That will translate into less money for schools and education.</p>
Screen Name Redacted 10/19/2020 02:22 PM	<p>Lack of affordable housing, unsafe infrastructure for people walking, biking or rolling, lack of access to the Clear Creek, too many restrictions on ADUs to allow for multi-generational households and economic resiliency.</p>
Screen Name Redacted 10/19/2020 02:38 PM	<p>The homeless on 44th, lack of restaurants and retail</p>
Screen Name Redacted 10/19/2020 02:57 PM	<p>the 38th Avenue "diet", economic development give aways, lack of dining/entertainment</p>
Screen Name Redacted 10/19/2020 04:08 PM	<p>I would like to keep the neighborhood safe. As well as encourage new, fun small business and restaurants to open a place in WR. It would be nice to have options close by to go out for drinks or food or some activity, without having to go downtown or other crowded neighborhoods.</p>
Screen Name Redacted 10/19/2020 04:22 PM	<p>I feel boxed in. It's hard to leave Bel Aire on foot or bike with my kids since all the surrounding streets are so busy. Wadsworth is especially bad and I've heard no updates about when that reconstruction is starting. 44th could easily become a 2 lane car road with designated bike lane just like 38th is east of wads.</p>
Screen Name Redacted 10/20/2020 12:15 AM	<p>The speeding on Brentwood Street as both trucks and cars use it to bypass the lights at 44th and Wadsworth is at times dangerous. There are only a few houses with sidewalks so people need to walk on the street as well as children riding their bikes. It will only get worse when construction starts on Wadsworth. Many streets in our neighborhood have one or two speed bumps. We do not have any.</p>
Screen Name Redacted 10/20/2020 10:54 AM	<p>- Lack of connectivity. I.e., access to Anderson Park from Bel Aire is largely limited to 44th which makes for a very unpleasant pedestrian/cyclist experience (safety concerns aside), especially with little kids. In general, we have a good provision for amenities. That, however, is not that same as the access to those amenities. Ideally, the City could identify internal easements</p>

from the Bel Aire neighborhood to provide a new point of pedestrian/bicycle access not dependent on major vehicle thoroughfares... There seems to be a drainage way around Dudley St. and Everett Dr. that might offer an opportunity... Shy of that, traffic calming measures (assuming the traffic counts allow) might be considered along 44th - speed limit enforcement to encourage good behavior at the very least. - Underutilized (presumably) Commercial (along the eastern neighborhood edge/ west edge of Wadsworth). Affordable commercial is a need across the city/state/country, but I think we can begin to adopt some better practices. There's obviously a development pattern that caters primarily to vehicular traffic given their location along a major thoroughfare. However, I think there's an opportunity to create more approachable commercial edges/uses that address the neighborhood's pedestrian access as well. - Lack of Housing Diversity. We're obviously a very intact single-family-residential neighborhood, and increasing internal density doesn't make sense. However, with the new townhome products coming on line off of Yarrow, I think there may be additional opportunities to explore some attached product in the right locations (edges). Or, formalizing an ADU policy for internal parcels. Given the agrarian past, many of the parcel sizes can accommodate this with ease and minimal impact.

Screen Name Redacted

10/20/2020 02:23 PM

Mentally unstable, homeless, drug addicts, racists.

Screen Name Redacted

10/21/2020 01:50 PM

Walkability and bikability, don't want to become a secluded suburb. Would love to get more community involvement on the neighborhood scale (neighbors don't seem to really connect or know each other)

Screen Name Redacted

10/21/2020 03:45 PM

The amount of AirBnB's that are opening. As you know, my home is right off of I-70 which turns out to be very convenient for interstate travelers. Shortly, I will be living in-between two AirBnB homes. Lack of parking, traffic from guests all over the country especially during Covid 19. I feel some compromise in my privacy and residential atmosphere.

Screen Name Redacted

10/21/2020 08:13 PM

Many young families would like to live in WR, but there is nothing unique in the neighborhood (ie: tennyson street) and the schools are not great (although improving). As a mom with a young family, I would like to see more kids and more things to do in our area, but I feel that the demographics of the city (older population) tend to deter businesses from coming into the community or schools to get more funding

Screen Name Redacted

10/22/2020 08:05 AM

Lack of code enforcement on deteriorating properties. Empty local business spaces. Noise from surrounding roads.

Screen Name Redacted

10/22/2020 10:22 AM

I'm concerned about losing the large size lots and having them replaced with higher density development that would take away from the open, rural feel of the neighborhood.

Screen Name Redacted

Balance of old and new thinking and the future of WR

10/22/2020 12:07 PM

Screen Name Redacted

Change of character

10/22/2020 01:58 PM

Screen Name Redacted

Ensuring the local schools are high quality....

10/22/2020 02:02 PM

Screen Name Redacted

I am concerned about development of high density housing happening when the streets do not have the capacity to handle the traffic.

10/24/2020 10:08 AM

Screen Name Redacted

The traffic on Dudley Street seems to be getting faster and faster, and I worry about people speeding through the neighborhood. I also have some worries as I see more people in this neighborhood putting a second structure on their properties, as I fear this will increase traffic and decrease quiet.

10/25/2020 12:59 PM

Screen Name Redacted

#1 is Traffic on Dover between 38th and 44th is too heavy for this residential street. Most is non-resident/through traffic. People don't stop at the 4-way stop at Dover and 41st, speed, etc. Just too much traffic and noise especially in the summer when our windows are open. Now that a light at 41st will be added, we are concerned that people will use 41st to avoid 44th and Wads and traffic will be even worse. I can't enjoy my yard, home or property with so much constant traffic. Poor drainage on Dover between 38th and 44th. Gravel and debris wash out into the road and into yards, sidewalks, handicap ramps after every thunderstorm. Makes it dangerous to walk or ride a bike. I have to clean up my yard after every storm and call the city to get them to clean up debris from the street. Street racing on Kipling, 38th and 44th is a new concern. Loud noise starts up around 8pm. Unsafe, loud, violates noises ordinances I'm sure. Sometimes the cars come through our neighborhood. Homeless people living in the Safeway shopping center at 38th and Wads, camping in the bus shelter on 38th, getting in fights in front of Mike's Camera. The city closed off town center park and now all the homeless people can't live there so now they are living behind Boston Market, in the parking lot, etc. Not safe for them or us. Wheat Ridge should have a program and trained people to deal with these homeless and not just let the problem continue to grow. Tall weeds and trees growing into sidewalks impeding passage, covering street signs. A lot of poor property maintenance (residential) and lots of excess vehicle, camper, RV, boat storage in yards, driveways, sideboards. Makes us look like a junkyard neighborhood. Air B&Bs in the neighborhood - at least two nearby. Lots of traffic in and out of these houses, bad parking on the street (too close to the corner, facing wrong direction etc.). No control over these short-term renters and owners aren't around to address any issues.

10/25/2020 08:47 PM

Screen Name Redacted

How fast people drive through the neighborhood, and lack of a park space for children.

10/26/2020 11:05 AM

Screen Name Redacted 10/28/2020 09:32 AM	zoning that might allow scrap-offs and tasteless structures to take the place of traditional home reflecting the character of the neighborhood
Screen Name Redacted 10/28/2020 08:58 PM	Lack of good bike and pedestrian options for getting around town. We have the greenway, and it's great, but getting around to local businesses on foot or on bike is dangerous.
Screen Name Redacted 10/29/2020 01:04 PM	Lack of building codes and restriction for rezoning and massive changes to homes and home sites
Screen Name Redacted 10/29/2020 01:39 PM	Sub-divisions without notification of the surrounding neighborhood
Screen Name Redacted 10/30/2020 11:01 AM	So many new housing complexes are going in! I am worried that it will become overdeveloped and already high rents will become even higher.
Screen Name Redacted 10/30/2020 12:55 PM	Allowing Thrive Builders to put so many three-story condos at 42nd ave & Yarrow street has been a nightmare. The contractors have been a nuisance in the neighborhood for over a year now, working 12 -hour days, six to seven days a week, noise, trash, equipment on the roads, parking and gathering (maskless) in front of neighboring properties. Not-to-mention completely blocking the old, quiet neighborhood's mountain view, and stealing it for their new residents' third floors. Driving in and out of this area can be tricky already and with 200 (!) new cars coming in with this development, I fear traffic jams backing into the neighborhood.
Screen Name Redacted 10/30/2020 03:11 PM	1. Concerns about Lutheran moving 2. Concerns about developers and house flippers and the lack of respect for the community they are exploiting for their own personal gain...(ok we have had a few very bad experiences in our neighborhood...its not that people shouldn't be able to improve things, but there is some serious issues with aesthetics in this world).
Screen Name Redacted 10/30/2020 03:20 PM	I'm concerned about neighbors who discharge their weapons in the middle of the night! Why are people doing this?!
Screen Name Redacted 10/30/2020 04:10 PM	1) Subdividing existing single home lots for building two or three only for developer profits and not community enhancement. 2) Neighborhood streets running parallel with Wadsworth and Kipling have high rates of traffic and speed levels, not speed limits.
Screen Name Redacted 10/30/2020 05:22 PM	1. Traffic speed on Dover, compliance with stop sign controls at 41st. 2. Condition of buildings and site improvements, west side of Wadsworth, 38th to Three Acre. 3. Condition of Wadsworth Blvd. street surface and curb cuts, 38th to I-70. 4. Vehicular access to Clear Creek Johnson Park trail head. 5. Transients. 6. New commercial development looks mostly like it does EVERYWHERE else. 7. Vibe at 38th and Wads is not cool, it's Californication.
Screen Name Redacted	Noise from I-70.

10/30/2020 06:48 PM

Screen Name Redacted

Vehicles speening

10/30/2020 07:30 PM

Screen Name Redacted

Growing homeless population, crime on block, car break-in, big box stores pushing out local businesses , difficulty making west-bound left hand turn along 44th street with no turn lane

10/31/2020 09:33 AM

Screen Name Redacted

Indigent traffic and campers on the greenbelt are MAJOR health & safety concern; litter!! Keeping green spaces green; quality & individuality of retail options in commercial corridor; (re)development of commercial offerings; speeding/hostile/aggressive drivers on main streets - esp. 44th; continuing to foster a diverse & inclusive community that creates improved housing options for all economic levels. Let's not go back to being "White"Ridge. We need to focus on accessible/inclusive development that also improves (= ++) density ratios in regards to leveraging existing/new infrastructure.

10/31/2020 10:59 AM

Screen Name Redacted

*concern about future growth of the town without adequate shopping
*homeless population *traffic congestion *saftey

10/31/2020 01:27 PM

Screen Name Redacted

Worried about increased traffic as a result of Wadsworth renovation project.

10/31/2020 05:10 PM

Screen Name Redacted

Increasing taxes, increasing water rates, crimes of opportunity (I've been hit three times).

10/31/2020 05:28 PM

Screen Name Redacted

Flag lots, concerned about the intrusion of developers

11/01/2020 08:32 AM

Screen Name Redacted

Low walkability, high traffic on Kipling, low lighting on many neighborhood streets, ugly condo buildings going up

11/01/2020 01:30 PM

Screen Name Redacted

Gentrification like the West Highlands, lack of local businesses, street car racing and general increase in loitering and crime west Wheat Ridge/Kipling

11/01/2020 07:27 PM

Screen Name Redacted

The elementary school is getting quite old (Wilmore-Davis).

11/01/2020 09:00 PM

Screen Name Redacted

Residential infill with apartment buildings which would most likely overcrowd and lower the cost of properties in this area. Which in turn could create more crime.

11/01/2020 09:26 PM

Screen Name Redacted

No concerns in my neighborhood

11/02/2020 07:37 AM

Screen Name Redacted

New developments are being built --high density, multi-family homes. I do not

11/02/2020 08:31 AM	have a problem with the density. I do have a problem with the lack of landscaping in the new developments. I think new developments over a certain number of units need to provide open space -- large enough for a tree (a large tree) and provide residents community space/plaza (using "plaza" loosely.
Screen Name Redacted 11/02/2020 01:20 PM	Unkempt yards, junk in yards. Walkways, median strips and area in front of businesses full of weeds and debris. The city has an unkempt look generally everywhere.
Screen Name Redacted 11/02/2020 09:14 PM	There is evidence of building code and construction contrary to the original neighborhood environment and attractiveness.
Screen Name Redacted 11/02/2020 11:10 PM	I am concerned someone will build a high-rise apartment building to replace the office building behind my house on Wadsworth, and I'm concerned that if Wadsworth is not upgraded and cleaned up, the whole neighborhood will revert to further disrepair and become less safe.
Screen Name Redacted 11/03/2020 06:51 AM	City government is working to raise review and fulfill some notion that greater density is good by facilitating various forms of apartment / non owner real estate development projects.
Screen Name Redacted 11/03/2020 11:16 AM	I'm concerned about the homeless camps at I-70 at Wadsworth and Kipling. I
Screen Name Redacted 11/03/2020 03:20 PM	Home business causing problems now and will get worst after the virus as subsided because of increase traffic and parking problems
Screen Name Redacted 11/04/2020 03:02 PM	Traffic - vehicles speeding through neighborhood.
Screen Name Redacted 11/05/2020 05:02 AM	the recent push for denser neighborhoods and the lack of oversight on development
Screen Name Redacted 11/05/2020 09:56 AM	Safety and school quality
Screen Name Redacted 11/05/2020 10:32 AM	My sole concern is the low income apartments on Yukon and how it influences the neighborhood. What can we do to improve the living conditions for the occupants. Other than these apartments, I think it is important to maintain the low density single family homes. Limit development to the 44th Ave corridor.
Screen Name Redacted 11/05/2020 10:56 AM	Homeless population with no viable solution moving into area. Area business, especially at 44th and Wadsworth SW corner that is an eyesore.
Screen Name Redacted 11/05/2020 11:40 AM	Better downtown. More events.

Screen Name Redacted 11/05/2020 01:19 PM	Traffic through my pocket of the neighborhood and on our major streets - 44th, 38th, Wadsworth - and how it affects pedestrians and bikers.
Screen Name Redacted 11/05/2020 06:51 PM	We have a tremendous crime problem. The homeless population living around the creek, park, under the bridge on 44th. We've had home vandalized and items stolen. Our children are being harassed and it is unsafe for them to even ride their bikes to the park anymore. We moved to WR to have a sense of a smaller town, but our council and PD choose to not address the problem. It has been let to get out of control. The town is being destroyed and losing what makes it wonderful. No small town feel anymore
Screen Name Redacted 11/06/2020 07:32 PM	We live in Wheat Ridge but spend all of our food entertainment money in Denver, Arvada, or Golden. WR is really lacking in restaurants and bars. The Corners at WR was a flop. Generic developer architecture with fast food, a failed grocery store, a cell phone store, a dentist...etc.
Screen Name Redacted 11/09/2020 12:03 PM	To many rentals which can increase crime
Screen Name Redacted 11/09/2020 06:42 PM	School funding, pedestrian access, keeping small local businesses solvent.
Screen Name Redacted 11/13/2020 07:26 PM	The seemingly permanent homeless camps along clear creek. Maintaining a safe place for families and individuals is important.
Screen Name Redacted 11/16/2020 11:27 AM	Property value, noise
Screen Name Redacted 11/16/2020 09:36 PM	Cut through traffic and speeding both in the neighborhood and on 38th. Concerned about more cut-through traffic once the roadwork on Wadsworth starts. Concerned about subdividing single-family lots to multi-family, 4077 Everett is not in keeping with this neighborhood.
Screen Name Redacted 11/17/2020 11:47 AM	We live directly across from Lutheran Hospital's ER. On a number of occasions patients who have been released from the hospital or treatment center have come onto our property and have frightened our children and us, to the point we have not felt safe. We have had belligerent people bang on our windows, sleep on our porch, pound on our doors, yell at us, and the list goes on. The discharge process should be such that not only do the patients feel safe but so do nearby residents. Additionally, the smoking area outside of the ER is across the street from our home and cigarette butts often end up in our yard. The least the hospital could do is provide an ashtray or make it unlawful for people to smoke there. We don't condemn the people being released but there needs to be better care given to their treatment and that of those living adjacent to Lutheran.
Screen Name Redacted 11/20/2020 05:39 AM	More townhomes ruining the feel of the neighborhood. Increasing traffic throughout the neighborhood.

Screen Name Redacted 11/20/2020 11:08 AM	ADUs, will diminish property values
Screen Name Redacted 11/20/2020 11:58 AM	Too many garbage pick up days
Screen Name Redacted 11/21/2020 08:43 AM	High density housing within established neighborhoods
Screen Name Redacted 11/21/2020 09:42 AM	Cars speeding through the neighborhood.
Screen Name Redacted 11/21/2020 08:01 PM	Over crowded developments seeing single family homes being demolished then a 5-6 plex townhome is crammed onto the lot. I don't want to see WR to turn into the Highlands.
Screen Name Redacted 11/23/2020 08:16 AM	Walkability, access to local businesses, diversity!
Screen Name Redacted 11/23/2020 08:33 AM	Zero diversity and active not-in-my-backyard activism.
Screen Name Redacted 11/23/2020 10:23 AM	There seems to be very little effort in creating or leading in enviornmental change in the city. It would be great if Wheat Ridge became a leader in enviornmental planning and execution.
Screen Name Redacted 11/23/2020 02:32 PM	Traffic and cars speeding (lots of kids on our street), poor access to Clear Creek trail, lack of safe pedestrian access, lack of bike lanes
Screen Name Redacted 11/23/2020 08:52 PM	Density in single home neighborhoods by allowing for rezoning where it doesn't make sense.
Screen Name Redacted 11/25/2020 01:24 PM	Car speeds in residential areas are too high for the safety of children that might have little choice but to play near or in the street. 38th Avenue is an important through street, but there are no cycling lanes. I'm an avid sports cyclist and I see mostly cycling for sports, I would consider using a commuter bike for shopping and eating out if the infrastructure would take better care of me. I frequently have Coyotes behind my back yard, requiring me to stay outside when I dogsit small dogs. I do not want to eradicate them, they are an important part of the ecosystem, but is there a way to harass them away from the city?
Screen Name Redacted 11/25/2020 05:48 PM	Wheat Ridge is becoming over populated. We don't have the proper infrastructure to support rapid growth that is overtaking our city. Also concerning is the number of homeless people, the cost of living, and crime rates on the rise. Legalizing marijuana has only exasperated these issues.
Screen Name Redacted	Yukon Court apartments tenants don't care about the neighborhood. They

11/28/2020 04:54 PM

drive like maniacs down Yarrow Street and litter along the way. Police show up at the apartments at least twice a week. This has been getting worse over the past 5-7 years and shows no signs of improving in the future, and is disheartening to residents on Yarrow St (like me).

Screen Name Redacted

11/29/2020 08:13 AM

W 48th at Wadsworth is very dangerous. Should be closed off. There are not any good non-motorized options for crossing Wadsworth. Poor access to Johnson Park and Clear Creek trail. There is no "downtown" or general going out area. Something like Olde Town Arvada or Tennyson Street is needed. There needs to be non-motorized access to it so drinking and driving is not a concern after going out. The growth is good mentally of the world. We should be maintaining and improving not increasing.

Optional question (151 response(s), 11 skipped)

Question type: Essay Question

Q3 What improvements would you like to see in your neighborhood?

Screen Name Redacted

9/11/2020 04:59 PM

N/A

Screen Name Redacted

9/12/2020 09:36 AM

Try to cut back on the homeless and figure a way for people that are going to be cutting through my neighborhood from Wadsworth to 44th once the Wadsworth project starts.

Screen Name Redacted

9/12/2020 01:29 PM

Dedicated bike lane on 38th. Easier access to town center.

Screen Name Redacted

9/13/2020 12:29 PM

More frequent street cleaning

Screen Name Redacted

9/21/2020 02:34 PM

More sustainability

Screen Name Redacted

9/21/2020 05:28 PM

As stated above, it would be great to see a return to public process when an adjoining neighbor plans to drastically change their property. IE a chance for adjoining neighbors to weigh in. Other things I'd like to see are more small businesses rather than corporate ones. More support for small business at a government/inspections level, and perhaps a mentoring process to help facilitate small business. Really hoping Wheat Ridge won't be destroyed by high density housing, which will increase traffic, reduce parking, create a burden on existing infrastructure including already weak law enforcement. Also, a community garden would be a nice concession to residents since this used to be the carnation capital of the US, and our greenhouses are dwindling. A community garden would help give a sense of community pride and connectedness that is just lacking. The arts could also use a boost, not

sure what form that would take, but there could be opportunity here for theater, museums, even a film studio/lot. It might sound "crazy," but I don't see why it isn't at least on the table. Would be nice to court some unique/cool development and restaurateurs a la Taxi, Stanley Marketplace, Linger/Root Down/El Five, and better quality fast/casual food. Just because income might be "low" here, assets are not, and people like to have quality, quirkiness, quaintness, and beauty in there neighborhood. Also, I am really spooked and grossed out by the city of Denver's geese "culling." There are no more geese in our retention pond here in Bel Aire. Would be GREAT for our legislative rep to let Denver know that this is not okay with WR citizens and nature lovers. It is a great loss, I feel, not to hear and see them at Crown Hill bird sanctuary, and in our neighborhood. Disgusting violation of surrounding areas for Denver to take this on as a "project." Also, this is a bedroom community to Denver. We don't need to be all things to all people. We are small. I sincerely hope we can incorporate the upside of Denver becoming a hub without being ruined by high density housing, quick/cheap builds, the loss of landmarks and older architecture. I sincerely hope Wheat Ridge doesn't fall victim to developers who don't care about the aesthetic result of lucrative builds that would fill their bank accounts and destroy of aesthetic of our community.

Screen Name Redacted

9/22/2020 09:32 AM

Speed humps along Allison Street for future traffic and Melrose Dr. I have walked my kids to Wilmore Davis and have more than once had to dodge cars traveling too fast at Melrose Dr. and Allison street/39th ave.

Screen Name Redacted

9/22/2020 09:36 AM

More speed bumps on streets that parallel Wadsworth

Screen Name Redacted

9/30/2020 01:05 PM

Traffic on 38th ave is toooooo fast. Wish there was a way to make it slower and follow the speed limit (35 MPH).

Screen Name Redacted

9/30/2020 01:44 PM

Full transparency, we have only lived at this Wheat Ridge address for a couple of months, but so far there are no major improvements we see needed in this specific neighborhood.

Screen Name Redacted

9/30/2020 02:24 PM

None

Screen Name Redacted

9/30/2020 02:27 PM

More traffic lights for the upcoming traffic. More police presence especially at night. I am no longer comfortable leaving my home after dark and absolutely refuse to go to businesses after dark.

Screen Name Redacted

9/30/2020 04:38 PM

notification of neighbors when subdivision of lot - any size - is in the works. clean up of neighbors 6 ft tall brush pile in backyard - a fire hazard

Screen Name Redacted

9/30/2020 05:44 PM

Less traffic routed off of Wadsworth. Adding a not a through street sign so that rouge drivers would keep cutting through.

Screen Name Redacted 9/30/2020 05:46 PM	More speed humps. Patrols through the parks.
Screen Name Redacted 9/30/2020 06:27 PM	We want to turn 48th Ave into a cul de sac in order to cut down on traffic and to increase safety for those entering and exiting our neighborhood from Wadsworth.
Screen Name Redacted 9/30/2020 06:43 PM	The trash, the homeless wandering, the crime, can't get on NextDoor without hearing about vandalism and breakins, this used to be isolated, but has become the norm.
Screen Name Redacted 9/30/2020 07:21 PM	A safer way to connect the green belt at Johnson Park back to the Bel Aire neighborhood. It's unsafe for my children to make a loop from Bel Aire streets to the green belt to Johnson Park and back to Bel Aire. You cannot safely walk south along Wadsworth from Johnson park.
Screen Name Redacted 9/30/2020 07:49 PM	Wider sidewalks on 38th.
Screen Name Redacted 9/30/2020 10:16 PM	I would like to have. More diverse community that has space for people to express ideas and beliefs in a safe space.
Screen Name Redacted 10/01/2020 01:01 AM	Wish that Wheat Ridge had its own garbage collection like most cities instead of having to use private companies
Screen Name Redacted 10/01/2020 01:43 AM	Pot holes filled!! Parking lot maintenance at local stores.
Screen Name Redacted 10/01/2020 03:28 AM	None, it's perfect
Screen Name Redacted 10/01/2020 05:56 AM	More small business, local restaurants
Screen Name Redacted 10/01/2020 06:22 AM	Support PD with more officers and better access to the green belt
Screen Name Redacted 10/01/2020 09:06 AM	I wish we could have a section of clear creek like Golden has. Anderson Park could be so great but the vibe is a little sketchy. Sad that some of the improvements that were proposed for the park didn't go through just to save the baseball field.
Screen Name Redacted 10/01/2020 10:06 AM	I wish there was access to the Clear Creek greenbelt from the neighborhood. I would like to see more neighborhood use of the St. James parking lot.
Screen Name Redacted 10/01/2020 11:39 AM	Public parks w/ playground facilities, more sidewalks, improved retail and dining options, infill housing development, ADUs.

Screen Name Redacted 10/01/2020 02:52 PM	Speed bumps on most roads to help prevent people from going through our neighborhood too fast.
Screen Name Redacted 10/01/2020 10:41 PM	Traffic control on Wadsworth. More sidewalks.
Screen Name Redacted 10/02/2020 10:09 AM	I live on 48th Ave and many neighbors on our block are interested in turning our small street into a cul de sac to provide better safety in the street. I'm also really looking forward to better access to the Clear Creek Trail through the upcoming Wadsworth improvements (and would be really upset if this got value engineered out of the plans). It's really easy to walk around our neighborhood streets, but I don't feel very safe from traffic walking along Wadsworth and 44th, and there is not much retail that I would walk to. I would like to see redevelopment and better retail/dining options along these corridors. Similarly, I feel really safe biking on our neighborhood streets, but there is nowhere to bike TO.
Screen Name Redacted 10/02/2020 04:06 PM	Speed bumps, traffic enforcement
Screen Name Redacted 10/02/2020 04:30 PM	More restaurants and bars that offer greater variety and quality than our current offerings.
Screen Name Redacted 10/06/2020 03:32 PM	Roundabout on Dover and 41st
Screen Name Redacted 10/06/2020 08:28 PM	Traffic speed (decrease), property care, more local businesses
Screen Name Redacted 10/07/2020 06:44 AM	Fix up abandoned properties
Screen Name Redacted 10/07/2020 09:40 AM	Storm water run off control on the N/S streets Traffic speeding control. Possible sidewalks on the streets most commonly used for cut through traffic. Code enforcement re cars parked on lawns - it's not pervasive but seems to be increasing.
Screen Name Redacted 10/08/2020 08:03 AM	More opportunities for small local businesses, more charming downtown area (similar to highlands square or old town Arvada)
Screen Name Redacted 10/08/2020 03:20 PM	Please consider adding speed bumps on 47th Avenue between Wadsworth and Allison Street. People speed through here (sometimes upwards of 45 mph) even while children or pets are in the street. Many of our surrounding residential streets have speed bumps, and I think the addition of them on our street – right off Wads – would greatly reduce speeding and potential risk for injury or death of children or pets. I would also appreciate a safer pedestrian passage from our neighborhood to Johnson Park. Currently, one has to

	navigate a very narrow, dirt path adjacent to speedy cars on Wads. With a slip or a trip on that path, results could be disastrous. More local dining options along 44th Avenue west of Wads would be appreciated. I would greatly welcome law enforcement cracking down and closing some of the shady "massage" establishments in the area (two in the immediate area of Wads, one of 44th).
Screen Name Redacted 10/08/2020 04:20 PM	Houses not cluttered outside-motor homes not parked in driveways and more control on how people dispose of garbage to cut down on rats
Screen Name Redacted 10/08/2020 05:30 PM	Improving traffic flow on both Wadsworth Blvd and Kipling St.
Screen Name Redacted 10/08/2020 07:01 PM	Keep it the same, NO gentrification!
Screen Name Redacted 10/08/2020 10:31 PM	Better school ratings
Screen Name Redacted 10/09/2020 07:45 AM	Wadsworth needs a facelift badly. It looks worn down and forgotten. In addition there are several business owners that need to sell or remodel. Such as the SE side of 44th and Wads as this has severe deferred maintenance or the Garage at 38th and Pierce. In addition, we are a tree city USA yet there are few new trees being planted. The new influx of residents don't take care of their property and lawns seem to be the new parking area. Wheat Ridge should celebrate its historic aesthetic including farm and mid century when re developing. Otherwise we look like everywhere else and that is boring and there is no there there or genus loci.
Screen Name Redacted 10/09/2020 11:09 AM	get rid of airb&bs, adus
Screen Name Redacted 10/09/2020 12:44 PM	There should be a much much safer route to the clear creek trail from our neighborhood. Biking on 44th or walking on Wads to get to the trail is not welcoming (and also there is no sidewalk on Wads to the driveway to the trail). I really value access to it from our neighborhood but it is not very easy to get to to use for recreation use. I also think it would be nice if there were some more local family-friendly non-chain restaurants and bars (similar to King of Wings). I am unsure how to incentivize this but it would be nice to be able to walk to some safe bar spaces.
Screen Name Redacted 10/09/2020 11:18 PM	Reduction in homelessness, more access to affordable housing for working families, better road maintenance (there are some nasty potholes on Wadsworth from the I70 corridor south) and more community events and engagement.
Screen Name Redacted 10/10/2020 10:34 AM	-Less fast food, more mom&pop food options. How many cheeseburgers can you spot from 38th&wads? The corners is a good start, very sad to lose

	<p>Lucky's so quickly. -Smaller parking lot requirements for redevelopment would give the main commercial areas a much better feel. Reducing the sea of asphalt might incentivize people to walk/bike, and also make those options easier. -I would like to see policies that favor personal property rights, specifically a friendly attitude toward AirBnB type short-term leasing. -Upzoning. We don't all need 1/3 acre of grass around our houses. Smaller lots and more varied housing options would make the city more affordable, more accessible, and more environmentally friendly.</p>
<p>Screen Name Redacted</p> <p>10/10/2020 01:06 PM</p>	<p>Get to know neighbors better. Make sure it stays affordable.</p>
<p>Screen Name Redacted</p> <p>10/10/2020 09:23 PM</p>	<p>Keep local businesses vibrant (walkability), high density development along Wadsworth and 38th, more green space or places to play, have more sidewalks, have more bike lanes, improve the quality of Wilmore-Davis and keep property taxes low</p>
<p>Screen Name Redacted</p> <p>10/11/2020 11:08 AM</p>	<p>Sidewalks, decreased speeding traffic through residential areas, easier and safer access to Johnson Park</p>
<p>Screen Name Redacted</p> <p>10/11/2020 01:09 PM</p>	<p>1. Businesses that are dilapidated and could use a face lift. The Jackson Hewitt at 44th and Wadsworth is a good example of a business that needs improvement.</p>
<p>Screen Name Redacted</p> <p>10/12/2020 01:22 PM</p>	<p>More businesses along 44th ave, clean up of 44th ave, more bike trails, restaurants and breweries.</p>
<p>Screen Name Redacted</p> <p>10/12/2020 09:02 PM</p>	<p>I would like to see some decent restaurants not chains. I don't eat at chains so will continue to leave the city or eat at home. We have some good restaurants but the menus never change. And, if there are dietary challenges, gluten free, vegan, dairy free or others, it's a challenge. Perhaps a food hall in Wheat Ridge?</p>
<p>Screen Name Redacted</p> <p>10/13/2020 12:37 PM</p>	<p>More police presence and more frequent traffic control: Speeding and stop sign enforcement without the need for speed humps. Those picking up or dropping off children at Wilmore Davis are easily the worst at speeding and running stop signs. Somehow control those using Bel Aire streets as a shortcut for speeder between 38th and 44th. Wheat ridge can't agree to use one trash server but we can limit the days that garbage pickup can happen so it is not every day of the week.</p>
<p>Screen Name Redacted</p> <p>10/13/2020 05:37 PM</p>	<p>More walkable restaurants and businesses in our neighborhood</p>
<p>Screen Name Redacted</p> <p>10/13/2020 08:19 PM</p>	<p>road improvement, sidewalk maintenance, community resources and outreach for homeless</p>
<p>Screen Name Redacted</p> <p>10/14/2020 09:18 AM</p>	<p>Updating of old housing stock has already started and hopefully will continue.</p>

Screen Name Redacted 10/14/2020 10:18 AM	Compost services!
Screen Name Redacted 10/14/2020 12:06 PM	I would like to see city codes for property use and maximum resident capacity enforced ! R-1 zoning to remain!!!!
Screen Name Redacted 10/14/2020 04:46 PM	Maybe a fence blocking ugly property's!
Screen Name Redacted 10/15/2020 06:50 AM	Speed control on Brentwood St; better business curb appeal; more restaurants/coffee shops
Screen Name Redacted 10/15/2020 09:59 AM	More street sweeping. Reduce/eliminate the commercial vehicle travel on 41st in violation of city statute. Clean up the eyesore that is 41st and Wadsworth, especially the ugly parking lot of the medical office building at 4045 Wadsworth. Take care of the traffic calming islands on 41st like maybe landscaping them/planting something in them. Remove the speed bump just west of Wadsworth on 41st. Clean up once and for all the junk properties in the area, specifically 3925 Yarrow St. Make renters/landlords take better care of their properties.
Screen Name Redacted 10/15/2020 11:25 AM	In my neighborhood specifically I would like to see more street lamps, sidewalks where none exist, and wider sidewalks where they are narrow. 41st from Wadsworth to Field is a very popular walking route. My wife and I walk this route multiple times a day. There's not one continuous sidewalk on that route. In some areas of 41st the sidewalk is only on the North side of the street; on other sections it's only the South side of the street. In yet other sections, you can only walk on the street. Bel Aire has changed even in the nearly three years since we moved here from East Wheat Ridge. The neighborhood is becoming younger and more active. Facing 41st, I've seen the greatly-increased foot traffic on this route. It would be great to enhance the walkability of the neighborhood. In the winter, there are several repeat offenders whom almost never shovel their walks. As this is such heavily-traveled walking path, active enforcement of snow shoveling would also be helpful. Finally, speeding on 41st near Balsam and Brentwood has become quite an issue. There isn't a stop sign on 41st near that area. A stop sign to help slow traffic would be an immense help.
Screen Name Redacted 10/15/2020 11:34 PM	R-1 neighborhoods should be notified of lot subdivisions and public hearings held. If neighbors had been notified prior to the large lot's subdivision, we'd have asked the city to buy it for a park space; the little house would have made a nice community gathering place. If citizens petition for a public hearing to learn about plans for development, one ought to be held.
Screen Name Redacted 10/16/2020 09:16 AM	Stop building multiple units ... let's keep our hometown feel

Screen Name Redacted 10/16/2020 01:49 PM	If any property is not being maintained the owner needs to be contacted through code enforcement .
Screen Name Redacted 10/17/2020 01:37 AM	Wadsworth needs to be widened to help meet the amount of traffic passing through, especially at the I-70 interchanges. Stop building multi family living. Bring business in that strive to be different not just big box store that can front the bill for the rental cost. Make Wheat ridge unique again.
Screen Name Redacted 10/17/2020 12:05 PM	Sidewalks. More of a sense of downtown. It feels very much like a pass through community.
Screen Name Redacted 10/17/2020 07:11 PM	Maintain roads better--our street could use some repaving...
Screen Name Redacted 10/17/2020 10:20 PM	Pedestrian path connecting 46th to Wadsworth. A lower speed limit on Wadsworth, would improve safety, reduce noise and air pollution, allow drivers to see/find businesses. Road diet 44th. Convert from 4 lanes to 2 with median/center turn lane and shoulders (bike lanes).
Screen Name Redacted 10/18/2020 10:16 AM	Strict regulations regarding owning livestock in a residential area. Removal of unwanted large items within a reasonable time frame. It shouldn't be allowed to leave unwanted chairs, metal slides, piles of mulch covered with tarps for more than a month. Weeds taller than 2ft, and dead trees and shrubs should be removed.
Screen Name Redacted 10/19/2020 02:16 PM	1. A better development plan. We have failed on this front. 2. Removal of unnecessary school zone from 44th west of Wadsworth. Nearest school is almost a third of a mile away. 3. Better hours at Anderson Pool. It didn't matter this year because of COVID but the operating window is too short. If you're only going to open for 6 weeks, just cement the pool over and put something that people can enjoy year round in. 4. Incentives for small businesses to move into the neighborhood. No more replacing retail with office. 5. A Whole Foods should replace Lucky's. Safeway on Wads is not a great grocery store. Sprouts on Kipling has been deteriorating with new management. 6. Wheat Ridge Rec Center should be modernized. 7. More difficult to achieve but a way to make 44th between Garrison and Kipling feel more connected. 8. Wads between 70 and 44th needs to be completely repaved. 9. Schools need to improve. They are not as good as they should be.
Screen Name Redacted 10/19/2020 02:22 PM	Reinvestment in 44th Avenue as a neighborhood commercial corridor; proactive traffic management in the neighborhoods to improve safety for people walking, biking & rolling; better access to parks & trails
Screen Name Redacted 10/19/2020 02:38 PM	Trader Joe's, walkable coffee shops and restaurants
Screen Name Redacted 10/19/2020 02:57 PM	better roads, better parks, better sidewalks,

Screen Name Redacted 10/19/2020 04:08 PM	Wadsworth has a lot of old, rundown business or empty lots. i would like to have these transformed into usable space.
Screen Name Redacted 10/19/2020 04:22 PM	See above. I'd like to see more pedestrian and bicycle improvements to wads and 44th.
Screen Name Redacted 10/20/2020 12:15 AM	Speed bumps and newly paved roads. Last year the streets south of 44th were paved as have many areas around our city in recent years. All we get are tar patches that look awful. We have lived here for 35 years. Improvements seem to stop before they come to our section of town.
Screen Name Redacted 10/20/2020 10:54 AM	See above.
Screen Name Redacted 10/20/2020 02:23 PM	Speed bumps and more street lights.
Screen Name Redacted 10/21/2020 01:50 PM	Making streets and sidewalks welcoming for bikes and pedestrians (shaded sidewalks with a street buffer, bike lanes, etc). More local businesses with bike and pedestrian routes and access.
Screen Name Redacted 10/21/2020 03:45 PM	Some city guidelines posted on the web site. Need regulations on the how close one AirBnB can be to another. Rules prohibiting locating small campers or RV's in back yards to increase AirBnB capacity. Home used for an AirBnB must be full time owner occupied residence. Can't leave in a RV for longer than 30 days or live somewhere else by using a property manager to run AirBnB business.
Screen Name Redacted 10/21/2020 08:13 PM	I would love for the neighborhood to be more walkable (wider sidewalks), more businesses/restaurants in walking distance, 44th to be safer and more walkable (wider sidewalks, a median), more money to schools. Less important - I think we should rename Bel Aire and make it a neighborhood area as well known as Applewood :)
Screen Name Redacted 10/22/2020 08:05 AM	Better code enforcement.
Screen Name Redacted 10/22/2020 10:22 AM	The water drainage after a major rain storm can cause problems with erosion and buildup of debris on some properties.
Screen Name Redacted 10/22/2020 01:58 PM	None
Screen Name Redacted 10/22/2020 02:02 PM	More local businesses. We were excited about the shops going in near Luckys (and sad Lucky's left) and were disappointed to see mostly chains (fast casual food, dentist, phone carriers). I would love to have a downtown similar to Arvada. We are excited about King of Wings.

Screen Name Redacted 10/24/2020 10:08 AM	We are concerned about high speed problems on our street. The city has documented and acknowledged the problem and I believe there is a plan in place to address it, but its been delayed since the spring and we are concerned it will never come to fruition. It would also be great to see more small business along 44th Avenue.
Screen Name Redacted 10/25/2020 12:59 PM	More speed bumps on the southern section of Dudley, as there are on the northern part of the street as it runs through Bel Aire.
Screen Name Redacted 10/25/2020 08:47 PM	Decrease of traffic level on Dover between 38th and 44th. Speed bumps and speed limits and police can only do so much. Through traffic needs to be drastically reduced. Drainage improvement on Dover between 38th and 44th. Street sweeping of streets, gutters, curb areas in our neighborhood and along 38th, 44th and Wadsworth. Better code enforcement on weeds and poor property maintenance. Fewer excess vehicle, RV, boat storage. Wheat Ridge is a bit worn around the edges, but it can still be neat, clean and well maintained while we work on revitalization.
Screen Name Redacted 10/26/2020 11:05 AM	Traffic features to slow people down as they exit Wadsworth.
Screen Name Redacted 10/28/2020 09:32 AM	Street speed control bumps between 38th Avenue and 41st Avenue similar to those between 41st Avenue and 44th Avenue.
Screen Name Redacted 10/28/2020 08:58 PM	Greater prioritization of bike and pedestrian improvements
Screen Name Redacted 10/29/2020 01:04 PM	More awareness and enforcement of speed limits
Screen Name Redacted 10/29/2020 01:39 PM	Please leave the BelAire neighborhood sidewalk free and keep properties at their existing size with single family residences only.
Screen Name Redacted 10/30/2020 11:01 AM	I would love for there to be something cultural nearby. Downtown has all of the galleries and several theaters. If you are going to stuff as many people as will fit into this neighborhood, can we at least be entertained?
Screen Name Redacted 10/30/2020 12:55 PM	A stoplight at 44th Avenue and Yarrow street may be helpful to avoid traffic issues when all of the new condo units are occupied.
Screen Name Redacted 10/30/2020 03:11 PM	Generally everything seems pretty good, but better maintenance in general would be good.
Screen Name Redacted 10/30/2020 03:20 PM	Would love to have the sidewalk in front of my house repaired. I made the request 3 years ago...
Screen Name Redacted	1) 4 way stop signs at 41st and Carr. 2) More speed control

10/30/2020 04:10 PM

Screen Name Redacted

10/30/2020 05:22 PM

More enforcement of speed on Dover and compliance with stop sign controls at 41st. Anything that addresses other concerns in #2.

Screen Name Redacted

10/30/2020 06:48 PM

More local restaurants/businesses, rather than chain-development.

Screen Name Redacted

10/30/2020 07:30 PM

Streets plowed in snow storms.

Screen Name Redacted

10/31/2020 09:33 AM

More direct neighborhood connection to Clear Creek Trail, continued commercial development along Wadsworth Blvd and 44th Street, replacing Lucky's Market with a Trader Joes or similar, increase accessibility and commercial activity of restaurants in downtown Wheat Ridge.

Screen Name Redacted

10/31/2020 10:59 AM

It would be nice, helpful & safer if my street were plowed when it snows heavily. I regularly walk and collect trash from easement on blocks surrounding my home. It is disheartening to see how much litter people throw on the ground. Placing & Maintaining litter barrels at intervals may help? I also regularly find evidence of serious drug use (syringes & paraphernalia) broken/empty liquor bottles, as well as refuse left by "campers" etc. - even on my property. NOT cool. What can we do to address homelessness & addiction in our neighborhoods?! I'm not convinced that Jeffco's "Crisis Center" on Wadsworth is truly a helpful resource... Seems more like a magnet for heroin/meth addicts. AND it looks like a shady Trap House ! Shelters & benches at bus stops would probably be much appreciated by folks using public transportation. I would LOVE to see more traffic controls. Drivers race down 44th Ave at 50+mph. This includes large vehicles carrying heavy equipment & trailers at ridiculous speeds. WRPD could probably help fund every suggestion I have included here just by issuing speeding tickets.

Screen Name Redacted

10/31/2020 01:27 PM

*homeless population in area *slowing of traffic through the neighborhood between 44th and 38th

Screen Name Redacted

10/31/2020 05:10 PM

Better access to greenbelt and /or a small park in this area. Sidewalks

Screen Name Redacted

10/31/2020 05:28 PM

Improved speed bumps. Police presence. Better street lighting. Real management of wildlife and the people that feed them (rabbits, squirrels, raccoons, skunks, coyotes). Dog park (not in my yard).

Screen Name Redacted

11/01/2020 08:32 AM

I love my neighborhood! The town of WR seems to be doing a good job of attracting business and has a business friendly environment. Glad to see the development along 38th as we need attract the small town feel vs the big box stores that dominate Wadsworth.

Screen Name Redacted

Would love better and more sidewalks, more restaurants, a disc golf course,

11/01/2020 01:30 PM	improved biking infrastructure, better lighting on residential streets
Screen Name Redacted 11/01/2020 07:27 PM	Bike lanes that allow safe travel from west Wheatridge across Wadsworth (44th and 38th intersections), variety of local businesses, community events that draw more interest, police enforcement and monitoring, especially street car racing down 44th
Screen Name Redacted 11/01/2020 09:00 PM	Improved sidewalks, better businesses (restaurants, boutiques, personal services) within walking distance. Beautify the 44th St. corridor between Wadsworth/Kipling.
Screen Name Redacted 11/01/2020 09:26 PM	More street lamps in our area which is quite dark on certain streets.
Screen Name Redacted 11/02/2020 07:37 AM	I feel that since we are more established Not many houses not taken fare of . We do not get opportunities such as dumpster days etc. that is not ok
Screen Name Redacted 11/02/2020 08:31 AM	Underground utilities. No 5G poles.
Screen Name Redacted 11/02/2020 01:20 PM	Clean streets and businesses taking pride in the city.
Screen Name Redacted 11/02/2020 09:14 PM	enforcement of some building codes regarding property maintenance, trailer parking, RV's, boats, passive automobile parking, etc....every neighborhood has some eyesores which do nothing for the visual appearance and I would think could be in conflict with codes. I have heard that "live in Wheat Ridge where you can park your RV in the front yard year long".
Screen Name Redacted 11/02/2020 11:10 PM	I have been waiting for 30 years for Wadsworth to be upgraded (lately it has been an embarrassing potholed bottleneck between I-70 and Lakewood at 26th Ave.), and for a traffic light at 41st and Wadsworth (needed for the Wilmore-Davis elementary school as well as a Bel Aire neighborhood convenience). The traffic light at 4 Acre Lane is useless for the neighborhood.
Screen Name Redacted 11/03/2020 06:51 AM	Get rid of city officials with the above agenda.
Screen Name Redacted 11/03/2020 11:16 AM	I love Bel Aire - maybe a street light or two?
Screen Name Redacted 11/03/2020 03:20 PM	More streetlights
Screen Name Redacted 11/04/2020 03:02 PM	Sidewalks or better drainage.
Screen Name Redacted	cleaner public areas around businesses

11/05/2020 05:02 AM

Screen Name Redacted

Make our schools the best of the best!

11/05/2020 09:56 AM

Screen Name Redacted

Improved street maintenance, paths for walking & bicycling, and park development.

11/05/2020 10:32 AM

Screen Name Redacted

I would like to see more business properties being improved.

11/05/2020 10:56 AM

Screen Name Redacted

Sidewalks.

11/05/2020 11:40 AM

Screen Name Redacted

Better pedestrian walks and crossings on Wadsworth; development or improvement of commercial buildings/land on Wadsworth's west side from 44th to 41st.

11/05/2020 01:19 PM

Screen Name Redacted

Deal with the homeless, crime and trash. Also, not opening the pool was ridiculous this summer. Many other neighborhood pools were able to make a plan. I'm disappointed that we couldn't do something more so children and families had a place they could go and a sense of community. i used to feel safe here and think how great it was and had access to. The town should have handled covid better and am ashamed on how they are treating the situation.

11/05/2020 06:51 PM

Screen Name Redacted

Invest in bars and restaurants that don't look like every other suburb.

11/06/2020 07:32 PM

Screen Name Redacted

Street/blacktop update, street sweeping

11/09/2020 12:03 PM

Screen Name Redacted

More trails, park space, more hubs for small businesses (see Edgewater Market).

11/09/2020 06:42 PM

Screen Name Redacted

Increased bike friendliness on 38th. Continued emphasis and development of walkability. Encouraging smart development.

11/13/2020 07:26 PM

Screen Name Redacted

real sidewalks on the streets, improvement on homes that are incomplete in the neighborhood

11/16/2020 11:27 AM

Screen Name Redacted

Bike lanes on 38th, near Lutheran.

11/16/2020 09:36 PM

Screen Name Redacted

A privacy fence between the sidewalk and Lutheran Hospital ER up to bus stop. An ashtray and trash can put near the steps outside of ER where

11/17/2020 11:47 AM

	people smoke. Discharge process of ER patients to take place off of Dudley Street ER entrance. We have witnessed discharged patients restrained and forcibly walked out of the ER. Not a pleasant site to witness no matter the justification.
Screen Name Redacted 11/20/2020 05:39 AM	More speed bumps to slow traffic throughout neighborhood. In particular along Yarrow st. 41st-39th
Screen Name Redacted 11/20/2020 11:08 AM	Better streets
Screen Name Redacted 11/20/2020 11:58 AM	People rolling through the stop signs on Dover Street. Less trash pick up days.
Screen Name Redacted 11/21/2020 08:43 AM	Speed bumps, neighbors taking care of their dead trees
Screen Name Redacted 11/21/2020 09:42 AM	improve street lighting
Screen Name Redacted 11/21/2020 08:01 PM	Less multi plex housing developments
Screen Name Redacted 11/23/2020 08:16 AM	More walking paths, additional opportunities for small businesses, diversity inclusion!
Screen Name Redacted 11/23/2020 08:33 AM	Investments in sidewalks and traffic calming. No need for wheat Ridge to be just a highway to get other places.
Screen Name Redacted 11/23/2020 10:23 AM	Interest in city reviewing and approving ADU's with restrictions. Would like to see increased considerations for cyclists and bicycle commuters. Current planning has not had forward looking vision for this. Concrete sidewalk, curb / gutter and bicycling access on major streets and direct access to schools. I would suggest keeping local neighborhoods without curb and gutters. Continue to grow the naturalists and parks & recreation including added support for our very special green belt, Better effort in business development. City to contract with one or two waste carriers to mitigate traffic and minimize damage / overusage of our streets.
Screen Name Redacted 11/23/2020 02:32 PM	25 mph speed limit enacted and enforced, continuous sidewalks, dedicated bike lanes
Screen Name Redacted 11/23/2020 08:52 PM	Speed controls, garbage cans along 38th. The quantity of garbage cans between Kipling and Wadsworth on the north side is way too low.
Screen Name Redacted 11/25/2020 06:40 AM	Increased walk ability to commercial spaces in downtown Wheat Ridge. Improvements to Wadsworth Blvd traffic flow and clean up road side lots.

Decrease traffic and speed of traffic cutting through Bel Aire via through streets between 38th and 44th.

Screen Name Redacted

See the previous answer.

11/25/2020 01:24 PM

Screen Name Redacted

More unique family-friendly restaurants, entertainment, and stores from local businesses. We would also like to see more police presence in neighborhoods and local volunteer opportunities.

11/25/2020 05:48 PM

Screen Name Redacted

Speed bumps on Yarrow St. between 44th and 46th. Someone also needs to work with management of Yukon Court Apartments to keep it respectable.

11/28/2020 04:54 PM

Screen Name Redacted

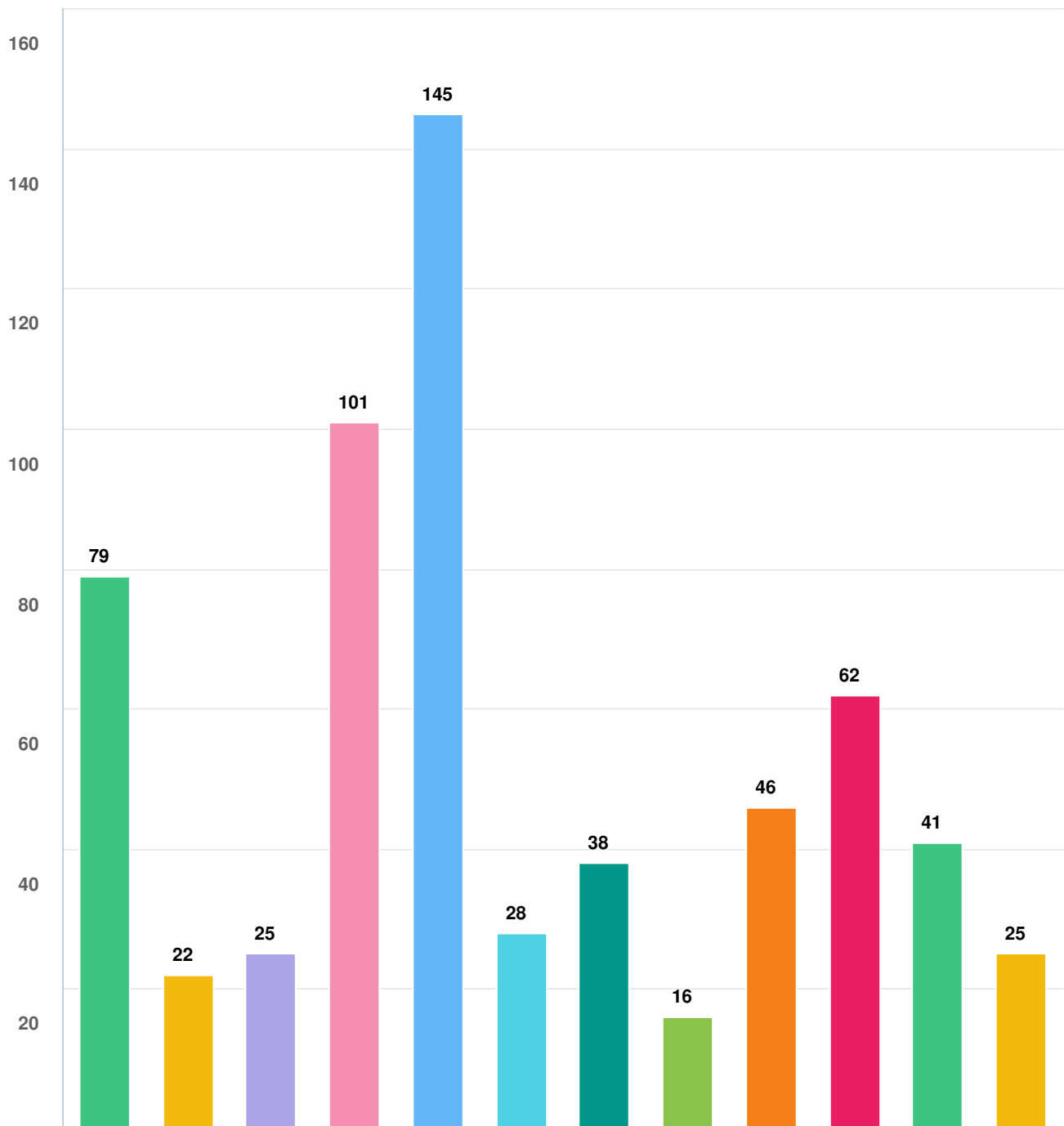
Close W 48th (maybe even 47th too) Ave at Wadsworth. Maybe acquire the open land at 48th and Wadsworth for a park and improve access to Johnson Park and Clear Creek trail. Add multi-use (bike/walk) paths on streets.

11/29/2020 08:13 AM

Optional question (153 response(s), 9 skipped)

Question type: Essay Question

Q4 Why do you live in your neighborhood? (check all that apply)



Question options

- I feel safe here
 ● I like the school my children attend
 ● My job is nearby
 ● I like my neighborhood
- I like the location
 ● I like the access to dining and entertainment
 ● Housing is affordable
 ● I've always lived here
- I have friends and family in the area
 ● Small town feel
 ● The growing and diverse community
 ● Other (please tell us)

Mandatory Question (162 response(s))

Question type: Checkbox Question

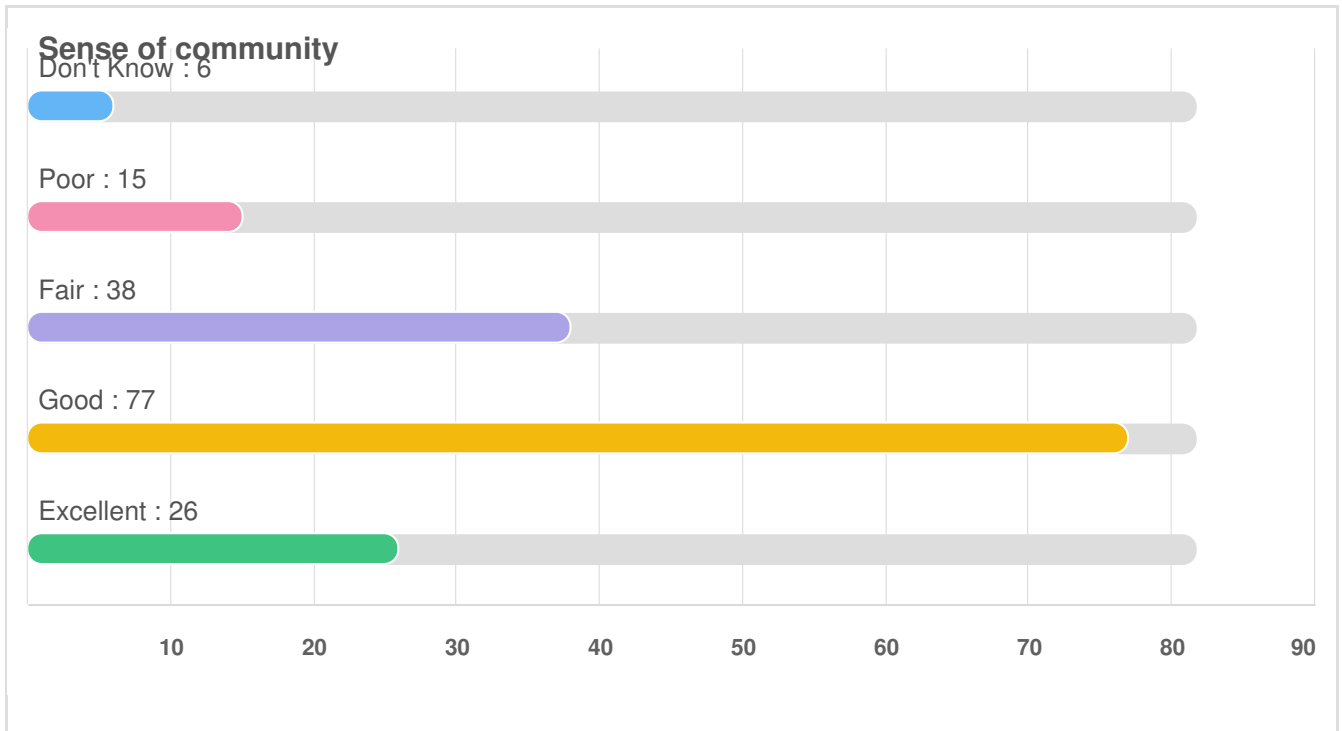
Q5 Please rate these features as they relate to the Bel Aire neighborhood



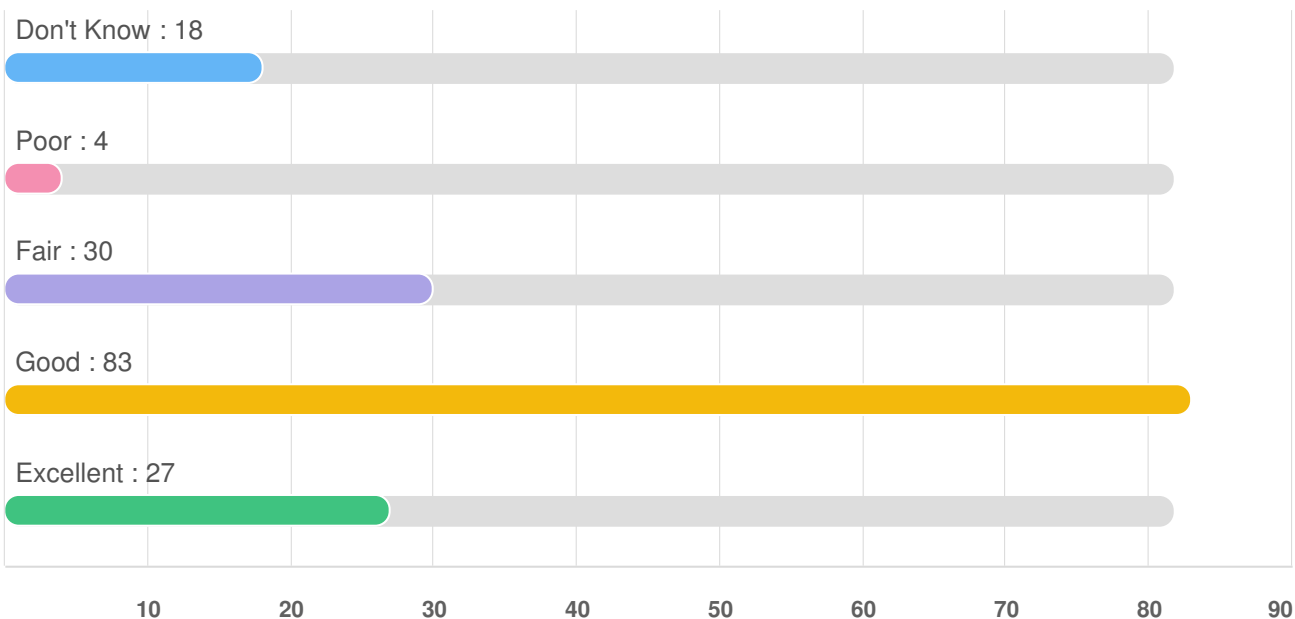
Mandatory Question (162 response(s))

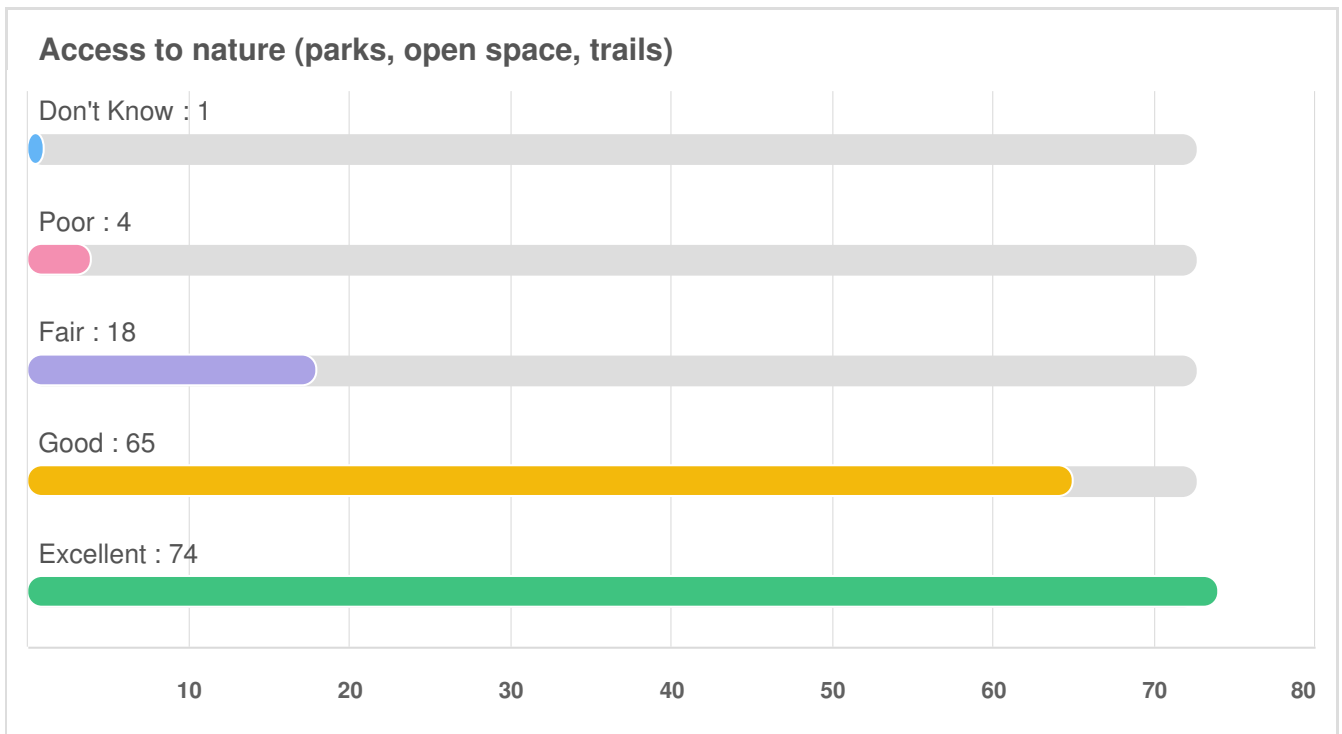
Question type: Likert Question

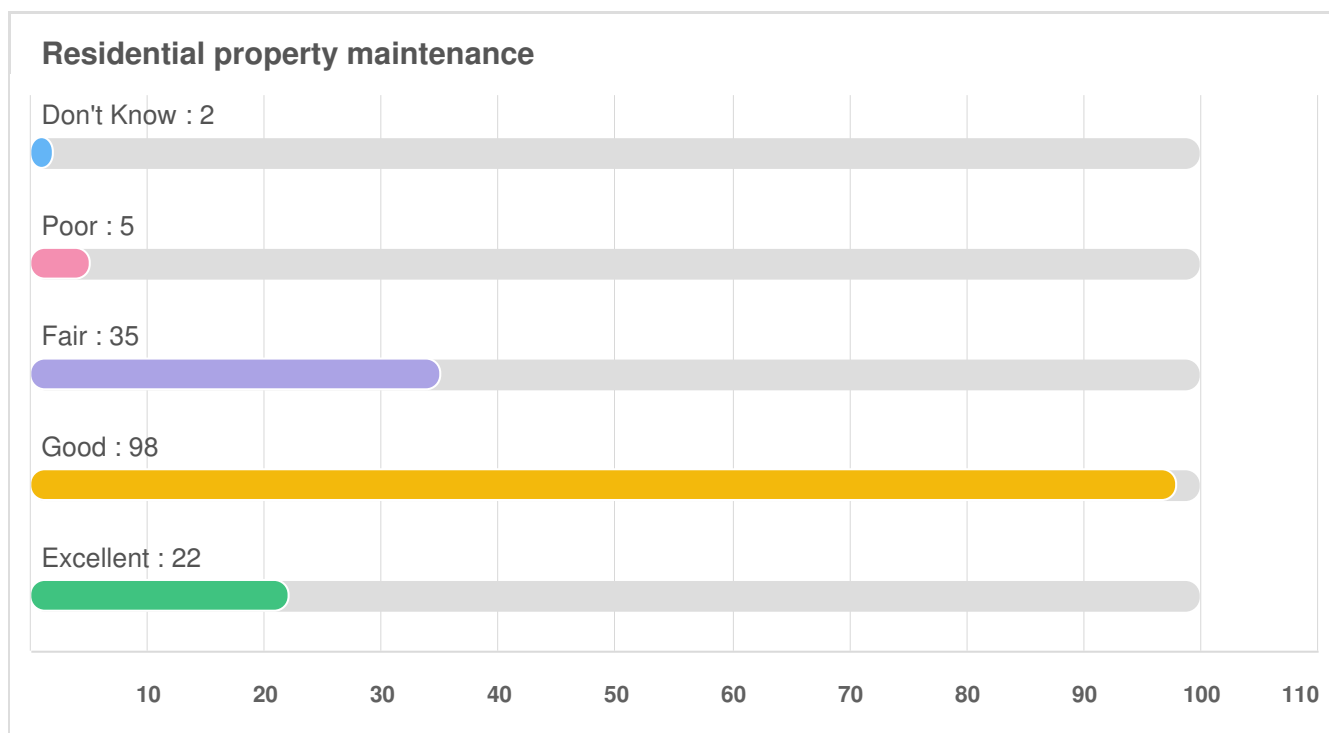
Q5 | Please rate these features as they relate to the Bel Aire neighborhood

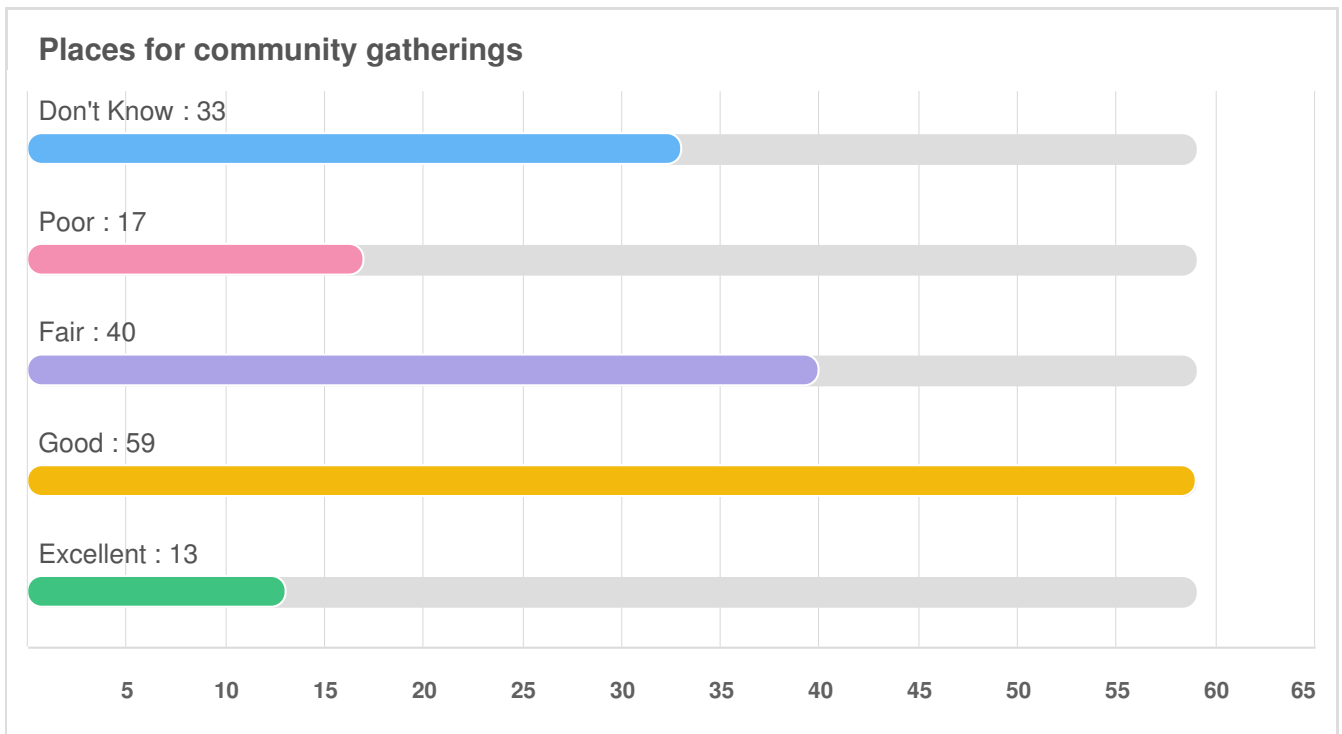


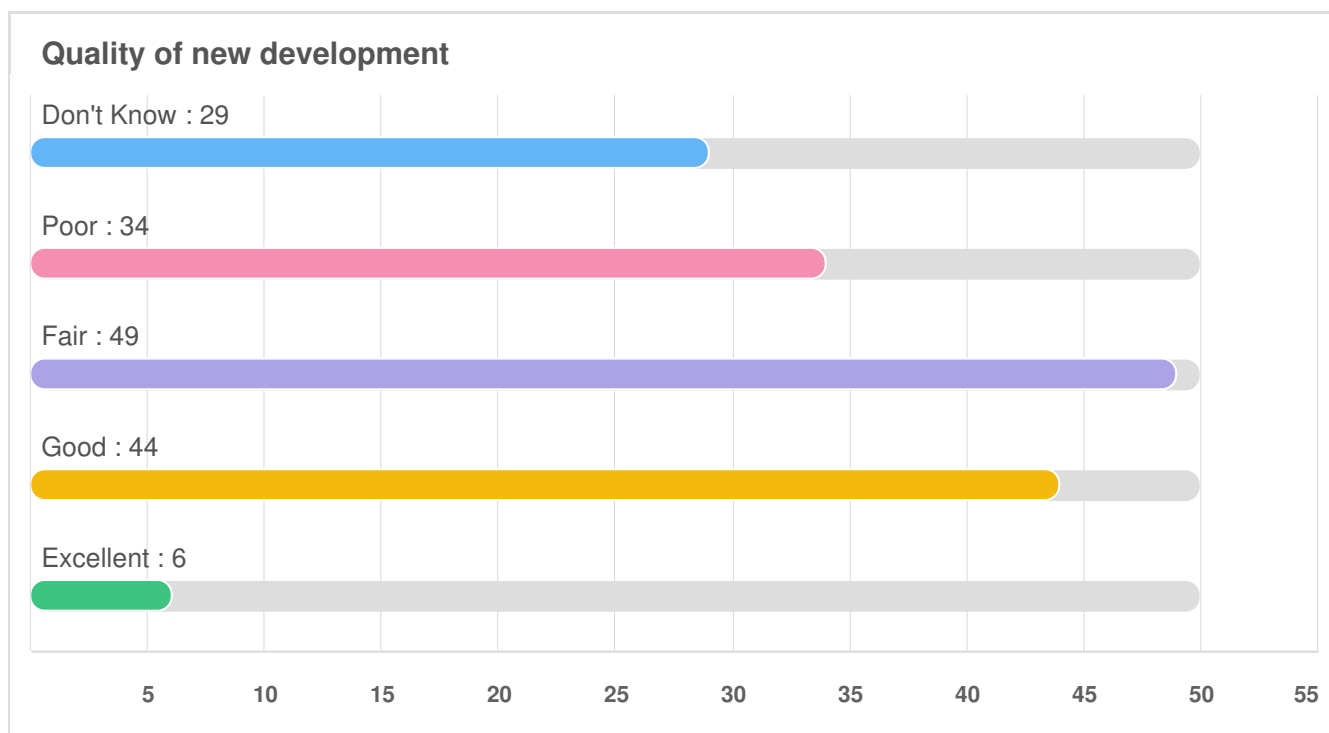
Overall image and reputation of Bel Aire



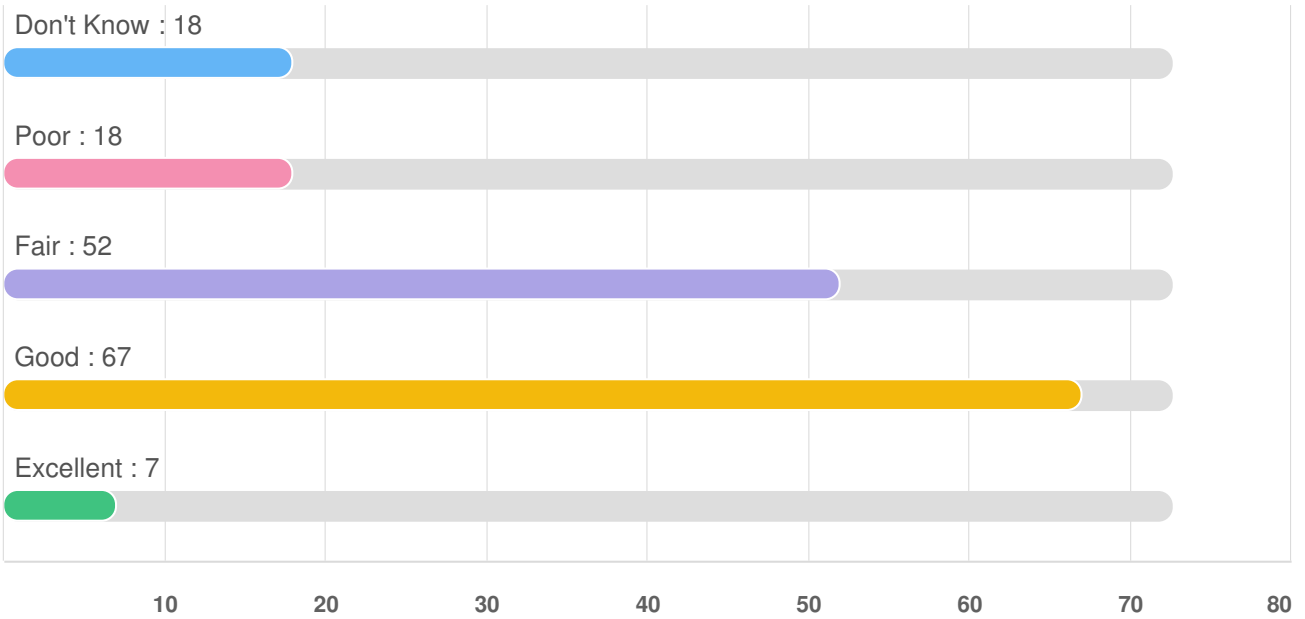




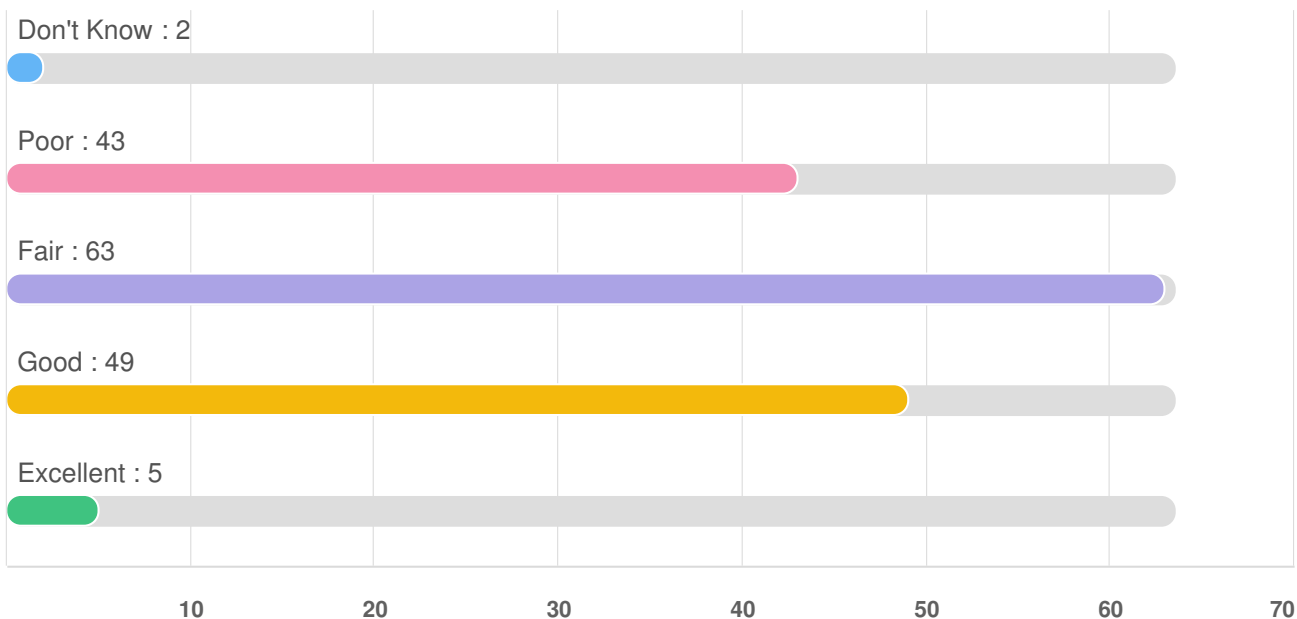




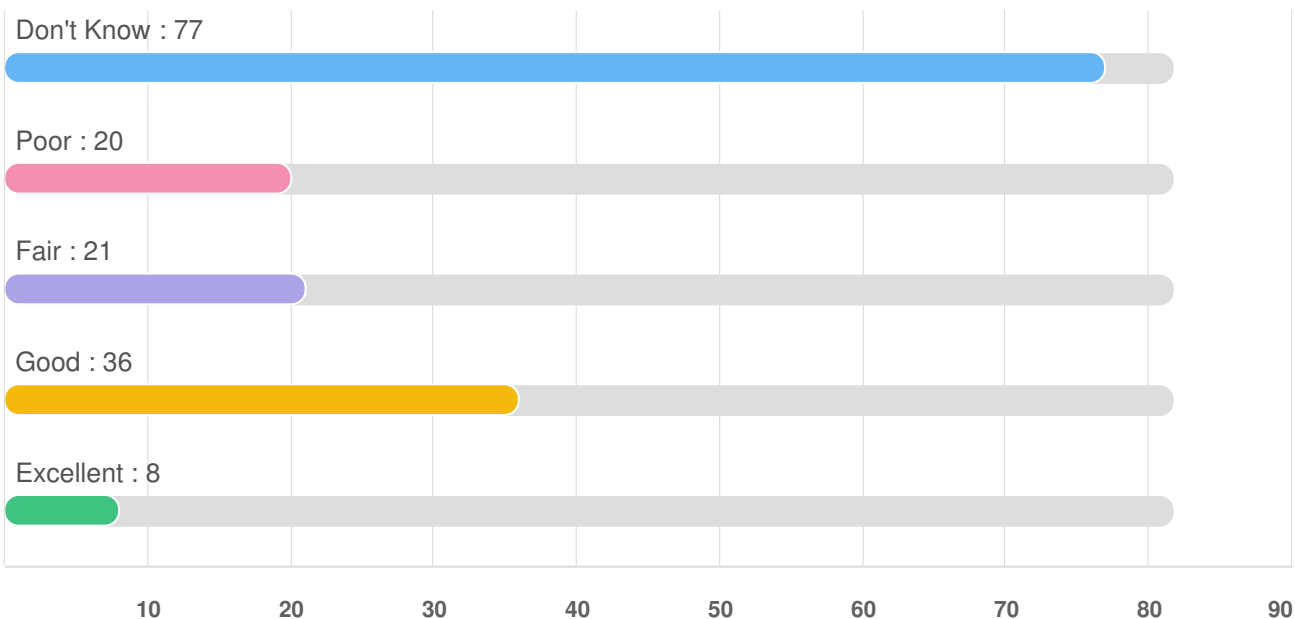
Variety of housing options



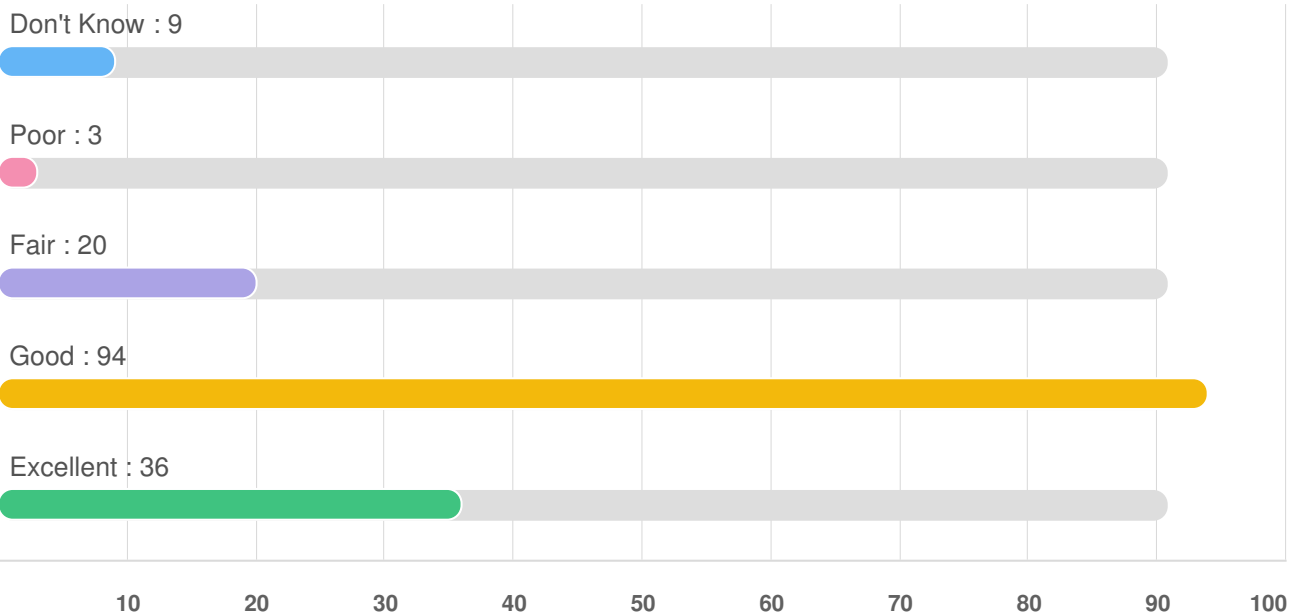
Shopping and restaurant options



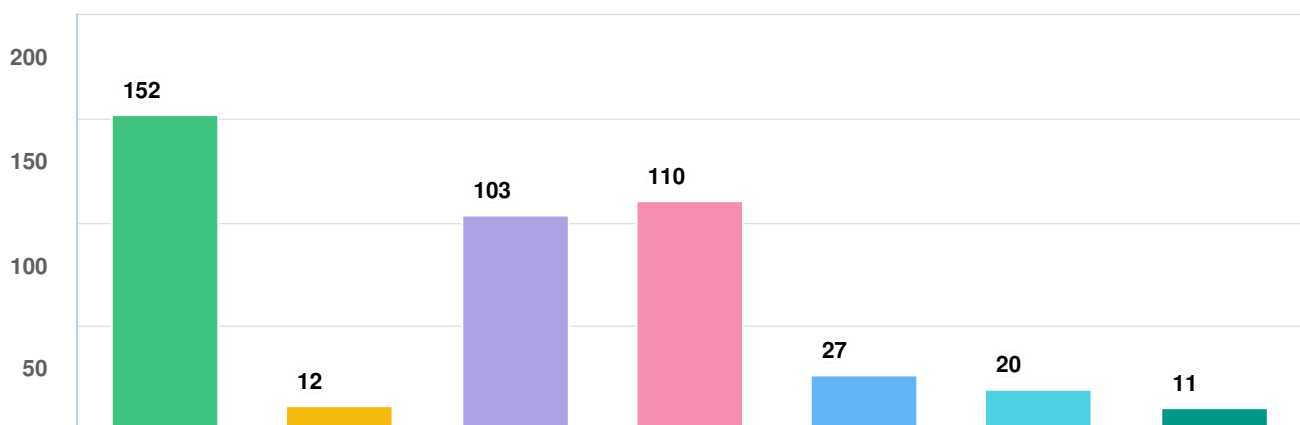
Access to employment options



Access to community services and facilities important to you (health care, places of worship, etc.)



Q6 Please tell us about housing options in Bel Aire by selecting all that apply. Bel Aire has good housing options for...



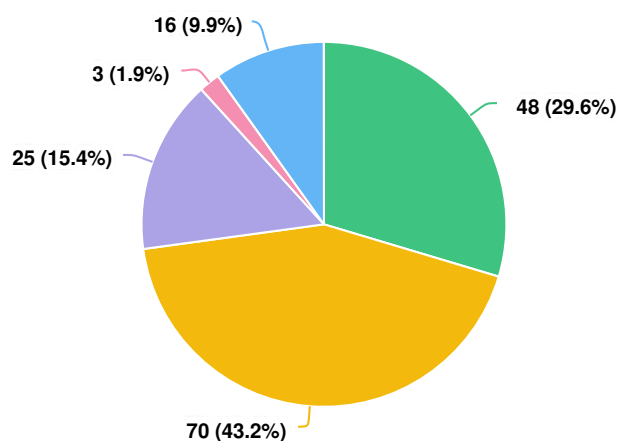
Question options

- Other (please tell us)
 ● Disabled residents
 ● Low-income residents
 ● Seniors
 ● Young professionals
- Students
 ● Families

Mandatory Question (162 response(s))

Question type: Checkbox Question

Q7 Please tell us how comfortable Bel Aire is for walking. Walking in Bel Aire is ...

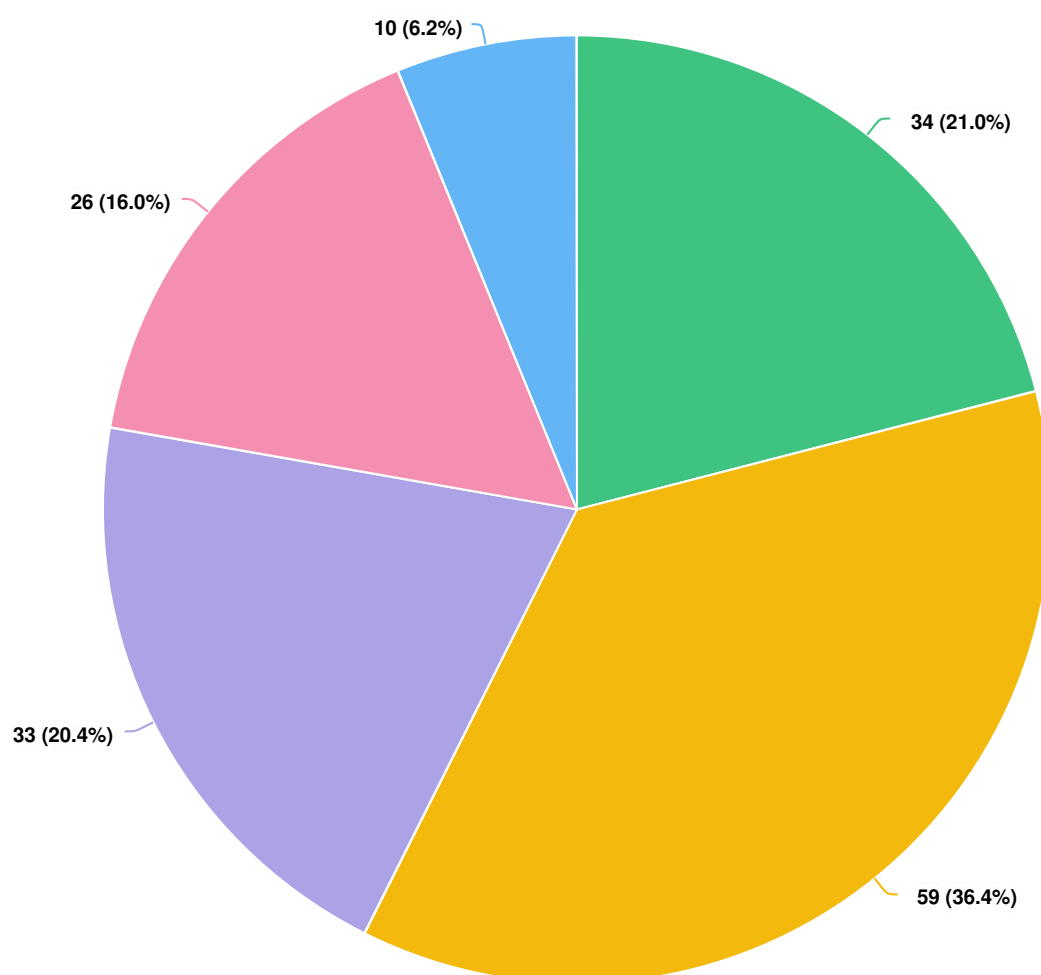


Question options

☐ Other (please tell us)
 ☐ Not applicable to me
 ☐ Not easy
 ☐ Fairly easy
 ☐ Very easy

Mandatory Question (162 response(s))

Question type: Radio Button Question

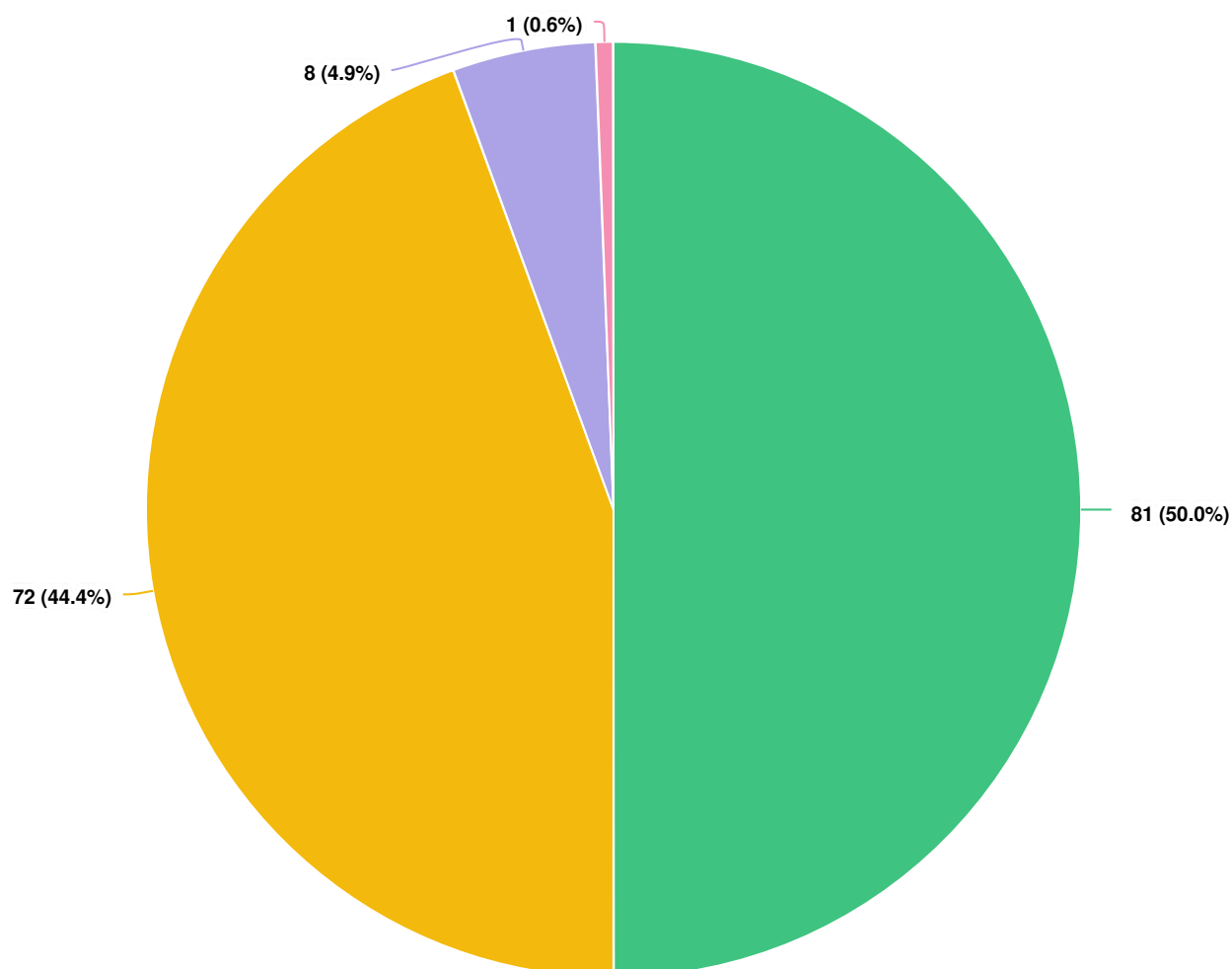
Q8 Please tell us how comfortable Bel Aire is for bicycling. Bicycling in Bel Aire is ...**Question options**

☐ Other (please tell us) ☐ Not applicable to me ☐ Not easy ☐ Fairly easy ☐ Very easy

Mandatory Question (162 response(s))

Question type: Radio Button Question

Q9 Please tell us how comfortable Bel Aire is for driving. Driving in Bel Aire is ...



Question options

☐ Not applicable to me
 ☐ Not easy
 ☐ Fairly easy
 ☐ Very easy

Mandatory Question (162 response(s))

Question type: Radio Button Question

Q10 What other comments or big ideas about Bel Aire do you want to share?

Screen Name Redacted

9/12/2020 09:36 AM

It would be nice to have a easier way to get to the Clear Creak trail and park off of Wadsworth and I70. There is really no easy way to get to that little park and trail from Bel Aire. Thanks so much for this and taking the time to read my comments. I hope this helps.

Screen Name Redacted

9/21/2020 02:34 PM

A very good place to live. Most of my problems are regional and larger-scale issues. More diverse ethnic restaurants would be nice. Hills and large lots will always limit our walk-and bike-ability.

Screen Name Redacted

9/21/2020 05:28 PM

I would be happy to introduce you to other residents or help create a community meeting.

Screen Name Redacted

9/22/2020 09:32 AM

Access to Clear Creek trail, I-70/76

Screen Name Redacted

9/30/2020 01:05 PM

You asked a question about the neighborhood being a good place for those with disabilities? there are no sidewalks - and when there are sidewalks, they rarely are wide enough for someone using a wheelchair (or stroller) to walk on.

Screen Name Redacted

9/30/2020 01:44 PM

Hoping to see a good grocery replacement for the former Lucky's location. (I know that is not neighborhood specific)

Screen Name Redacted

9/30/2020 02:24 PM

Love the mix of house styles and properties

Screen Name Redacted

9/30/2020 04:38 PM

In our section of Bel Aire, walking the neighborhood is a joy. Many beautiful gardens. We can walk to post office, Dr's office, grocery store, to name just a few. and then there is the greenbelt which offers a connection with nature.

Screen Name Redacted

9/30/2020 05:46 PM

41st is a great street to walk on. It would be fun to have a neighborhood walk. We love seeing our neighbors out walking with their kids and dogs!

Screen Name Redacted

9/30/2020 06:43 PM

At this point this Sr. doesn't really leave the house because of the trashyness, the high crime, the rudeness of everyone I come across. This used to be a desirable area, I actually have friends that hesitate to visit, this is not just me.

Screen Name Redacted

9/30/2020 07:21 PM

Larger issue than just Bel Aire, but the rec center is too small to support the growth in the community, especially with all the high density housing now going in.

Screen Name Redacted

9/30/2020 07:49 PM

I feel sorry fo he people that live on Carr, it serves as the Bel Aire cut through. When wads is redone, it's going to hard for them. You should find a way to support them from a traffic mitigation perspective. I don't live on Carr, but I use it and feel bad about it

Screen Name Redacted 10/01/2020 01:43 AM	None
Screen Name Redacted 10/01/2020 09:06 AM	A lot of young families are moving into this neighborhood but it still doesn't feel like a super kid friendly neighborhood yet
Screen Name Redacted 10/01/2020 10:06 AM	I would like to start a neighborhood sustainability group. We are reviving our Neighborhood Watch program and it is leading to more unity. We need a way to block off streets or parts of streets so children can play. We need a childrens' activity program since the Rec Center is not open.
Screen Name Redacted 10/01/2020 11:39 AM	More parks. A food hall would be nice. Small independent businesses.
Screen Name Redacted 10/02/2020 04:06 PM	I like the greenbelt and Anderson Park, I consider those community spaces for Bel Aire. I'd like to see better walkability and bike access along and across Wadsworth and I'd like to see more local businesses instead of chains or big box stores along Wadsworth as well. Overall, I'm happy with my neighborhood, but would love to see more focus on non-automotive means of transportation for our residents to explore Wheat Ridge. It's easy to move within the neighborhood, but you need to improve access getting out of our neighborhood to others where you're not in a car. With the growing number of young families in our neighborhood, I'd also like to reinforce that we need safe streets, proactively - we have a small traffic calming diversion on 41st, but there are many other places where traffic drives dangerously fast or ignores traffic control signals. Speed bumps don't seem to deter the speed of traffic much, but I'll guess that some of our planners have some great ideas to help! It'd be great to do some traffic calming on 38th from Wadsworth to Dover and make it three lanes, in place of 5, as the current layout encourages high speeds and drivers often race dangerously in the right lane to get ahead of traffic before the lane ends. This is not only hazardous to traffic on 38th, but also to drivers entering or leaving side streets, where visibility is already limited.
Screen Name Redacted 10/02/2020 04:30 PM	I'd like to see even more bike pathways and linkages inside the neighborhoods that would allow cyclist minimal contact with main streets like 38th and 44th.
Screen Name Redacted 10/06/2020 03:32 PM	I think they should add a roundabout at 41st and Dover. I have seen several near misses with cars / bikes / pedestrians. It's a visually restricted intersection and prime drive Through. Kids/ residents should be able to walk to school or recreationally without worrying they are going to get hit on a neighborhood road.
Screen Name Redacted 10/07/2020 10:54 PM	Clear Creek is the largest asset in the city but is left to its own demise. Hundreds of dead, decaying, and dangerous trees cross and around the river and paths from streets in places, no benches The concrete path is the only route to take and often has speeding bicycles making it dangerous. The creek is downright ugly in many places with cement waste blocks littering the

river banks and water pools with sudsy scummy elements and the ugly old Lena gulch flows in near the 'beach area' near Anderson Park. This is not the case with Prospector Park which also has dispersed picnic area shelters and separate paths for walkers and more trash cans. Why is it different in our section? The path directly along the river is impassable in most places because of poor maintenance even in Anderson park where the city recently spent millions. There are very few restaurants because there are no recreational options in the creek to draw people. One festival week-end a year is not enough for them. For several months in the summer rafters and tubers try to make the creek usable but there are few places to put in or take out. Why can't the Kipling bridge be excavated so that water recreation can start at the west parking area near I-70 can link all the way to Anderson Park? Some directional signs have been spray-painted over for many months without maintenance. Why, Why, Why?

Screen Name Redacted

10/08/2020 04:20 PM

If I had known all the construction was going to happen would never have bought this house-too much traffic for seniors

Screen Name Redacted

10/08/2020 05:30 PM

I am concerned about Wheat Ridge City government wanting Wheat Ridge to look like Highlands Ranch. There seems to be an attitude by government that if it's more then 20 years old it should be scraped and redeveloped. I believe that blitted properties or areas should have investment. Properties such as the Safeway at 38th and Wadsworth for example, should be left alone. I have personally spoken to a person in planning that wants the Safeway property redeveloped even though the delinquent property is the new one. Think Lucky's!

Screen Name Redacted

10/08/2020 07:01 PM

Bel Aire sucks when it comes to availability to parks and open space, PLUS, nobody cares about their neighbors out here.

Screen Name Redacted

10/09/2020 11:18 PM

I'd really like to see more community outreach and how we can get involved in our city government. I'd love to participate and volunteer but do not know where and how to go about doing that.

Screen Name Redacted

10/10/2020 10:34 AM

Rec Center is great. Love the green belt.

Screen Name Redacted

10/10/2020 01:06 PM

The area going down Wadsworth is very dangerous for walking and biking. There aren't side walks and not even a tiny area between the traffic and you. There's often broken beer bottles along 44th and needles. As you go past 44th on Wadsworth heading north there's that giant house and a retaining wall - this makes it so you have very little room to walk between the retaining wall and the traffic. We have found two knives dumped on our property since we've lived here.

Screen Name Redacted

10/11/2020 09:25 AM

Traffic on Wadsworth has greatly increased especially at 44th & 38th. The lights need to be timed better. Also traffic on 44th is bad. People go 40-45 mph and I am surprised that there are not more accidents. It's like taking a big chance to make a left turn on to a side street from from 44th and site

	lines are blocked by signs and vegetation when you are trying to get on 44th from Allison.
Screen Name Redacted 10/11/2020 11:08 AM	This neighborhood wants desperately to be more family-friendly in terms of street safety and access to parks, but with so much traffic speeding down 47th to avoid the traffic lights at 44th, and no sidewalks or speed bumps, it is always unsafe. We would also love to walk to the shops at 38th, but again, there is no safe way to do so from Bel Aire.
Screen Name Redacted 10/11/2020 01:09 PM	1. Businesses like King of Wings, RitualCraft, and ModMood were good additions to 44th just west of Wadsworth. 2. Concert series and more events at Anderson Park.
Screen Name Redacted 10/12/2020 01:22 PM	I want more new businesses to move to 44th Avenue, especially food and breweries. More bike trails and access to Arvada via bike trails.
Screen Name Redacted 10/12/2020 09:02 PM	Putting half width sidewalks in back when it was developed was a bad idea. If two people are walking abreast, inevitably, one will have to walk in the road. Main thoroughfares such as 38th and 44th get snow dumped on the sidewalks in the winter which is not then removed. I think the City should be responsible for removing that snow. Once it's walked on and freezes, getting to a bus stop is a real challenge. Try it sometime when it's dark and the sidewalk is bumpy and ice covered. Wadsworth Blvd has got to be improved and made friendlier for bicyclists as well as pedestrians. Will I be dead before it's taken care of?
Screen Name Redacted 10/13/2020 12:37 PM	The city seems to always have the interest of people from out of town and attracting new young and often relatively wealthy residents and long time senior residents. They leaves out those of us in the middle. People that choose to make Wheat Ridge home before the big rush to metro Denver 5 or so years ago. Change can be good, but not all change is necessary. Wheat Ridge seems to often change things only for the sake of change and I fear that is only getting worse. I have seen the city cater to out of city developers more than residents over and over again with the argument that we need the tax income and that "something is better than nothing". The developers do not fulfill the parts of the deal that are for the residents and nothing is done. The neighborhood looses, the city get's their check and residents then watch it happen again and again. Change can certainly be good, but when the wants and needs of CURRENT residents are lower on the list of priorities, then the decision makers need to really think about what they are trying to do. We need to improve what we have not change it. Most people that oppose changes are not against all change, but we are opposed to change that does not consider us. As there are so many of these our voices are ignored as we are thought of as people that will oppose anything.
Screen Name Redacted 10/13/2020 08:19 PM	Lack of bike paths and narrow sidewalks on 38th make it difficult to walk or bicycle on that particular street. Trying to exit any street on 38th is challenging because the lights are all at Wadsworth and it doesn't control flow going west.

Screen Name Redacted 10/14/2020 09:18 AM	<p>BelAire is an important part of the history of Wheat Ridge. The housing needs diversified, but neighborhood enclaves need preserved as contemporary neighborhood development moves forward. Mid-century homes in a pastoral setting are spread throughout the area and are increasingly desirable as homes for young families; but diversified housing can create a rich urban setting along the highway and main street corridors. Wadsworth is a mixed blessing, as it is treated by planners as a main corridor suitable for pass-through traffic while at the same time, it provides a setting useful for Wheat Ridge services and urbanization with access to BelAire.</p>
Screen Name Redacted 10/14/2020 12:06 PM	<p>Belaire is a very special neighborhood. We have quality brick houses of a variety of sizes and shapes. Home buyers in Belaire because of the diversity, lot sizes and quality of construction, have the opportunity to improve their property to whatever extent they see fit and their investment is protected by property comps. This is a unique and valuable asset not offered in cookie cutter subdivisions in our neighboring cities. We want to preserve this as the unique character of Belaire and of Wheat Ridge.</p>
Screen Name Redacted 10/15/2020 09:59 AM	<p>My neighborhood, the area around 41st and Yarrow St, has been going steadily downhill for many years with increasing rentals and high density housing projects that make money for developers but do nothing to improve the quality of life for residents. I don't see that changing much in the coming years. I think the city ignores this area for the most part. My wife and I are both retired now and we will be moving out of Wheat Ridge just as soon as we can.</p>
Screen Name Redacted 10/15/2020 11:25 AM	<p>Actively advertise what the city can do to foster greater community - such as services it can provide if a block party was desired.</p>
Screen Name Redacted 10/15/2020 11:34 PM	<p>Bel Aire could use more patio/town homes, such as those southwest of the Rec Center. When one of those becomes available, it sells in minutes for well over the asking price. There are a lot of seniors hanging onto single-family homes and struggling with maintenance who would down-size if more places like those were available. While the consignment shops in Bel Aire have nice things, there is no place to buy new clothes and shoes. Ross is the only such store in all of Wheat Ridge, I think. Mucilli's is closest place for good shoes.</p>
Screen Name Redacted 10/16/2020 01:49 PM	<p>I would like to see an end to these zone changes without the proper transparency.</p>
Screen Name Redacted 10/17/2020 12:05 PM	<p>We need more restaurants in all of Wheat Ridge. Not just fast food please. We need some sit down community restaurants. And we need to fill all of the empty business spaces, because we look like a town that's dying</p>
Screen Name Redacted 10/17/2020 10:20 PM	<p>Neighborhood eco-pass (RTD) would be great</p>
Screen Name Redacted	<p>I am opposed to building apartments on the Lutheran campus when it</p>

10/18/2020 10:16 AM

becomes vacant.

Screen Name Redacted

10/19/2020 02:16 PM

I moved to Wheat Ridge from Denver thinking that they would capitalize on the incredible influx of people and money the state has seen over the past decade. So far, that has not been the case. The affordable property (relatively speaking) helped make the decision but we have to expect more. The community is seemingly older and young people with families (such as myself) are not coming here at the rate that they should. We should seek to provide exciting options for people like me AND embrace the community that has grown up here and spent their lives here. My concerns are aligned with what was identified in the Wheat Ridge Revitalization Strategy report. We have to do more and expect more. This survey is a small step in the right direction, so thank you for that.

Screen Name Redacted

10/19/2020 02:22 PM

The 44th Avenue Corridor Plan is a tremendous opportunity for our neighborhood to attract local businesses and enhance walkability. It's the only in-tact pedestrian corridor in the city but there are no safe walking routes connecting with it.

Screen Name Redacted

10/19/2020 02:57 PM

The yards are not being maintained as they should, lots of grass growing too long, crap in yards etc. things around here are starting to look run down.

Screen Name Redacted

10/19/2020 04:08 PM

i think that WR has potential to be a place for families and couples to enjoy but we need to do something to motivate people to expand to our town. we have several nice spots (Right Coast, CO Plus, Audacity, etc) but then have some places that need work, especially off of Wadsworth. I want to have pride in the community and take care of it. I don't love that my friends see wadsworth and judge WR off of that. I know that it can be a safe good place to have a family.

Screen Name Redacted

10/20/2020 12:15 AM

Please do something about the condition of our roads and the need of speed bumps as more and more traffic uses the neighborhood as a way to bypass the intersection of 44th and Wadsworth. Brentwood Street truly has a problem with speeding vehicles.

Screen Name Redacted

10/20/2020 10:54 AM

In summary. Neighborhood connections to the creek. Commercial redevelopment along Wadsworth. Increased housing diversity.

Screen Name Redacted

10/20/2020 02:23 PM

Need more community building and branding for Bel Aire specifically.

Screen Name Redacted

10/21/2020 01:50 PM

I'm excited to see how the community grows, and am hopeful for inclusive, environmentally friendly, and community focus improvements over time.

Screen Name Redacted

10/21/2020 03:45 PM

Please get on the AirBnB operation guidelines. People are buying homes in residential ares like mine and turning them into motels and advertising them as 420 friendly to attract even more patrons. I'm am not against pot but it makes me uncomfortable the increase in the unknown "party" crowd on both

	sides of my home.
Screen Name Redacted 10/22/2020 08:05 AM	Better code enforcement
Screen Name Redacted 10/22/2020 10:22 AM	Access to grocery shopping and options are good in this area. Would like to see more upscale restaurants with more variety within walking distance. Not so many fast food places. Would really hope that the zoning of existing lots be maintained to keep it open and parklike.
Screen Name Redacted 10/22/2020 12:07 PM	We moved here from Denver to have more space and because we liked the "country in the City" feel of the neighborhood. No big ideas other than to maintain that feel.
Screen Name Redacted 10/22/2020 01:58 PM	Remain with zoning single family.
Screen Name Redacted 10/22/2020 02:02 PM	We love Happiness Gardens. They have done a wonderful job communicating with gardeners and keeping the garden up during this challenging year.
Screen Name Redacted 10/24/2020 10:08 AM	retail on 44th ave - encourage restaurants and shops please! And what's the status of the Wadsworth widening project?
Screen Name Redacted 10/25/2020 12:59 PM	Bel Aire may not have a wide variety of employment options, but that is fine with us. We came to live here rather than work here.
Screen Name Redacted 10/25/2020 08:47 PM	Do not like the new development in Bel Aire - all condos, townhouses, apartments - all will be rentals in a few years. In the past the city was not keen on renters. Renters do not support sustainability, stability and have a stake in the city like owners do. Renters come and go so not sure why the city now thinks they are a good idea. Condos, apartments do not fit in with Bel Aire neighborhood which is mostly single family homes. Much of the new development (even single family houses) is ugly modern, post-industrial urban (whatever you call it) and again does not fit in with the neighborhood. Long-term, current residents and owners who have paid the bills and taxes for years are due more consideration than new real estate development. Much of this new development is high density (again not a fit with current Bel Aire) with no green space or yards. All these new people spill out into my neighborhood with their dogs and enjoy my property and my green space. I am not being compensated for their use of my green space, extra noise, traffic, cars, trash, cleaning up their dog poop. I did not purchase a home in a high density development but I now find myself close to living in one. Also rezoning from R-1 to R-2 and R-3. Again, impact to current owners and neighborhood is not considered. Real estate developers/builders are not concerned about the long-term viability of a neighborhood or city. They just want to make the most profit and move on. I expect better of Wheat Ridge. We should not want to be like Denver - destroying existing neighborhoods to the altar of new development. Again, this is not fair to current residents and

Screen Name Redacted 10/26/2020 11:05 AM	tax payers. We should come first. Fix the current issues and problems in existing neighborhoods and not focus on new development so much.
Screen Name Redacted 10/28/2020 09:32 AM	North Bel Aire is much more difficult to walk and bike in then the rest. Sidewalks are too narrow and intermittent to be truly useful. There is no access to parks or child friendly open spaces without having to cross a major street. Try to pay attention to set backs when allowing new multi-unit construction. Why do the new units have to be built as close to the curb or street as possible. You will be creating canyons not attractive unites in the CHARACTER OF THE NEIGHBORHOOD!
Screen Name Redacted 10/28/2020 08:58 PM	When using the greenway trail, bikers and pedestrians frequently dangerously cross over Kipling rather than do the circuitous loop down toward the tunnel and past the rec center then back up to the main trail. We really need a tunnel under Kipling that doesn't divert down to the Rec Center. The greenway trail consistently has tunnels where you'd expect them to be for miles in both directions, except where the Greenway meets Kipling. I think the path to the rec center and tunnel are great, but it should be a detour, not the primary trail option. Would love to see more amenities targeting the younger demographic in Bel Aire and Wheat Ridge broadly. We have multiple pickle ball courts, which is great for the seniors, but how about volleyball courts or a disc golf course which other neighboring communities have? Our library is quite small and very nearly in Denver. Would love to see a new library in the heart of Wheat Ridge. Boulder's library is a great example of what a library can be for the community.
Screen Name Redacted 10/29/2020 01:39 PM	Please add property use regulations for the Bel Aire area, similar to three additional areas that deserve to remain as somewhat better recognized for their history in the county of Jefferson.
Screen Name Redacted 10/30/2020 11:01 AM	please stop residential development. Have you ever tried to get on Wadsworth during rush hour?
Screen Name Redacted 10/30/2020 03:11 PM	The biggest idea would be improvements to Wadsworth Blvd. It is a fairly ugly entrance to our City (and thereby our neighborhood, since we are at the gateway). I realize this is a CDOT thing, but I would really like the City to be planning (particularly financially) for this so that when it happens we are in a place to achieve something big....I am thinking like the retaining walls at the entrance to Boulder off of the Turnpike. We have a real opportunity to create one heck of a gateway with the walls on Wadsworth, but it will take money when the time comes. (Note, I am a Landscape Architect who works exclusively on Transportation Projects across the country...TREX being my biggest here in the state. So I am well versed in what communities can do and would love Wheat Ridge to really blossom and show its worth...its all about the money and the will).
Screen Name Redacted 10/30/2020 03:20 PM	LOVE the Clear Creek bike path and the overall bikeability of my neighborhood!

Screen Name Redacted 10/30/2020 05:22 PM	Time to reconsider the zoning map and related ordinances.
Screen Name Redacted 10/30/2020 06:48 PM	Consider allowing ADUs (accessory dwelling units) to the zoning code to offset housing costs.
Screen Name Redacted 10/31/2020 10:59 AM	THX for asking & for all efforts to make our community a better place for all of us to live
Screen Name Redacted 10/31/2020 01:27 PM	More speed bumps Or other means to slow car traffic through the neighborhood between 44th and 38th
Screen Name Redacted 10/31/2020 05:10 PM	44th should have sidewalks cleared by the city. Right now it is a patchwork of individual home owners who have to deal with the sidewalk after plows have come through-It can be unpassable for weeks during the winter
Screen Name Redacted 11/01/2020 01:30 PM	Clear creek trail is a huge asset to this community. I appreciate that it is fairly well-maintained. Would love to see further improvements and continued maintenance.
Screen Name Redacted 11/01/2020 09:00 PM	I want people coming past Wadsworth along 44th to feel like they are driving in a beautiful area. A lot of what I drive by appears like it just happened to land there, but without regard to anything else around it. There is no sense of what this area's style even could be.
Screen Name Redacted 11/02/2020 07:37 AM	Large area to call belaire.
Screen Name Redacted 11/02/2020 01:20 PM	Start planning on the city having a master plan and concentrating on beautifying the business areas. Faces of businesses should have a cohesive look.
Screen Name Redacted 11/02/2020 09:14 PM	Retain the neighborhood as unique without encroachments by developers and other types of thinking promoting personal financial only gain to change the nature or appearance it has long possessed. Neighborhoods have their individual personalities and, usually, most outside investors have very little interest becoming a part of the community. This applies to city hall which should be more cognizant and informed when voting. Hopefully this listening format should be of help if interpreted as intended. more-----
Screen Name Redacted 11/02/2020 11:10 PM	Upgrading Wadsworth would have a proud and positive ripple-effect across all of Wheat Ridge. As much as this corridor is used by north and south-bound traffic from beyond Wheat Ridge boundaries, upgrading would have a wide-ranging positive effect on how our city is seen and known throughout the Denver area.
Screen Name Redacted 11/03/2020 06:51 AM	Stop promoting high density.

Screen Name Redacted 11/05/2020 05:02 AM	would like to see a push for more awareness of concerns around the environment ie plastic bag ban, etc
Screen Name Redacted 11/05/2020 09:56 AM	I would love to somehow slow the cars on Dover :)
Screen Name Redacted 11/05/2020 10:56 AM	The process takes time and I appreciate those that care to take the time to begin the process.
Screen Name Redacted 11/05/2020 01:19 PM	Complete pie in the sky, but.... more access points to the Clear Creek trail. If on a bike, one needs to ride on the sidewalks of Wadsworth, 44th, 38th or Kipling to access.
Screen Name Redacted 11/05/2020 06:51 PM	Clean it up do something about the crime and homelessness stop ignoring the problem. Allow residents to live a normal live. Reopen the parks and pool this next spring.
Screen Name Redacted 11/06/2020 07:32 PM	Stop letting developers buy 1 lot to split it in 2
Screen Name Redacted 11/09/2020 12:03 PM	44th between wadsworth and kipling could have more businesses geared to being family friendly
Screen Name Redacted 11/09/2020 06:42 PM	I do love it here. But I am waiting. We can do so much better. Look around, pretty soon we are going to be late to the party.
Screen Name Redacted 11/13/2020 07:26 PM	Some more local walkable restaurants would be great.
Screen Name Redacted 11/16/2020 09:36 PM	Keep single-family homes in Bel Aire, don't let this area become redeveloped like Tennyson St.
Screen Name Redacted 11/17/2020 11:47 AM	Please see earlier notes about ER traffic and disruption to quiet and peaceful living.
Screen Name Redacted 11/20/2020 11:08 AM	please do not put high density housing in this area
Screen Name Redacted 11/21/2020 09:42 AM	Just a very good place to reside.
Screen Name Redacted 11/23/2020 08:33 AM	From the police department to city planning, it would be nice if the focus was about quality of life for all residents rather than just the rich ones. The cops hassle my lower income neighbor all the time and I think that's totally inappropriate.
Screen Name Redacted	Lobby Trader Joe's to take the Lucky's space. Tree planting & program.

11/23/2020 10:23 AM

Always good to continue with increased transparency, honesty and cooperation with our government. Sometimes I think we all miss the target.

Screen Name Redacted

None.

11/23/2020 02:32 PM

Screen Name Redacted

I am tired of seeing the building department approve projects that are out of character, giving developers too much time to cure defects and allowing homeowners to renovate without meeting codes. It is very unfair to those of us who follow all of the rules.

11/23/2020 08:52 PM

Screen Name Redacted

I miss the sense of a small town community and would love to see this returned to our neighborhood along with a cleaner community presence and design improvements made to local businesses around town that desperately could use a new look and fresh boost!

11/25/2020 05:48 PM

Screen Name Redacted

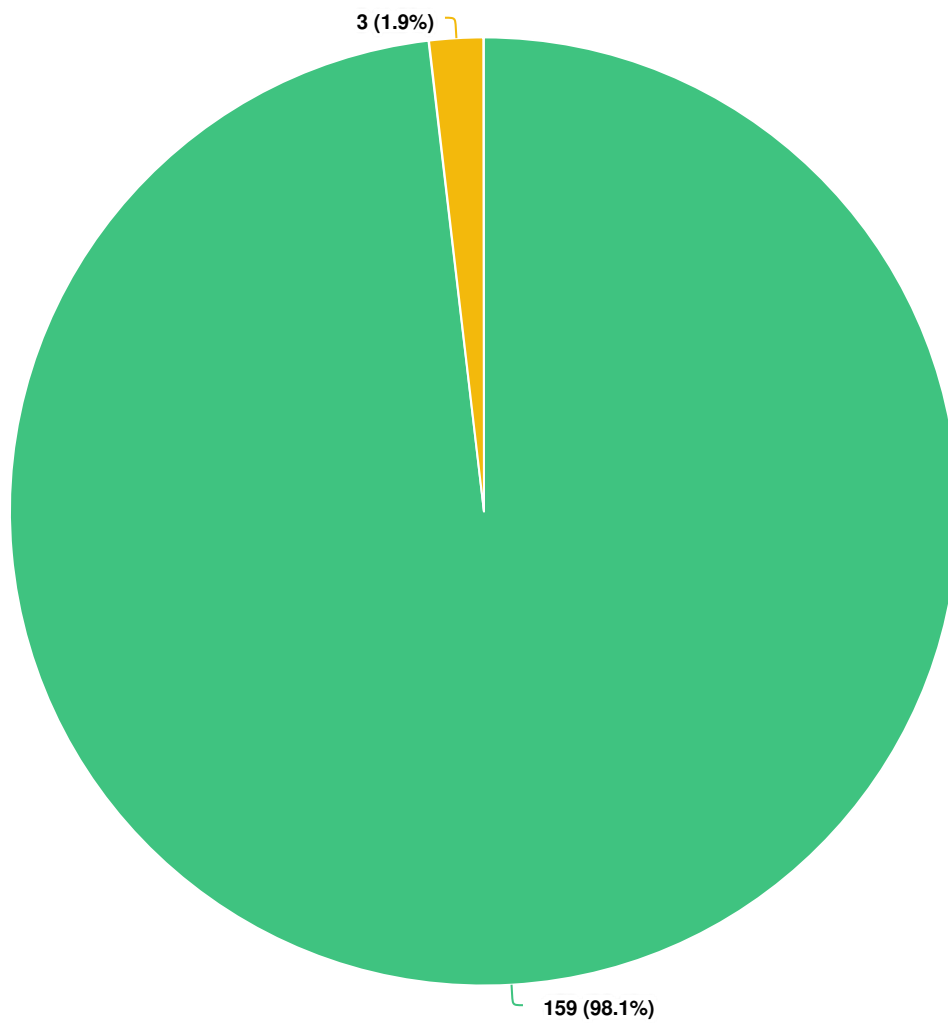
There needs to be something to do that doesn't involve driving. I should not have to drive to the grocery store or a restaurant because there isn't safe enough ways to walk or ride there.

11/29/2020 08:13 AM

Optional question (97 response(s), 65 skipped)

Question type: Essay Question

Q11 Bonus Question! Do you live in the area defined below as Bel Aire?



Question options

☐ No ☒ Yes

*Mandatory Question (162 response(s))
Question type: Radio Button Question*

Appendix B2: Round 1 Resident Meetings Summary

Small Group 1

Date: 10/24/20

Number of Participants: 4

Housing Options

- Edges are diversifying in terms of housing options
- Provide more opportunities for families, especially working families, wider demographics, particularly on edges
- Historically custom homes with lots of variety based on buyer choices/preferences
- Residential reinvestments are breathing new life into existing stock

Development and Neighborhood Character

- Support Wilmore Davis to attract families to neighborhood
- Buy and die community – people stay
- Desire to protect character and quality – Bel Aire has fairly consistent character
- Tools to reinvest and protect core character, and also invest/increase choice on edge
- Concern that development will creep into neighborhoods past edges
- Height, bulk plane – 2 story houses feel incompatible, block views
- Needs to accommodate parking on site
- Needs to ensure drainage/topography work, no negative impacts on neighbors
- Taper effect of edge development – taller/denser on edge to preserve neighborhood
- 38th/Upham and 35th/Wadsworth seem appropriate for redevelopment those locations, excited about the potential especially at Upham
- New projects are supporting schools—directly or indirectly—with people and funds

- 44th/Yarrow rowhomes seemed like an okay fit, but not sure how those neighbors feel
- Potential to integrate better with Happiness Gardens – how do we harness new development to better integrate/serve neighborhood

Bicycle and Pedestrian Access and Safety

- Within Bel Aire there are few sidewalks but low traffic so walking/biking is fine in the road, but very challenging to get out of neighborhood (44th in street or sidewalk is not safe) e.g., trash cans in the sidewalk; 38th not any more comfortable
- Big barriers to biking/walking at edges of neighborhood
- Good parks nearby, but poor access to them
- Residents bike for exercise, recreation, and errands
- Crossing Wadsworth on foot or bike is terrifying/unsafe
- Supportive of bike facilities on Wadsworth
- Pandemic has increased walkers in the neighborhood
- Need wider sidewalks
- On street parking is an issue – conflict with walkers and bikers also having to use the street
- Poor access to clear creek trail
- Neighborhood has some good cut through corridors; Lutheran staff and general public uses cut throughs
- Make sure it's safe to walk or bike – current and future Lutheran traffic will use Dover and Carr, how can we make it safer
- Need sidewalks on key corridors, need safe routes to schools

Trash

- Trash cans on the sidewalk are a real problem, especially 44th
- Worth looking into city provided trash

Code Enforcement

- Need more proactive approach, need more resources to address the obvious violations

Lutheran

- Fear over what the zone change could be
- Heard that Lutheran is leaving because utilities are inadequate
- Want to understand how utility capacity will affect neighborhood

Engagement

- Hard to engage, City Council meetings aren't the place to provide comments, meetings at recreation center are dominated by a few voices
 - Comments from several people on liking this format to discuss
-

Small Group 2

Date: 10/24/20

Number of Participants: 4

Housing

- More housing units tucked away could be a good thing – ADU's?
- Short Term Rentals STR's – large percentage, more rentals than private ownership. Some concern about this.
- Rentals walk hand in hand with crime and safety
- As housing prices grow, people are looking for options
- New housing is thought of as positive
- Mixed feelings about STR's

Parks and Open Space

- Clear Creek bikeway, walkway, environment of northern edge – evolution of the area on the north – trail at Kipling much different than trail near Wadsworth – maintenance concerns & safety issues
- Opportunity for more recreation using the creek, bring people to community to Anderson

Other Comments

- Economic development – no consistent flow of bringing people into the community

Development

- We are a built up neighborhood so extra housing units and scrapeoffs for duplexes are a concern for maintaining our neighborhood. The attempts by developers to put multiple units into small properties is concerning.
- Development – 44th Ave corridor specifically is of interest (historical society wants to develop)
- Density moving from Denver and going west
- Wheat Ridge is growing, but de-densifying
- Not opposed to new development, but want to keep character of the community
- Density should be planned carefully.
- People are moving to the suburbs for more space. Let's be careful about density.
- Scrapes are unfortunate – my street is ok, but this is maybe a broader problem, don't want Wheat Ridge becoming a “Bel Mar”

Neighborhood Character

- Add to list of important topics – trees, preservation, management, natural environment as amenity, especially at creek greenbelt & street trees, wildlife
- Interest in alternative lawns, streetside gardens, guidance for sustainable Bel Aire
- Unique properties bring the character
- Infrastructure can change the character, funnel through secondary streets

Other Comments

- Young families moving in – people want to live here and want yards
- Wadsworth development – how to manage challenges in short-term – seems like units are being added before traffic was dealt with

Traffic and Speeding

- Before the pandemic, traffic on Dover from 38th to 44th was crazy at rush hour. We hope there will be discussions as the Wadsworth project moves forward.

Trash Service

- Citywide trash service - It is hard on our streets to have multiple companies on different days doing pickups. There has been opposition in the past but perhaps we could try again.
Maybe reduce from 7-8 to 4-5 service companies.
- Trash – recycling opportunities (bins at Anderson disappeared), group efforts & bundling
- We've been through multiple trash companies just this year because of bad service,
it's the multiple units attempted in single family neighborhoods that are the problem.
For instance the property at 32nd and Kipling, Johnson and 38th, etc.

Other Comments

- Older homes should stay and be improved – energy efficiency, upgrading
- Community input during the process – Use Let's Talk to help communicate what development is going on & going through the process
- Resident input for what they want to see happen (i.e., vision, master planning, comprehensive plan)
- Neighborhood watch and community efforts to bring neighborhood together Parking lot at St. James – Farmer's Market
- Walkability to restaurants and services is important
- Missing recreation areas for children
- Code enforcement – parking has been an issue based on neighborhood complaints but could be less reactive and more proactive
- Lutheran campus – maybe condo's or higher density belong here, need ownership instead of rentals – please continue to communicate plans and where this process is

Small Group 3

Date: 10/27/20

Number of Participants: 5

Development

- Regarding incompatible development – protest against “grain elevator” house in lawn (Everett/Field). City should have overlay district in Bel Aire to protect against some types of development and address landscaping consistent with neighborhood values.
- Not as much development activity happening – homeowners reinvesting in properties which is positive change
- Excited about new residents and honoring history but worried about total scrapes on residential lots and personal aesthetic preference
- Group is mixed on whether to put density along commercial corridors. There are impacts to residents on borders and edge areas.
- Community engagement would have solved issues of incompatible development in Bel Aire – neighbors should be notified before subdivisions, developments... but group recognizes the challenge of drawing a line between property rights and too much community involvement.

Housing Choices

- Group sees importance of a diversity of housing choices to address multigenerational housing, kids moving back in, role of Accessory Dwelling Units (ADU).
- Need for senior affordable housing – older people want to downsize but rental markets aren’t conducive to those types, may not want big properties to take care of anymore – push and pull...where do housing options go? – lots of competition for low maintenance townhomes but not enough availability (all agreed on this)

Pedestrian and Bicycle Access and Safety

- Pedestrian safety is a concern, especially when sidewalk is right along streets
- Wadsworth is a big barrier for people not driving – crossing is difficult – bus stops are unsafe
- People feel safe walking on neighborhood streets, but not corridors like 44th and Wadsworth
- No good connections to Anderson Park, no choice but to eventually use 44th or Wadsworth
- A pedestrian connection on 46th Avenue between Yukon and Wadsworth doesn't exist – it is difficult for apartment folks to get to Wadsworth. There is a hole in the fence showing the high need for one there.
- No speed bumps on Yarrow
- Value access to Clear Creek Trail, but no formalized access from Bel Aire
- Unsafe bike trail access, no good connections, and 44th is unsafe
- Development at 42nd/Yarrow – new traffic light at 44th/Yarrow for turning movements?
- Trash cans can be an impediment to pedestrians

Traffic and Speeding

- Cut through traffic is a big concern. Specific hot spots are Yarrow around 44/46th Ave, 48th Avenue – busy pedestrian street with lots of vehicle traffic
- Some support for speed bumps

Homelessness

- There is camping along Clear Creek, especially closer to Wadsworth, and some panhandling
- This group has less direct impacts with homelessness but sees Nextdoor posts and some info on locations
- Safe shelter for homeless people – educate neighborhood on facility/support locations?

- Encourage City to think about homeless resources and not just enforcement – we need supportive housing in our community

Local Businesses

- Add Quality of retail options as a top issue – nowhere to really walk to
- Excited about King of Wings – want more gathering areas

Other Comments

- Add beautification of 44th Ave as a top issue. Could this be a candidate for a “road diet”? 2 traffic lanes with median/turn lanes, room for bikes, crossing refuges, traffic calming.
 - Lots of trash providers, noise impacts, equity issues of multiple trash providers and costs – would it be possible within a subarea to consolidate into one provider?
-

Small Group 4

Date: 10/27/20

Number of Participants: 5

Development

- Can't have more housing options if you oppose density
- Pleased with developments going on

Traffic and Speeding

- Increasing traffic is a concern, specifically:
 - 38th – b/w Kipling and Wadsworth – not built for so much density will get backed up
 - What happens after Lutheran campus redevelops and there's even more traffic

Trash Service

- Too many providers, pricey, too loud

- One resident did their own research and found it would be too expensive for wheat ridge to take over
- Trash trucks are degrading infrastructure
- Centralized recycling and compost service would be ideal

Code Enforcement

- Long term rentals and how maintained is a concern
- 38th and Independence property – no one maintained, took all summer long to get yard cleaned up, how to make process quicker?
- Vehicles park on rocks and gravel and considered “improved” surface by CSOs and thus okay, some residents disagree with interpretation

Homelessness

- So much trash along Clear Creek trail – it is a valuable open space corridor Wheat Ridge should be proud of, related homelessness is a concern
- Stopped using Clear Creek trail because of stories of homeless along trail
- Suspect homelessness will get worse with pandemic

Housing Options

- Short Term Rentals (STR) – the rental itself should be owner occupied when it’s not being used. It would lessen concern of criminal activity happening in the house – number of cars, parties, number of people
- Accessory Dwelling Units (ADU) missing from this list as something to study further. It adds a housing option (e.g., for seniors) and manageable density into the neighborhood. This small group was supportive of ADUs.

Traffic/Speeding/Pedestrian and Bicycle Access and Safety

- Speeding on cut through streets – traffic calming measures, do they work?
- Speed bumps may not actually work – case in point on Balsam Street
- Excited for Wadsworth widening, but concerned about increase in cut through traffic as a result, particularly since people are out walking more during the pandemic.

Other

- Very little crime in neighborhood, people feel safe here
 - Stormwater facilities are a concern in areas around 41st b/w Dover and Dudley – water comes rushing from 38th during storms; and the corner at 32nd and Wadsworth floods. Possible solutions are curb and gutter, swales.
 - City Hall could have an LED sign out front that broadcasts community news – like apple ridge café has
-

Small Group 5

Date: 11/11/20

Number of Participants: 4

Pedestrian and Bicycle Access and Safety

- Accessing the green belt is problematic – biking with a family, safety concerns, hostile connection on Wadsworth
- Potential of easements to better connect down to creek and generally throughout neighborhood for walking or biking.
- Yukon Court – some in group viewed this as positive example of density in the neighborhood given its location and design.
- Residents feel safe walking/biking on neighborhood streets with no sidewalks for the most part
- Streetlights are far apart in some places making it dark

Housing Options

- Neighborhood needs more housing options – products like tiny homes and unique additions to respect neighborhood character that will add more inventory, increased affordability; and a more diverse community could be a benefit; more rental options could be positive. However this needs to be balanced with addressing parking, traffic and other issues arising out of more density.
- Short Term Rentals (STR) can address affordability issues. The key question is what does that look like with the price of homes. City should

limit the amount based on data from other cities, use knowledge from nearby cities, and understand what's the positive economic impact for local businesses.

- It is important to figure out ways to make housing available for most people – e.g., permitting is expensive, time consuming and complex in Wheat Ridge (contractors not wanting to jump through hoops)

Traffic and Speeding

- Allison is used as cut through from Wadsworth and this creates safety issues, particularly with speed cars are going. There is no sidewalk in problematic stretches, including where the actual crossing/light is.
- Need better ped crossings on 44th
- Idea to address Wilmore Davis school foot/bike traffic to Yukon Court with a route to/from school across 44th (increased flashing lights – more visible), pedestrian bridge(!)
- No sidewalk on Allison for the crossing/light

Homelessness

- People experiencing homelessness cutting through properties to the neighborhoods is an issue, and it may negatively impact businesses and opportunities for redevelopment on Wadsworth and 44th. Walgreens seems to be a hub of homeless activity along Wadsworth.

Other Comments

- People feel safe in Bel Aire generally, no major concern with crime
- Regarding trash service – it is expensive, we could use city-wide recycling, trash trucks on the street almost every day are problematic
- Support for events/activities like the large item pickup (offer more frequently and make process easier)
- Regarding community engagement – virtual meetings are good, sharing back after project completion, how do we know if our neighbors have the support they need?,

- Neighbor to neighbor connection is important - how do we reach our neighbors, sign-ups for support and connections, e.g., Wilmore Davis has food pantry and clothing options.
 - Questions about future of Lutheran campus – would like to see mixed use, something like a food hall for example, while celebrating legacy and history of Lutheran.
 - Drainage – where are the drains?, Raining and snowmelts cause increased water levels on the street
 - Neighborhood block party! – great way to meet neighbors, increase this
-

Small Group 6

Date: 11/11/20

Number of Participants: 4

Traffic and Speeding

- Important issue to this group. Hot spots for traffic/speeding:
 - Cut through traffic bypassing Wadsworth and/or 44th/38th
 - Cut through on Brentwood has gotten worse (speeding and safety issues)
 - 41st and Ammons and speeding near school a concern (38th to 44th)

Pedestrian and Bicycle Access and Safety

- Pedestrian/bike facility connecting to Clear Creek is an issue and a problem with the current connection on Wadsworth (slated to improve)
- Yarrow and Yukon Court apartments – at the corner no sidewalks, unsafe
- 46th and Yarrow St area has concerns with walking safety

Trash Service

- Not necessarily top tier issue
- Too many days of the week for trash service!
- Could city reduce # of providers so there is some balance of choice and less impacts?

Homelessness

- A key issue but not as much in main part of neighborhood, more so on the Clear Creek greenbelt and to some extent at 44th and Wadsworth. It is a big problem, but not specific to Bel Aire.
- The homeless issue ties into safety issues and being uncomfortable walking on the greenbelt (people camping in unseen areas). Also health issues re: trash, bottles, human waste, loose dogs associated with the camps, etc.

Development

- Mixed opinions if development is top tier issue, if it is it relates to density and the impacts around that
- Group recognition that the issue of whether to accommodate density relates to affordable housing
- Needs to be a balance of accommodating some housing units to address supply/demand and affordability issues and neighborhood character
- Preference for owner occupied housing units if possible
- Recognition from group about the balance of supply/demand and importance of neighborhood sensitive design, density, property maintenance, etc.

Other Comments

- Regarding short term rentals – mixed opinions but concerns about noise, other nuisances popping up without proper oversight
- Some interest in exploring accessory dwelling units (ADUs) provided they are context-sensitive, they provide an opportunity for other housing options for people wanting to be in neighborhood
- Is there an opportunity for a better community space or park?

Appendix C1: Summary of Bel Aire Action Items

This attachment summarizes the eight action items presented to Bel Aire residents during Round 2 of the engagement blitz from January – February 2021. The “Why”, “What”, and “Things to Consider” mirror what was in the Action Survey.

Expand Bulk Plane to Address Size of Residential Buildings

Why: Bel Aire residents told us that some new residential buildings are too big for the neighborhood.

What: “Bulk plane” rules already exist in parts of Wheat Ridge that limits the size of the upper stories of residential buildings. This action item would expand similar rules into some residential areas of Bel Aire.

Things to Consider

The height limit for most residential buildings in Wheat Ridge is 35 feet. Bulk plane rules wouldn’t change this height limit but would require parts of buildings above 15 feet to step back from adjacent property. This action item would only cost the City in staff time and could be completed in less than one year.



Background

City Council approved the current bulk plane rules in 2016 that applies to single family dwellings in the R-1C and R-3 zone districts. The City initiated this code amendment, in part, based on resident responses to new residential infill development on the City’s east side. This code amendment represented a new approach to regulating building massing. The City mostly only regulates building massing based on setbacks from property lines, maximum building heights, and maximum lot coverage. The bulk plane regulations go further and regulate the massing of upper stories of buildings to require a building form that “steps back” upper stories from adjacent properties.

Improve Communications on Development Projects with Potential Neighborhood Impacts

Why: Bel Aire residents told us that they'd like better information sooner on development projects with potential neighborhood impacts.

What: This action item would include a package of improvements to address communication. Potential changes could include required resident notice of more types of development applications earlier (e.g., at the time of application) and more information online about projects.

Things to Consider

More notice often introduces more complexity on development projects and unclear expectations of how residents can influence projects, balanced with expectations of private property rights. This action item would only cost the City in staff time and could be completed in less than six months.

PUBLIC NOTICE

SUBMIT WRITTEN COMMENTS FOR CASE # _____ TO THE COMMUNITY DEVELOPMENT DIRECTOR AT THE WHEAT RIDGE MUNICIPAL BUILDING, 7500 W 29TH AVE., WHEAT RIDGE, CO 80033 BY 5:00 P.M. ON _____

FOR FURTHER INFORMATION CONTACT THE WHEAT RIDGE COMMUNITY DEVELOPMENT DEPARTMENT. PHONE: 303-235-2846

OFFICIAL POSTING - UNAUTHORIZED USE OR REMOVAL PROHIBITED BY LAW



Background

In 2020, the City created two new online engagement portals for various City decision making processes. First, the City created [Wheat Ridge Speaks](#), which is an online platform where residents can view information on upcoming public hearing items and submit comments for decision makers that become part of the official public record (whereas residents previously would have to come to the meeting in person to do so). Second, the City created the new [What's Up Wheat Ridge](#) online platform for various city projects for a "one stop shop" of all major projects that uses tools like surveys, comment forums, e-newsletters, and other project information. Additionally, in 2020, public notice was improved for public hearings by increasing the mailing radius from 300 to 600 feet, increasing the number of posting signs required for larger properties, and revising the posting sign format to be more user friendly.

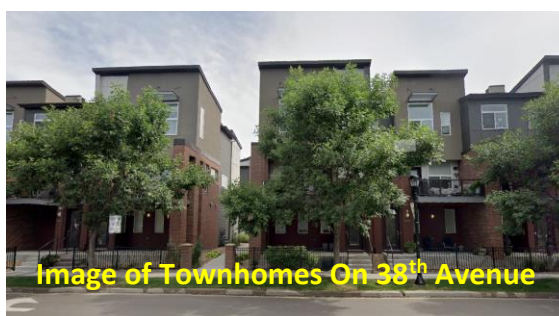
Broaden Housing Options While Being Sensitive to Bel Aire's Character

Why: Bel Aire residents told us that they'd like to see more housing options nearby without compromising the unique neighborhood character.

What: This action item would include a package of new rules to address this issue. The rules could include more flexibility for Accessory Dwelling Units (ADUs), sometimes called "granny-flats" or "mother-in-law apartments", in single family areas and more allowance for townhomes and multi-

unit housing in commercial areas like 38th Avenue and Wadsworth. These rule changes would be a community process that includes public hearings.

Things to Consider: Allowing more housing types would bring more people and cars to the neighborhood, better enable people to stay or come back to the neighborhood throughout their life, and add customers for local businesses. This action item would only cost the City in staff time but would likely be a complex project that takes more than one year.



Background

The City does not acknowledge Accessory Dwelling Units (ADUs) as anything different than a standard dwelling unit. A dwelling unit subordinate to the primary dwelling unit is not allowed unless a property can already accommodate another dwelling unit under its zoning rules (e.g., the lot is big enough to allow another dwelling unit). The City has evaluated several options in the last ten years or so to address this topic. Most recently, the City Council-adopted 2019 Neighborhood Revitalization Strategy recommended tabling the ADU discussion for at least two years.

Regarding allowing more housing on commercial corridors, the existing zoning on corridors like Wadsworth and 44th Avenue often precludes a residential land use. The zoning is commonly Commercial-One and Restricted-Commercial, which mandates that the predominant land use must be commercial.

Adopt Tree Preservation Rules

Why: Bel Aire residents view mature landscaping and trees as integral to neighborhood character.

What: This action item would create new rules that either require or encourage retention of mature, healthy trees or a like-for-like replacement of trees removed.

Things to Consider: Strict tree preservation rules often make development of or expansion of existing houses more challenging, and depending on species and root structure, not all trees can withstand adjacent construction. This action item would only cost the city staff time and would take about a year to complete.



Background

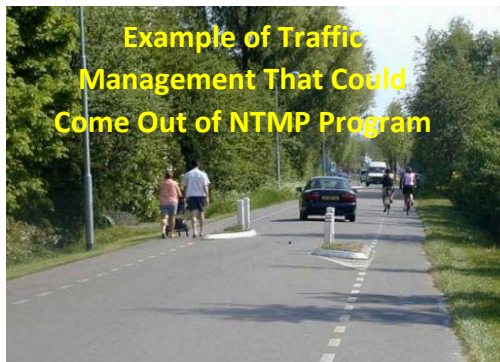
The City does not have any rules or policies that preserve large, mature trees on private property. Tree preservation rules are not a new concept and range around the country from strict rules to guidelines that address existing mature trees that may be slated for removal during construction. These rules commonly address which trees should be protected and how, and if trees are removed what the replacement for the lost trees looks like to make up for the loss on other parts of the property.

Increase Resources for Neighborhood Traffic Management Program (NTMP)

Why: Bel Aire residents told us that walking or biking comfortably on certain residential streets like Harlan, 32nd Avenue, and 35th Avenue are among their biggest concerns.

What: The Neighborhood Traffic Management Program (NTMP) has a process to evaluate specific streets, talk to the community about traffic calming options, and implement the option if warranted. Under this action item, the City would evaluate adding resources so this currently understaffed program can be more responsive.

Things to Consider: The process to evaluate a street from an engineering perspective, get community input, figure out a preferred option, and request funding can take two or more years under current NTMP program staffing and resources. Streets need to meet certain criteria to be considered for improvements.



Background

The City has had the [NTMP process](#) in place for over ten years. Numerous residential streets have seen improvements stemming from this program. These improvements have included increased enforcement, the use of speed trailers, or traffic calming measures, such as speed humps, curb extensions, signs, or other devices that may be applicable.

Expand Programs that Provide Funding to Improve Commercial Buildings

Why: Bel Aire residents told us that supporting local businesses is one of their highest priorities, as well as the overall appearance of commercial buildings on 38th Avenue and 44th Avenue.

What: This action item would do two things to support improving commercial buildings along commercial corridors. First, it would expand programs that provide grants and loans for improvements to commercial buildings. Second, it would explore a “vacant storefronts” program to either temporarily occupy vacant commercial buildings or revitalize them with artwork or other temporary measures.

Things to consider: Improvements of this nature represent a partnership between the City and the property and business owners. While the City can budget for expanded funding, the property and business owners need to be willing to take advantage of these types of programs.



Background

The City has had ongoing grants and loans to support businesses for many years and the amounts and types have varied. Most recently to address the impacts on businesses from the COVID-19 pandemic, in 2020 the City:

- Provided \$750,000 in small business grants;
- Partnered with the Wheat Ridge Business Association to create new web pages Biz Ridge and Eat Ridge to provide the community with up to date info on services, hours and products to help support local businesses;
- Applied for and received a Colorado Department of Transportation (CDOT) grant to purchase pop up cafes, bike racks and sanitation stations;
- Distributed free face masks and signage to local businesses; and
- Created the Business Reopening Assistance Program, which provided funding to purchase supplies for moving operations outdoors.

Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues

Why: Bel Aire residents told us that they're concerned about inadequate property maintenance and City code enforcement in residential areas.

What: Dumpster and cleanup days are popular programs that nearly every year have higher demand than resources. These programs provide dumpsters nearby and resources for City residents to clean up their property and get rid of large unwanted items and yard waste, among other things. This action item would expand these programs in recognition that they promote both community building and improved property maintenance.

Things to consider: Improvements of this nature represent a partnership between the City and residents. While the City can budget for expanded funding, residential property owners need to be willing to take advantage of these types of programs.



Background

These dumpster and cleanup days are one part of the “TLC Wheat Ridge” program that has been in place for several years. TLC Wheat Ridge is a joint effort of Localworks and the Wheat Ridge Police Department. The goal of this program is to bring neighbors together to strengthen community and keep the city clean and safe. To accomplish this work, the program offers Clean Up Days, Dumpster Day Grants, and Block Party Grants. In recent years, the program has had four cleanup events per year that have all been very well attended.

Create a Slow Down Awareness and Signage Program

Why: Bel Aire residents told us that traffic and speeding on certain streets like 41st, Brentwood, Carr, and Dover are among their biggest concerns.

What: This action item would include a new program where the City provides “slow down” signage and other materials to residents on streets with traffic and speeding problems.

Things to Consider

These types of signs promote voluntary compliance but are not enforceable. This action item would cost the city the price of the signs and other materials and the staff time to promote the program.



Appendix C2: Action Survey Results

SURVEY RESPONSE REPORT

13 February 2020 - 23 March 2021

PROJECT NAME:

Let's Talk Bel Aire

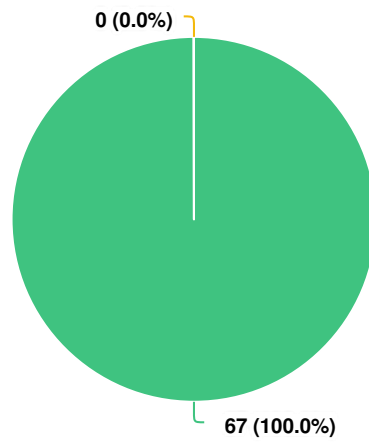
FILTER BY:

Are you an Bel Aire resident (see map above for boundaries)?

Answered : Yes

SURVEY QUESTIONS

Q1 Are you an Bel Aire resident (see map above for boundaries)?



Question options

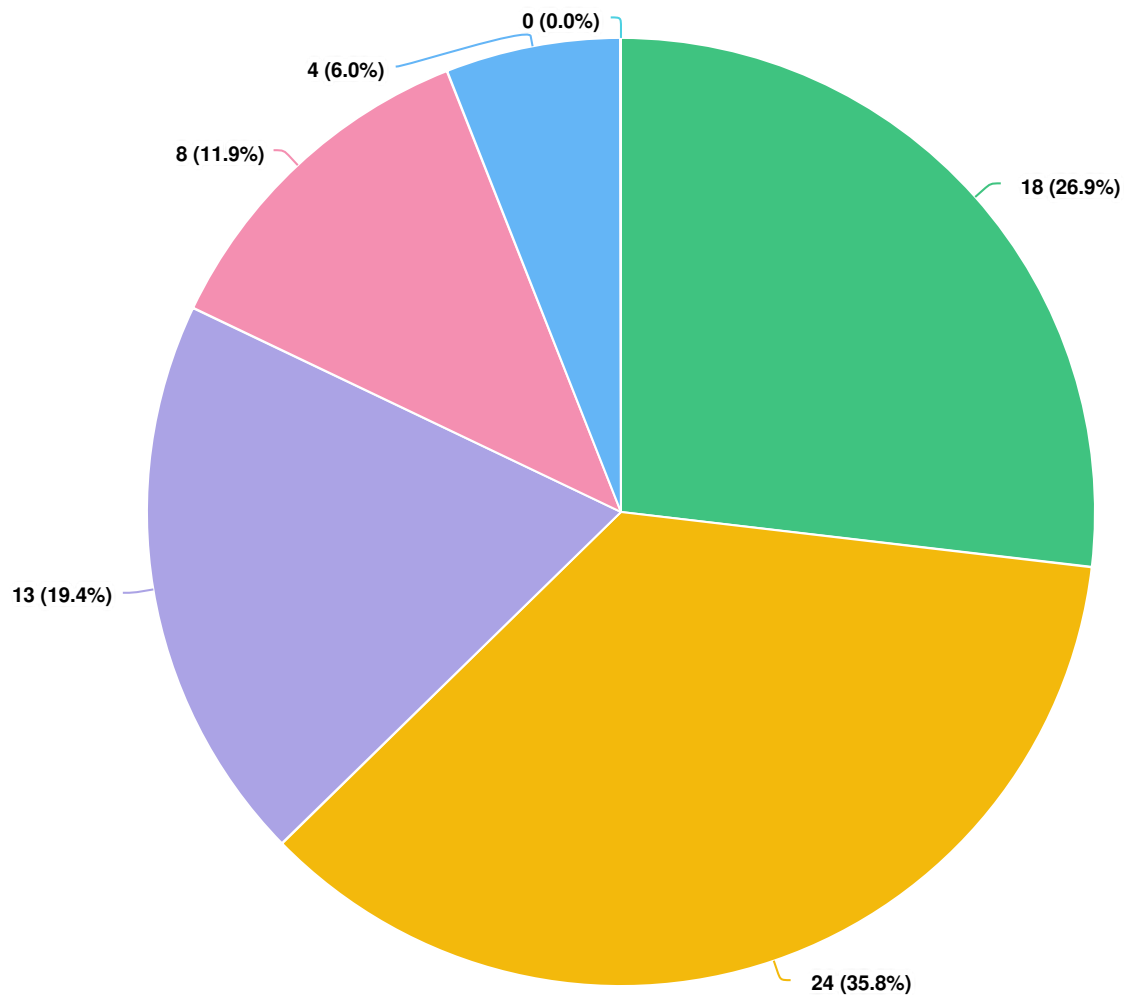
☒ Yes ☐ No

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q2 What's your opinion of expanding bulk plane rules?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q3 | Do you have any comments about expanding bulk plane rules? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

Many of Wheat Ridge homes are single story/ranch style and allowing someone to build a multi story home next to the ranch homes would block the light and the views of the existing single story homes.

Screen Name Redacted

1/27/2021 11:03 AM

There are pluses and minuses to each design. I like the front porch in the first design. It could also better accommodate a roof garden.

Screen Name Redacted

1/27/2021 11:06 AM

I would support bulk plane revisions for R-1 in Bel Aire and maybe for R-2 but strong oppose them for all other zone districts.

Screen Name Redacted

1/27/2021 11:14 AM

I don't want our beautiful neighborhoods to go thru the scraping and over-development of huge duplexes as happened in the Berkeley neighborhood of Denver. That development was driven by the interests of developers to build as many square foot residences as possible to maximize their profit, and lead to the scraping of many beautiful older houses which characterized the neighborhood.

Screen Name Redacted

1/27/2021 11:27 AM

Taller buildings can work within neighborhoods if the design is appropriate and respectful of the neighbors.

Screen Name Redacted

1/27/2021 06:08 PM

I like the top house. I don't really see the problem with allowing larger homes.

Screen Name Redacted

1/28/2021 09:31 AM

you need to reduce building height to 25'

Screen Name Redacted

1/28/2021 06:22 PM

I would be very unhappy if suddenly my home were in shade because of a taller home next to mine. Also, these taller homes look like sore thumbs with neighboring homes being all one story.

Screen Name Redacted

1/28/2021 09:21 PM

Maintaining more open neighborhoods without feeling crowded but while encouraging new construction is important.

Screen Name Redacted

1/29/2021 09:17 AM

An "overlay district" may be a more efficient way to maintain/improve the neighborhood's sense of place

Screen Name Redacted

2/01/2021 05:09 PM

In general, I support this option. I think there are a couple of things that should be kept in mind: - You already know this, but to the degree that it needs to be on record from the public, the bulk plane restrictions should be set/modified based on the adjacent context (from the lot line (front, rear, and side - the latter as the image above suggests), from an existing structure, etc., and then SF Res to SF Res, SF Res to MF Res, SF Res to X, Y, Z

roadways, etc., etc.) with a greater allowance or rise in certain areas. - Given the housing market, moving within Wheat Ridge may prove to be too burdensome for current residents should their needs change. Additions may prove to be the best (or only) way to stay in place. With that in mind, I don't think any rule should be absolute. There should be a straight-forward (and if need be, multi-pronged) variance process, such as a petition of support from adjacent neighbors (i.e., Bel Aire decisions should not be impacted by Applewood opinions, or at the very least, should be weighted accordingly) or graphic exhibits to support the addition/structure (shade study, viewshed impact, etc.) to name a few.

Screen Name Redacted

2/03/2021 09:31 AM

Belaire lots are big enough to accomodate larger homes. Especially if there are large set back requirements in place which I think there are? The homes on Everette are fine for the neighborhood and the size of the lots. Can the bulk plane rules be determined by lot size? I know some of the lots in east Belaire are smaller than we have on Field Drive.

Screen Name Redacted

2/05/2021 10:52 AM

In the top image (before bulk plane) there doesn't appear to be neighboring buildings that are 'towered over' or shaded. To me this indicates that bulk plane requirements might best be applied selectively, not uniformly. Additionally, maximizing living area is a prime property value. Bulk plane regulations have a limiting effect. All that said, they may well serve to maintain a more "Wheat Ridge- like" look among new homes and pop tops.

Screen Name Redacted

2/08/2021 03:51 PM

Developers and architects are very shrewd when it comes to stretching the rules on bulk planes and views. Just look at parts of Northwest Denver for proof. Many of those developers pledged to City Council that they would abide by Denver rules and standards. We all have access to visual proof that this "pledge" was not necessarily honored. Please don't let the Denver 'hustle' sneak or ooze into Wheat Ridge.

Screen Name Redacted

2/09/2021 10:24 AM

we should lower the allowed height of the building in Bellaire to less than 30 Ft

Screen Name Redacted

2/09/2021 10:39 AM

I am not bothered by the larger homes in the neighborhood and if it brings up our property values I don't think we should change this.

Screen Name Redacted

2/09/2021 10:50 AM

I think 35' is too high. It can ruin the views of the neighbors.

Screen Name Redacted

2/09/2021 11:46 AM

What's in place presently is adequate.

Screen Name Redacted

2/09/2021 02:21 PM

Why not lower the maximum height?

Screen Name Redacted

2/09/2021 04:01 PM

We don't need mini mansions!!

Screen Name Redacted 2/10/2021 06:22 AM	Without regulations, we love the architectural character of our neighborhood.
Screen Name Redacted 2/10/2021 10:22 AM	preserve our views in all of Wheat Ridge. some of our streets are becoming "canyons"
Screen Name Redacted 2/10/2021 05:21 PM	It is important to preserve green areas, residential and otherwise.
Screen Name Redacted 2/11/2021 10:13 AM	If WR is going to allow tear down/new builds at all (which I am not opposed to, but any big, new house will likely already look very different than the rest of the houses on the block) then it feels like this rule is just creating regulations for the sake of creating regulations with little return on value.
Screen Name Redacted 2/11/2021 11:32 AM	I encourage new development, increases in the average property value, and increases in neighborhood density. Higher tax bases lead to better municipal services!
Screen Name Redacted 2/23/2021 10:39 AM	I believe current provisions are sufficient. I oppose excessive regulations limiting what owners are be able to do w/ their own properties.
Screen Name Redacted 2/23/2021 10:42 AM	It seems a lot of opposition towards these building trends is coming from older residents who oppose any sort of change. I can appreciate their hesitancy, however, I do not completely agree with it. I believe there is value in trying to preserve architecture, however, I feel there is enough variety throughout Bel Aire that newer/remodeled structures would not detract from the neighborhoods. Either way, I believe Bel Aire would benefit from revitalization of some of its homes, both aesthetically and economically.
Screen Name Redacted 2/23/2021 11:48 AM	I would prefer to houses that fit in to the older style architecture, not some new york extravaganza that looks totally out of place in my neighborhood.
Screen Name Redacted 2/23/2021 11:54 AM	It seems to me that most lots in Wheat Ridge are large enough to accommodate tall and wide residential buildings, so I don't see a problem with either of these structures in the photos provided.
Screen Name Redacted 3/20/2021 09:34 PM	Regarding this *bulk plane* issue, or in plain words, the trend /effort towards establishing a new norm of =higher=&=More square/ greater footage of homes, We need ✓ first of all to be aware higher/bigger isn't better. Beware trends pushed by developers who see dollar signs, their paychecks, and not overall aesthetics or quality of life of a neighborhood. Anyone who thinks this isn't true is probably either a realtor a developer or a city employee. Despite what developers would want you to think, Boxy tall buildings aren't pretty. No matter how many little wrought iron or window or tiny "porch" details builders add, to distract the viewer from the overall TENEMENT FEEL, the human spirit reads tall boxy buildings in close proximity as probable future places of squalor. This is because the light air and sunshine as well as grass and trees, get short shrift in this type of design. ✓ There's an effort here, to sell

this tall boxy home shape as “trendy” . Allowing the placement (building) of tall boxy buildings one after another, row after row, simply bespeaks future slums. All studies of high density building projects reveal when people feel hemmed in, crime escalates. People need nature. Tall boxy buildings after all, rob an area of light and an airy feeling, and shut out more sunlight, all nurturing attributes. In line with these concerns We need to. hire a city planner who can think on his own in a constructive team player way, one who

1. cares about the overall quality of life here,
2. understands the need to preserve spaciousness, light and air,
3. has the gumption to stand his or her ground when approving or turning down projects,
4. Knows how to negotiate and interpret the rules in a way which benefits the overall quality and aesthetics of the whole neighborhood, and the entire community, and not just the desires of the (often greedy, selfish, &/or indifferent) individual developer.

✓ OTHERWISE If the style of the square box-style high flat-roofed house design were allowed to persist and spread here in Bel Aire, we’re going to suffer a sharp decline in the attractiveness on many levels, of our neighborhood. Most builders think in terms of earning money, not enhancing an area, unless they are forced to consider aesthetic values. Their and city workers incentives for wanting the straight elevation and flat roof, aren’t generally a overall view of how to make the whole look and feel. Inviting.

✓ The builders / city planners appear to emphasize and desire A. The Greater square footage, from a square rather than pitched roof bulk plan design, and B. The higher taxes, from more square footage, so there’s more money for salary increases. We do not want higher volume on upper floors, so a passerby sees an endless sea of 35 foot outer walls, side by side, house to house, up and down the street, as we note exists so many places in Denver and in new developments elsewhere in the suburbs around here. Also I suggest, to involve / invite more input, pls say these rules in plainer English, such as using the term “pitched roof” or “ small upper level” versus straight walls and high, flat roofs. I think You must also go back and reference the standard in Bel Aire R-1, regarding quality of life in terms of light and air.

Screen Name Redacted

3/23/2021 10:28 PM

I would like these rules to be expanded to every residential area in Bel Aire.

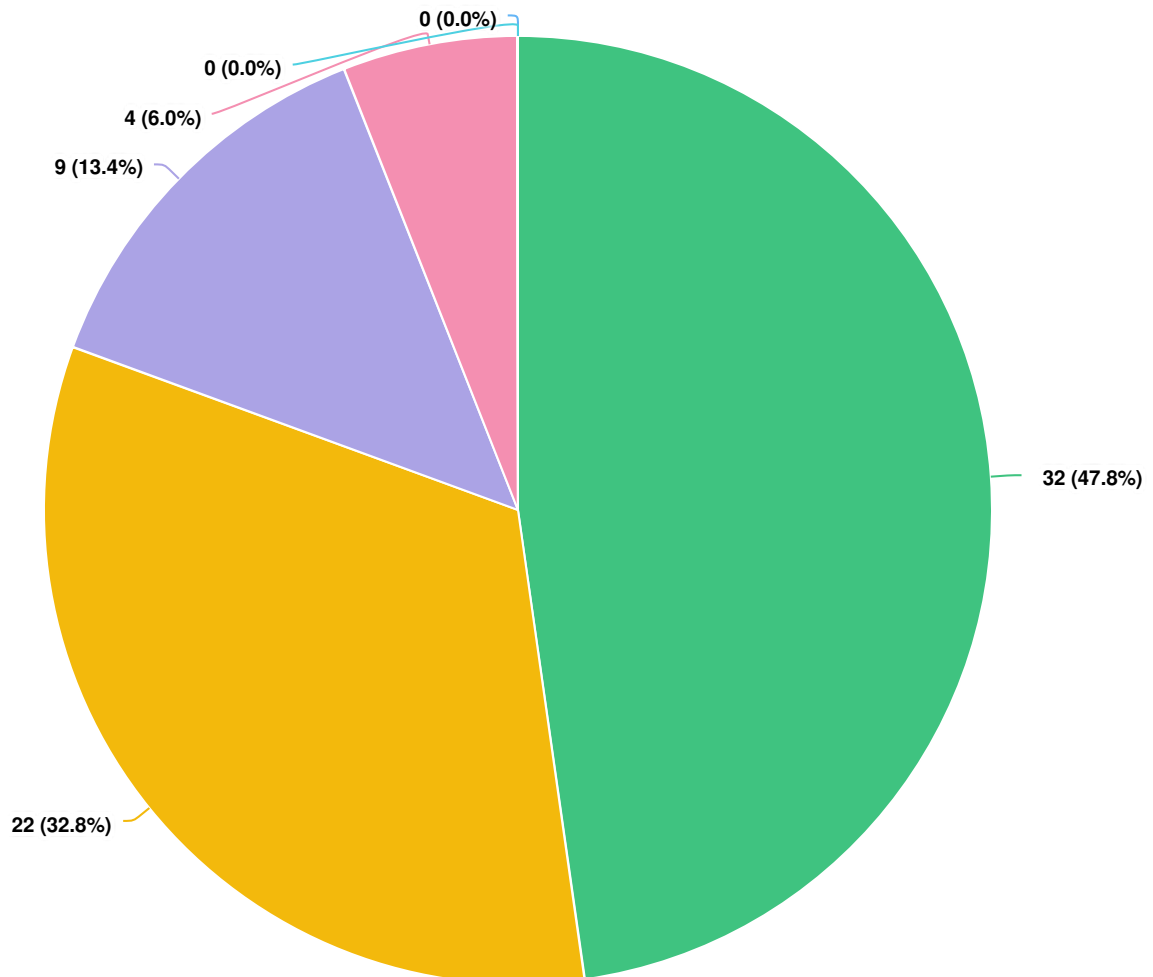
Screen Name Redacted

3/23/2021 10:29 PM

I would like to see these rules expanded to include every residential area in BelAire, to preserve more of a feeling of light and air circulation, and spaciousness.

Optional question (32 response(s), 35 skipped)**Question type:** Essay Question**Filtering by:** Are you an Bel Aire resident (see map above for boundaries)? Yes

Q4 What's your opinion of improving communications on development projects?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q5 | Do you have any comments about improving communications on development projects?
Please provide your thoughts below.

Screen Name Redacted 1/27/2021 11:03 AM	Improving communications is always a good idea.
Screen Name Redacted 1/27/2021 11:06 AM	This should be done city wide
Screen Name Redacted 1/27/2021 11:14 AM	This is critical to continue good relations between the existing residents, future residents and the city government.
Screen Name Redacted 1/27/2021 11:27 AM	I support providing additional information being made available about development in the area, however, I believe it is important to be clear on which items are open for input and which are not.
Screen Name Redacted 1/27/2021 06:08 PM	I think it'd be good to be informed on major development projects. However, I don't think residents should have power to approve/deny projects. I'd rather it be easier for new businesses, new buildings, and developments to make Wheat Ridge more beautiful and enjoyable.
Screen Name Redacted 1/27/2021 09:06 PM	While there are some construction projects that would be helpful to know about for public opinion, it is a little unclear what type of communication the question is referring to.
Screen Name Redacted 1/28/2021 06:22 PM	Asking before plans are accepted or zoning changes made will create a happier Wheat Ridge resident. There's a lot of anger when people find out after the fact.
Screen Name Redacted 1/28/2021 09:21 PM	I like to be informed about what is going on, but I don't want to make the process more onerous for private property owners looking to develop.
Screen Name Redacted 1/29/2021 09:17 AM	Need to set parameters. For example, parameters based on size of project * minimum size of project that requires notification * type of notification (ex. letter, email, posting on web, etc.) * resident's distance from project boundary determines type of notification required (so that those residing closest to project receive more notification/attention).
Screen Name Redacted 2/01/2021 11:10 AM	Put the information in the weekly newspaper as well
Screen Name Redacted 2/01/2021 05:09 PM	For a lack of better words, this 'smells' a lot like the sentiment that resulted in the Upham fiasco not too long ago (which was, in my opinion, a product of emotion rather than logic.) I agree that citizens should have a voice in the discussion around development and redevelopment in their community. However, I do not believe that the methods and means that are already in

place for myself are insufficient. My neighbors and I have ample opportunity (and options) to voice concern (or excitement) regarding the change in our community. Anything more implies that we can and should wield more power than we have or should have. Though..., Upham somehow went to a city-wide vote, so what do I know? I think Wheat Ridge has taken great steps (through WheatRidgeSpeaks) in providing easy access to give input. I suppose there's a middle ground to be reached though if this is a constant theme... I'd be interested to understand what new project types/scales would trigger the required resident notice, what form the online information would take, and what responsibility falls where. It sounds like this would mostly fall on the developer and I wouldn't want to make the process overly burdensome. Fortunately, Wheat Ridge is catching up with the developer curve that overtook the metro in the last decade, and we have the opportunity to grow having learned from the lessons (and shortcomings) of some of our neighbors.

Screen Name Redacted

2/01/2021 07:26 PM

Emails would probably help people feel they are a part of the city governance.

Screen Name Redacted

2/03/2021 09:31 AM

I really only have strong opinions about subdividing the lots in our area. I hope that this does not continue, as the large lots are one of the best selling points of WR and our neighborhood.

Screen Name Redacted

2/05/2021 10:52 AM

More and better communication is, in theory, always better, but there will still be complaints of "I didn't know anything about this!" no matter what you do. My concerns are that earlier communication will only serve the 'party of no' to step up their opposition efforts earlier and with less complete or under-developed information. You can tell more people more information earlier, but only those who want to stop development for the sake of stopping development are likely to take advantage.

Screen Name Redacted

2/08/2021 03:51 PM

Did the developers ask you to include the line: "...more notice introduces more complexity..." Seriously? In this era of text, email, video meetings and even the 'Next Door' app, communication 'complexities' are becoming a thing of the past. Why not impose sharing the responsibility of communicating with residents on the developer as a condition of their applying for permits and zoning changes. And make it a requirement not a courtesy. If someone wants to develop a property bad enough, sharing the communication process shouldn't be a deal breaker by any means.

Screen Name Redacted

2/09/2021 10:24 AM

make developer adhere to current building codes when planning new buildings. do not allow them to buy then change the zoning

Screen Name Redacted

2/09/2021 10:35 AM

Most residents don't have a clue about development and shouldn't be involved early on. We have a planning staff for that.

Screen Name Redacted

2/09/2021 11:46 AM

Those opposed to a project will always be the ones who think they have the right to complain and get their way, even if a project is within approved zoning. These "amateurs" are always the ones who want no change, but

	never want to put any skin in the game. Example of how it should work... the Applewood golf course proposed redevelopment that the neighborhood opposed. They bought the land and kept it like they wanted it.
Screen Name Redacted 2/09/2021 03:18 PM	Posted property signs advising of a change need to be larger and more readable.
Screen Name Redacted 2/09/2021 04:01 PM	Citizens have a right to know thing that effect out quality of life
Screen Name Redacted 2/10/2021 06:22 AM	Development issues should be something in which residents have a voice.
Screen Name Redacted 2/11/2021 10:13 AM	I understand that is introduces the ability for people to give their opinion on the project, but I think it is good to know in advance what is happening in the neighborhood.
Screen Name Redacted 2/11/2021 11:32 AM	Communication is good, but I am in favor of more development and suspect this is just being used to oppose development.
Screen Name Redacted 2/23/2021 11:48 AM	A picture is worth a thousand words. Would be nice to see what is going up not after the fact. If a sign is posted, with code changes, make the lettering large enough to read, forget the fine print . Let us see what is coming and give time to evaluate the changes. The lights on Kipling are not synchronized, and when we called about that we were told that the lights are in different jurisdictions and can't be synchronized. Sounds like a doable project if effort was put into it.
Screen Name Redacted 2/23/2021 11:54 AM	It would be nice if this could be provided electronically instead of notices being posted at the property.
Screen Name Redacted 2/27/2021 01:19 PM	I feel that there isn't enough information on new projects before they are started. One day I drive by an area and there is a new building going up. I don't think we should build on every square inch of Wheat Ridge.,
Screen Name Redacted 3/20/2021 09:34 PM	I have personal experience specifically in terms of two adjacent neighbors who bypassed city rules, I was not notified, adequately in either case, and gross changes were made infringing on my property rights in the one case and the other as well, except for my earnest appeal before a ' board' to limit the design of the latter (2nd) neighbor. Both neighbors ONLY considered pushing what they perceived to be their personal property rights, in planning building projects which IGNORED my easement rights, and gave no, read that, NO, zero, consideration of our property rights. So I would like to see a mission statement, FIRST of all, addressing the rights =of the neighborhood=AND THE <input checked="" type="checkbox"/> GUIDELINE THAT THE R-1 Quality WILL BE PRESERVED AND WHAT THAT INCLUDES. And then address the desires and rights of the builder / owner/ realtor, which would need to fit in to the NEIGHBORHOOD OVERALL DESIGN. INCLUDING BULK PLANE

CONSIDERATIONS (pitched roofs, or small top floors) and a resultant LOWER DENSITY OF UNITS . The easements are a serious consideration and I'm tired of people ignoring them . ✓ They need to be respected and hold weight . I had practically a 2 story garage built on my south side by a friend of Jack Prouse when he was city manager , FOUR FEET FROM MY PROPERTY.. they pushed it through in private. ✓ On my west side the owner/ architect kept trying to win a five foot easement all the way around the property so that their gargantuan box design would be five feet away from my property across that entire Edge. No attention was paid by this architect to the utility company easement which extended out to five feet. Twice two electrical wires had broken in bad storms, causing arching and sparking which could be a health hazard and a great fire hazard, we were lucky no one got killed. And here I was at that appearance I had to make, having to tell about this fire hazard to a board of supposed neutral neighbors who were supposed to 'now the restrictions but who Were poised and ready to approve that neighbors easement demand. We have witnessed developers/ builders pose as just residents who want to build their property to the maximum too. I think this outlandish and wanton disregard for the rights of adjacent property owners is what generated this questionnaire and survey which we do appreciate. One other consideration, We need to notify neighbors within two or three miles , not just a few hundred feet, when a proposal To alter a property is so great that it will in fact alter the general tone of the whole area. I'm surprised that so many members of city council in the past have Represented interests of developers and not residents. I've lived here most of my life. I've seen it. Some brag about helping developers. That is wrong. It's silly to think we have to cower to developers " or else they'll go away" as one mayor once said. ✓ This metro area is being ruined by over building. If you don't build it they won't come. It doesn't refer just to a baseball diamond. Why do we need high density housing. !? We don't need the run down High density areas which will surely follow. We are one of the last areas which had some character. Be careful You don't allow us to lose it .

Screen Name Redacted

3/23/2021 10:28 PM

All meeting with developers should be held in public. There should be 100% transparency in this regard. No big decisions should be made behind closed doors. Decisions made in secrecy over the past decade should be revisited. As a former Mayor said— the decision to no longer require neighbor notification in creating a flag lot— was done in private behind closed doors. This should be revised since the decision making process was not transparent. No outside money should be allowed to influence our elections. Money is a form of communication; developers have deep pockets and are willing to spend in order to enrich themselves in the long run. This leads to the the character of cities and neighborhoods being altered, often destroying what is desirable about a community. Again, no money outside the community should be allowed to fund political campaigns for local office. Money is communication. Money talks. Communication is a two way street. Most people I know want to preserve the feeling of open space and small town vibe in WR, but City Council seems to be deaf to these sentiments put forward by residents. In listening to residents like myself I advocate that

Council and City Planners put a growth cap in place. Development should have aesthetic requirements like yards/ green spaces for every dwelling. Often residents speak and the city lets us speak, but doesn't include our input in their actions. Again, communication includes listening. Please listen to us.

Screen Name Redacted

3/23/2021 10:29 PM

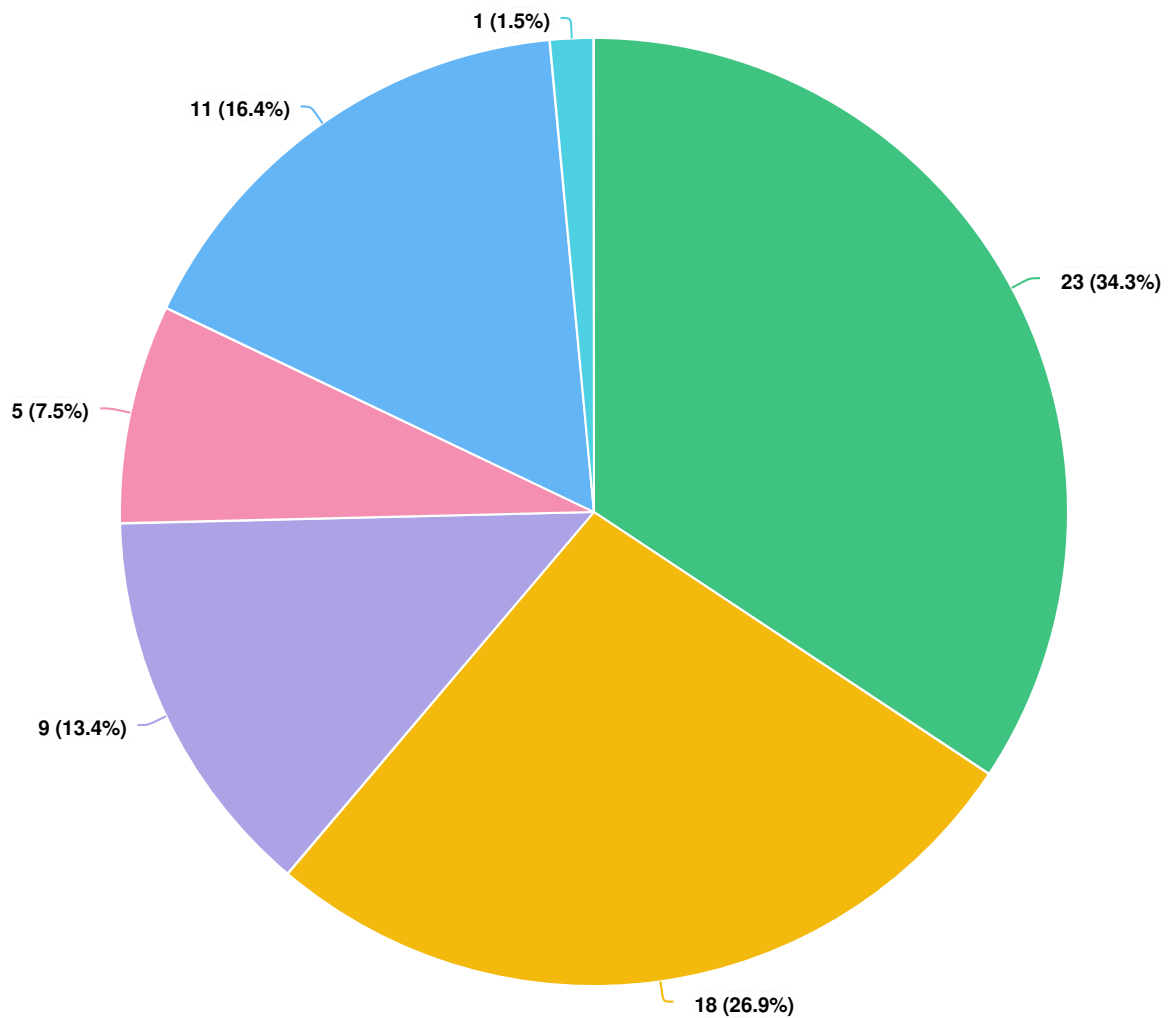
I see the term "city planning" and " city planners" recur in our our discussions about the future of Wheat Ridge, and as a student of city planning, I ask you to please consider weighing aesthetics more, in your considerations about " development projects"; in order to create and provide a whole vision of a sustainable pretty town. I hear developers' wallets talking, every time we all hear about a " big change" coming to Wheat Ridge, and I'm sincerely asking you to rethink this paradigm altogether . about simply asking for our input. **Perhaps a more in tune question*/position would be, to start off with a cap on growth and on new development, which takes away green space and adds to a feeling of crowding and hit or miss high density unattractive projects. . I* want to see the W.R. city planners step back and ask a deeper question altogether. Development simply to aid in the enrichment of developers seems a paltry aim when with some small effort we can preserve the nice small town feeling most of us (those who aren't developers) love. I would like to see first and foremost a dialing back on development and a set limit on growth and development and a cap on population. Redevelopment/scrape and rebuild/ of a very run down building, or an area of a few buildings which needs to be fixed up-, can be done within our City Charter guidelines. I understand some city charter guidelines have been abolished as a nod to "progress".In most of these cases, "progress" simply meant allowing developers to do m ore.

Optional question (29 response(s), 38 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q6 What's your opinion of broadening housing options?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q7 | Do you have any comments about broadening housing options? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

I support the addition of ADU's. With the cost of housing, it would provide an option for elderly or grown children. As long as there is sufficient parking at the residence and they don't make the neighborhood look like a used car lot. I do not like the option of crowding in multilevel town homes. They detract from the esthetic of single family homes and the ones they are building now are UGLY. Also, the current roads are not able to accommodate the additional traffic.

Screen Name Redacted

1/27/2021 11:03 AM

The housing situation for many people is terrible, and single people, young people, older people, etc. can't find suitable affordable housing. We need to be part of the solution.

Screen Name Redacted

1/27/2021 11:03 AM

I think this would open our neighborhood up to too many rentals.

Screen Name Redacted

1/27/2021 11:06 AM

ADUs in Bel Aire supports strong households by allowing people to stay in their homes even as life circumstances change. Increasing density of the corridors will provide more affordable housing options for people wanting to call Wheat Ridge home.

Screen Name Redacted

1/27/2021 11:14 AM

I support a mixture of housing options in Bel Aire. However, I see most of the new housing being sold for over \$400,000. People of moderate income can't afford those prices. Do we have any requirement for a certain percentage of the units to have some sort of subsidized rents? Not all the units in a structure, that just creates ghettos. I am thinking of something like 10%, so that there is mixture of incomes in a development. That was done in Chicago and was very successful.

Screen Name Redacted

1/27/2021 06:08 PM

I think it's a great idea to allow ADUs in WheatRidge. A lot of our lots are huge, and it could allow cheaper living options for people, such as young adults or older adults that can't afford an apartment.

Screen Name Redacted

1/28/2021 06:22 PM

I'm not in favor of increased traffic nor more cars parked on the street in my neighborhood. At one time there was a discussion about these types of decisions being made within the affected neighborhood. I understand there could be tension over this but what's the solution?

Screen Name Redacted

1/28/2021 09:21 PM

I think varied housing options are important, especially ADUs.

Screen Name Redacted

1/29/2021 09:17 AM

1) Properties that have an ADU are often used as rentals or small home businesses. I think this works best, when the property is owner occupied. 2) Can concerns about short term rentals be addressed by requiring a lease with a minimum length of one month? 3) Concerns about parking can be

	addressed, by requiring the developer to provide a parking space for the ADU
Screen Name Redacted 1/30/2021 10:44 AM	I am in favor of multi-unit housing in commercial areas like 44th but since the real use of ADUs once they are built (use by family member, long term rental, or AirB&B/VRBO) is unknown at time of building, I'm unsure how much I support it. Perhaps this should be two different questions.
Screen Name Redacted 2/01/2021 11:10 AM	Would like more ADUs but limits based on parking
Screen Name Redacted 2/01/2021 05:09 PM	This is absolutely essential, from an economic, social, and functional perspective. I am more than happy to elaborate on this further should the need arise :)
Screen Name Redacted 2/01/2021 07:26 PM	It would be nice to keep the configuration that we have in the Bel Air frontage on 38th west of Wadsworth, since we have so much traffic as it is with the hospital(ambulances), fire departments, general traffic especially with the commercial entities at the end on Youngfield. Kids crossing 38th from schools hardly have a chance. Adding higher density units would compound what we have now.
Screen Name Redacted 2/03/2021 09:31 AM	I support ADUs. I do not support subdividing lots within residential neighborhoods, however I do support townhomes etc on commercial corridors. If ADUs had been allowed we would not have had the Keyhole subdivision on Everett Street, which would have been more desirable in my opinion.
Screen Name Redacted 2/05/2021 10:52 AM	This would have to be a thoughtful, broad community dialog with every effort to include a balance of opinion. I expect it to be a painful process, with lots of anti-change rhetoric and possibly misinformation spread as we have seen recently in two high profile development applications that hit the trash can due to misinformation campaigns by a small group of residents.
Screen Name Redacted 2/08/2021 03:51 PM	The above picture of "Townhouse on 38th Avenue" says volumes, at least to those of us who live nearby or travel this stretch of 38th Avenue. The City allowed the developers to create a shaded brick canyon by allowing the developer to build as close to the street as possible thereby creating a type of building style that is in NO way the "neighborhood character" of Wheat Ridge. Wheat Ridge and particularly Bel Aire is NOT the Capital Hill area of Denver and should not resemble it in any way. And the ADU's are a 'buzz' concept now in Denver. Let the residents of the North Denver put one in every back yard so they can tout their "making more possibilities for affordable housing." They will bring more cars, less parking, more infrastructure stresses and again, are NOT Wheat Ridge. If the Administration and City Council of Wheat Ridge and the Development managers want to be so much like Denver then maybe they should live in Denver. Some of them probably do...
Screen Name Redacted 2/09/2021 10:24 AM	The reason people live in bellaire is for the space. I would not support any increase in density.

Screen Name Redacted 2/09/2021 10:39 AM	The more flexibility the better!
Screen Name Redacted 2/09/2021 10:50 AM	More density ??? I think we already have too much traffic on 44th and 38th Avenue.
Screen Name Redacted 2/09/2021 11:31 AM	there are already attached adu's in the neighborhood.
Screen Name Redacted 2/09/2021 02:21 PM	I bought here due to the lot size. I call it the Led Zeppelin rule, if I'm playing led zeppelin at 3 am my nieghbors won't hear it and vice versa. Do not increase the density.
Screen Name Redacted 2/09/2021 03:18 PM	Limit the number of non related people that can live at a property
Screen Name Redacted 2/09/2021 04:01 PM	Density can be a good or bad think depending on how it is done
Screen Name Redacted 2/10/2021 06:22 AM	The townhouses on 38th are in a commercial area so the architecture fits. Having that development on the smaller residential streets is a terrible idea.
Screen Name Redacted 2/10/2021 10:12 AM	It should be specific to the neighborhood, it may be appropriate in some areas but not others.
Screen Name Redacted 2/10/2021 10:22 AM	I think its a big difference in attached ADU's vs more townhomes like Perrin's Row on 38th. Attached ADU's or back yard ADU's are great for Seniors & we know WR has a large population of seniors. The 3 story town homes do not provide a "forever home" for an aging population - think "stairs"
Screen Name Redacted 2/10/2021 05:21 PM	Variations in housing type and associated cost help keep a diverse and vibrant community.
Screen Name Redacted 2/11/2021 10:13 AM	Additional housing options will lead to new businesses in the area and increased revenue.
Screen Name Redacted 2/11/2021 11:32 AM	I support neighborhood cohesion and character. I think we can use zoning and planning to guide higher density growth along commercial corridors.
Screen Name Redacted 2/11/2021 02:18 PM	Broadening housing options and improving pedestrian/bike accessibility go hand-in-hand, in my opinion. Townhomes, apartments, etc. should consider below-ground parking options to reduce crowding on surface streets.
Screen Name Redacted 2/13/2021 02:32 PM	Many of the lots in Bel Aire are far larger than most urban lot sizes. I think there is plenty of space for ADUs without burdening the neighborhood's infrastructure (roads, utilities, etc.). Perhaps a compromise would be a limit on density of ADUs allowed in the neighborhood.

<p>Screen Name Redacted</p> <p>2/23/2021 10:39 AM</p>	<p>I believe broadening housing options would be beneficial. I also support provisions allowing for tiny homes, and appropriate relaxation of building codes that apply to conventional residences but may unduly constrain tiny home construction.</p>
<p>Screen Name Redacted</p> <p>2/23/2021 11:48 AM</p>	<p>Do they fit in with existing architecture? Nope example: like the stupid house up by Wheat Ridge High School on 32nd ave. We don't live on Mars.</p>
<p>Screen Name Redacted</p> <p>2/23/2021 11:54 AM</p>	<p>Yes, we need more options in Wheat Ridge.</p>
<p>Screen Name Redacted</p> <p>2/26/2021 01:37 PM</p>	<p>Concerns re: traffic, street parking and number of vehicles per residence. One paired home in our neighborhood has app. 8 cars parked there at any given time. Positioning townhouses shown in example photos proximal to public transit perhaps a bit more manageable post/COVID; not so in established neighborhoods.</p>
<p>Screen Name Redacted</p> <p>2/27/2021 01:19 PM</p>	<p>Stop building and ruining our city. There is already a parking problem, too much traffic, and too much crime.</p>
<p>Screen Name Redacted</p> <p>2/27/2021 02:35 PM</p>	<p>There are already too many rentals and multi family units.</p>
<p>Screen Name Redacted</p> <p>3/20/2021 09:34 PM</p>	<p>Overall, in view of the high density housing projects we've already done here, we don't need any more. The ones developers have already built, like Perrins place, and the high density project down near Yarrow, , (the old carnation Green houses area) are enough. We have a right, even a duty , to future generations to preserve what's left of the spacious airy feel. Those close built units where the carnation greenhouses were, off 44th, are echos of tenements. ✓ !? Why were the builders allowed to sacrifice green spaceI see no breathing spaces between these high density units....for such a closed group of " trendy" looking narrow housing units !?</p>
<p>Screen Name Redacted</p> <p>3/23/2021 05:15 PM</p>	<p>We dont have alleys</p>
<p>Screen Name Redacted</p> <p>3/23/2021 10:28 PM</p>	<p>There should be more land than there are buildings in Bel Aire or else we're going to completely lose the character of this neighborhood and WR. We have high density housing where the greenhouses were behind Wilmore Davis. We did it. It's done. Enough. Please don't ruin Wheat Ridge with development of every inch of green space like Hancock allowed to happen in Denver. If people want more building then they can add on to their home according to reasonable 15 foot easements and foot prints set forth in the city charter.</p>
<p>Screen Name Redacted</p> <p>3/23/2021 10:29 PM</p>	<p>Space is a very valuable asset. Once its taken, its gone. Developers ruined Lakewood, Denver, and other locales. They have, in the words of one developer, "swooped down on Wheat Ridge" as one of the last lucrative</p>

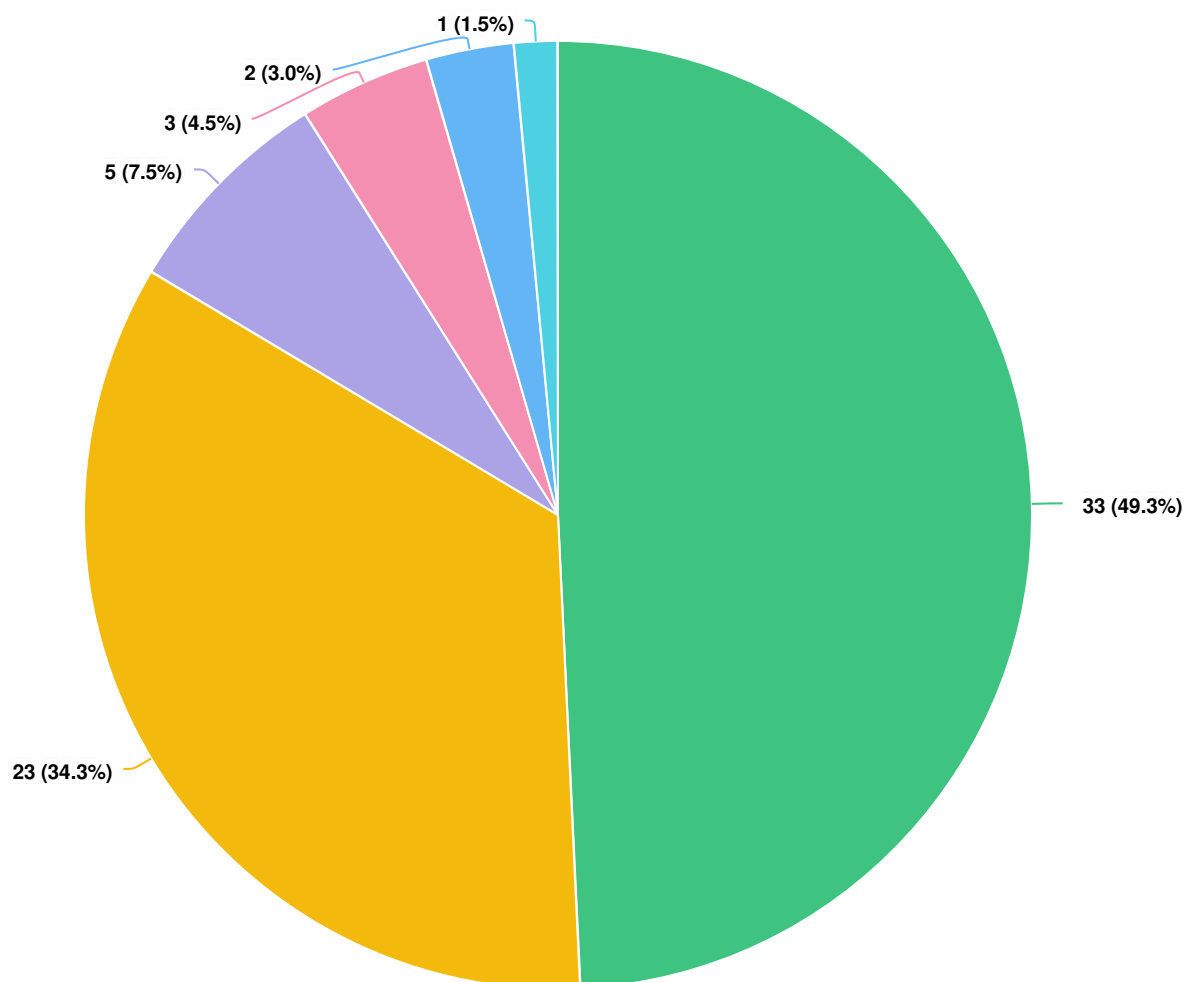
places to exploit. <More isn't better>. <We need to stop high density housing and cramming more housing on existing house lots right now>. We have enough. Its ruining our small town feeling, making traffic a mess, adding higher crime.. This inflated housing market cost were experiencing, is limiting people's choices and making some feel desperate for a place to live.. Adding houses in back yards, for example, is not the answer. Whenever you add high density housing crime always escalates.

Optional question (41 response(s), 26 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q8 What's your opinion of adopting tree preservation rules?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q9 | Do you have any comments about adopting tree preservation rules? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 11:03 AM

Not just tree preservation, but open space, protected species, birds, pollinators, and preservation, protection and education for the living things in Wheat Ridge.

Screen Name Redacted

1/27/2021 11:14 AM

Our block had already lost most of the trees on the southern half of the block. The city came thru and planted several trees to replace these in 2020. My wife and I are very thankful to the city for taking this step. We have also planted several trees on our lot ourselves to do our part.

Screen Name Redacted

1/27/2021 06:08 PM

I think it should be encouraged but tree removal shouldn't be punished.

Screen Name Redacted

1/27/2021 09:06 PM

I support street tree preservation for appropriate tree species as not all trees are well suited as a street tree.

Screen Name Redacted

1/28/2021 06:22 PM

More trees, and healthy trees=cleaner air & more shade = less AC use in the summer and once again, cleaner air.

Screen Name Redacted

1/28/2021 09:21 PM

I support regulations to keep trees, but they need to be common sense and allow new construction that conforms to other regulations.

Screen Name Redacted

1/29/2021 09:17 AM

Several mature trees have been lost on my street, due to storm damage, disease, and construction. There is a continuous need to plant new trees, to keep pace with the loss of mature trees. The planting of suitable trees, in appropriate locations, needs to be encouraged.

Screen Name Redacted

2/01/2021 05:09 PM

Ha! I'm sure you're thinking, "but Mark, you just said that you want to encourage more development!" To which I'd respond, "fair point!" I suppose the landscape architect in me dies a little inside when I see a beautiful, old tree raised for, more often than not, some generic mass. But, stagnation is a myth and we need to be forward-thinking (with a foot in the past!) I think there's a compromise to be found. I would lean on Wheat Ridge's forester to help guide part of that conversation. I'm sure there's a calculation that could be derived for carbon offset and X amount of trees/vegetation mass could justify the loss of a key tree. Though, that likely should be absolute. It kind of makes me think about Denver's green roof ordinance. While the intentions were good, it was largely impractical (at this point in time.) So, the brain trust that followed established a number of alternative-"if you can't build a green roof, pick from one of these options instead!" that still contributed to a positive 'green' outcome. We'd have to identify what all of those offsets are, but that's an option... We could also go the arboretum-approach route, and through the forester, identify significant or champion trees throughout Wheat Ridge. There could even be a neighborhood proposal process in identifying

	some of those trees... I want to think about it a bit more though... I'm sure you'll hear from me again on the subject!
Screen Name Redacted 2/03/2021 09:31 AM	I would need more information on this topic. I support keeping trees, but I hope it does not limit homeowners from expanding on or improving their own property. I would not want to see a developer come in and remove all trees for a project however. My property has over 25 trees on it, and we have removed 3 already that were not healthy. So I hope it would not be so strict that I would always have to keep all of my trees, especially if we decide to expand our house at some point, as that would be quite a burden for us.
Screen Name Redacted 2/05/2021 10:52 AM	Tree preservation is laudable but not all trees are worth saving and strict rules, as noted, can work against the needs and priorities of the property owner. Guidance and incentives are a better approach than regulations.
Screen Name Redacted 2/08/2021 03:51 PM	Don't buy the "like for like" for trees replaced during construction. It's another empty promise of the developers. They should not be allowed to remove a mature tree in order to get a few more square feet of building space, and then replace that removed tree with a small sapling barely four feet high and decades away from maturity. The developers will claim that they are following the 'like for like' theory when logic tells us that they theory is like replacing a quart of milk with a tablespoon of milk...but the developer can still claim that it's still milk. Another developer 'hustle.'
Screen Name Redacted 2/09/2021 10:24 AM	Trees good, concrete bad
Screen Name Redacted 2/09/2021 10:50 AM	I think even more trees could be planted, we need to plant to replace the old trees that are or will die soon.
Screen Name Redacted 2/09/2021 10:55 AM	This would be a horribly intrusive, unnecessary burden on the residents of Wheat Ridge.
Screen Name Redacted 2/09/2021 11:31 AM	see city of lakewood or town of parker for tree mitigation. There should not be any mitigation required for non-native species such as siberian elm or invasive species such as russian olive. The city really needs to also perform an assessment like city of denver has with treekeeper https://denverco.treekeepersoftware.com/index.cfm?deviceWidth=1920
Screen Name Redacted 2/09/2021 11:46 AM	WR has a lot of old "end of life" trees and species that have shown to be maintenance intensive. the City and property owners need the flexibilitiy to upgrade or change landscaping as it applies to the circumstance. The city could produce a list of acceptable or recommended trees based on professional forester criteria.
Screen Name Redacted 2/09/2021 12:36 PM	I think most residents like trees. I actually have never met an anti-tree person. People take down trees when necessary to another purpose. I think putting rules around this is a waste of time and effort. There are no rules now (to my knowledge), there are lots of trees. That will likely continue to be the

	case going forward.
Screen Name Redacted 2/09/2021 02:21 PM	Who doesn't want more and healthier. Require it don't just recommend
Screen Name Redacted 2/09/2021 03:18 PM	If a tree is not healthy it could be because it was the wrong species for this climate. This is a encroachment on property rights. Healthy trees on their own add to property values. Owners do not need extra involvement by the city to make these decisions. I do not recall that this was among the feed back items and sounds like someone's is using this process for unrepresented changes.
Screen Name Redacted 2/09/2021 04:01 PM	We all need trees to live!!
Screen Name Redacted 2/10/2021 06:22 AM	Trees contribute to air quality and the aesthetics. We have many days of poor air quality and we need to preserve the trees we already have and plant more in the vast seas of asphalt we have which are the hideous parking lots along Wadsworth and Kipling.
Screen Name Redacted 2/10/2021 10:12 AM	It may make sense in front yards, but I'm concerned about limiting freedom of choice in other parts of one's property.
Screen Name Redacted 2/10/2021 10:22 AM	we are the "tree city" after all. Understand that its not always possible to preserver trees during construction. Any trees removed should be replaced with an appropriate tree when construction is complete. This would also soften the look of the 3 story boxes so popular in new development. And cool the environment.
Screen Name Redacted 2/10/2021 05:21 PM	Mature trees and other carbon sequestration sources preservation must take priority in the coming years
Screen Name Redacted 2/11/2021 10:13 AM	I love the trees in the neighborhood! But I wouldn't want to adopt very strict regulations to limit building and would instead support a like for like adaption. For example, we have very mature trees in our neighborhood but they are messy and Xcel just came in and hacked them all down on one side to get away from the power lines (it looks terrible!). With situations like this in mind, I dont think it's a bad idea to move some of the trees to better support our new infrastructure needs.
Screen Name Redacted 2/11/2021 11:32 AM	I love trees and mature trees add to neighborhood character and property values. However, it makes me uncomfortable to have the city dictate what owners can do on their private property. I want to preserve trees, but I also want to encourage development and personal liberty. Also, I don't see how it would be feasible to "replace" a mature tree above a certain age/size.
Screen Name Redacted 2/11/2021 02:18 PM	Bel Aire was once shortgrass prairie. I personally would like to convert my lawn to native shortgrass prairie and hope to encourage my neighbors to consider the same. I would not want tree preservation rules to hinder that effort.

Screen Name Redacted

2/23/2021 10:39 AM

I am in favor of the "encouragement" approach, but not necessarily any regulatory requirement.

Screen Name Redacted

2/23/2021 10:42 AM

Established trees are both beautiful and environmentally beneficial. I believe neighborhoods such as Stapleton (now Central Park), in Denver, have an extreme lack of character due to the absence of mature trees. There is a lot to be said for what they provide. However, I also recognize that at times, trees may hinder a homeowner's plans for their property, so there should be some allowance in how this is implemented.

Screen Name Redacted

2/27/2021 01:19 PM

Trees add to the beauty of our city.

Screen Name Redacted

3/20/2021 09:34 PM

We have a designation as a "TREE CITY USA" . I want to suggest I'd like to give A couple of ideas, to save some of our trees, but first I would like to mention, we may be in for some more hard times, financially. We're in hard times right now. People with fireplaces might want to cut a tree or two...to cure for fireplace heat...✱ this needs to be allowed if it comes to this.

✓ SO...♥ I would say, LETS set a number of conserving three (3) trees per lot for sure. ✱ We can address the square footage footprint allowed for each home separately. You mentioned removing trees in order to, increase the Size of the home. ✱ We are fortunate to have so MANY trees here.IN OUR CITY. MOST LOTS HAVE SEVERAL TREES. We have many old trees ALL OVER OUR CITY. Droughts can take a toll on our mature trees. Trees add to everyone's welfare as they clean the air ...and take CO 2 from the air and add O2. Trees with fir needles also, add many negative ions to the air. All trees add some negative ionsand fir trees add the most negative ion benefit. Next, ✓ I'd like to see a matching funds program for cutting dead branches — with tree trimming people who could contract with the city, and with the residents,to help curb the plethora of dead branches I see, as we drive around. Times have been hard for most, and I think we could come up with some city funds if we look carefully; to help Maintain our wealth of trees we have here. And a matching program could enable many to afford it., as well as clear out city property too. We've had collection sites before for dead branches, from storms. Let's develop some sustainable ways to preserve our treasured Mature trees and add beauty and at the same time, add the oxygen and - ion health benefits to our city. Trimming mature trees helps them survive and live. Some mature trees when they die, are cut and the trunks have been made into unique sculptures. This is a bit extra, As an idea, I'd like to suggest a town orchard. My uncle had a huge fruit orchard farm and so it seems natural to me to suggest. one as I visited it often... Also, . In the northwest a prominent city has a dedicated fruit orchard for people who want to help with those who would benefit from the fruit nutrition... THERE WAS A GRANT OF ABOUT \$70,000 from CU a few years ago, it may still be accessible to some degree.....The time for such a beneficial project seems especially timely now.... We could plant fruit trees suited to and common to this area, such as

apple, peach, apricot, cherry, pear and plum. These could be grown and watered with help , I'm hoping, from the FORT COLLINS OUTREACH PROGRAM. SOME YEARS AGO WHEN The grants were offered I asked around but the time wasn't right....too many were into hopes of neat retail stores. I don't see why we couldn't have both. A lot of us are farmers at heart. Just like our fore bearers here.

Screen Name Redacted

3/23/2021 05:15 PM

With maintenance if on property lines

Screen Name Redacted

3/23/2021 10:28 PM

"This action item would only cost the city staff time and would take about a year to complete." Lol this is worded with so much bias. WR is "tree city USA," I think city government can take the time to preserve mature, healthy trees. These provide life-giving oxygen. If you don't like them, please move.

Screen Name Redacted

3/23/2021 10:29 PM

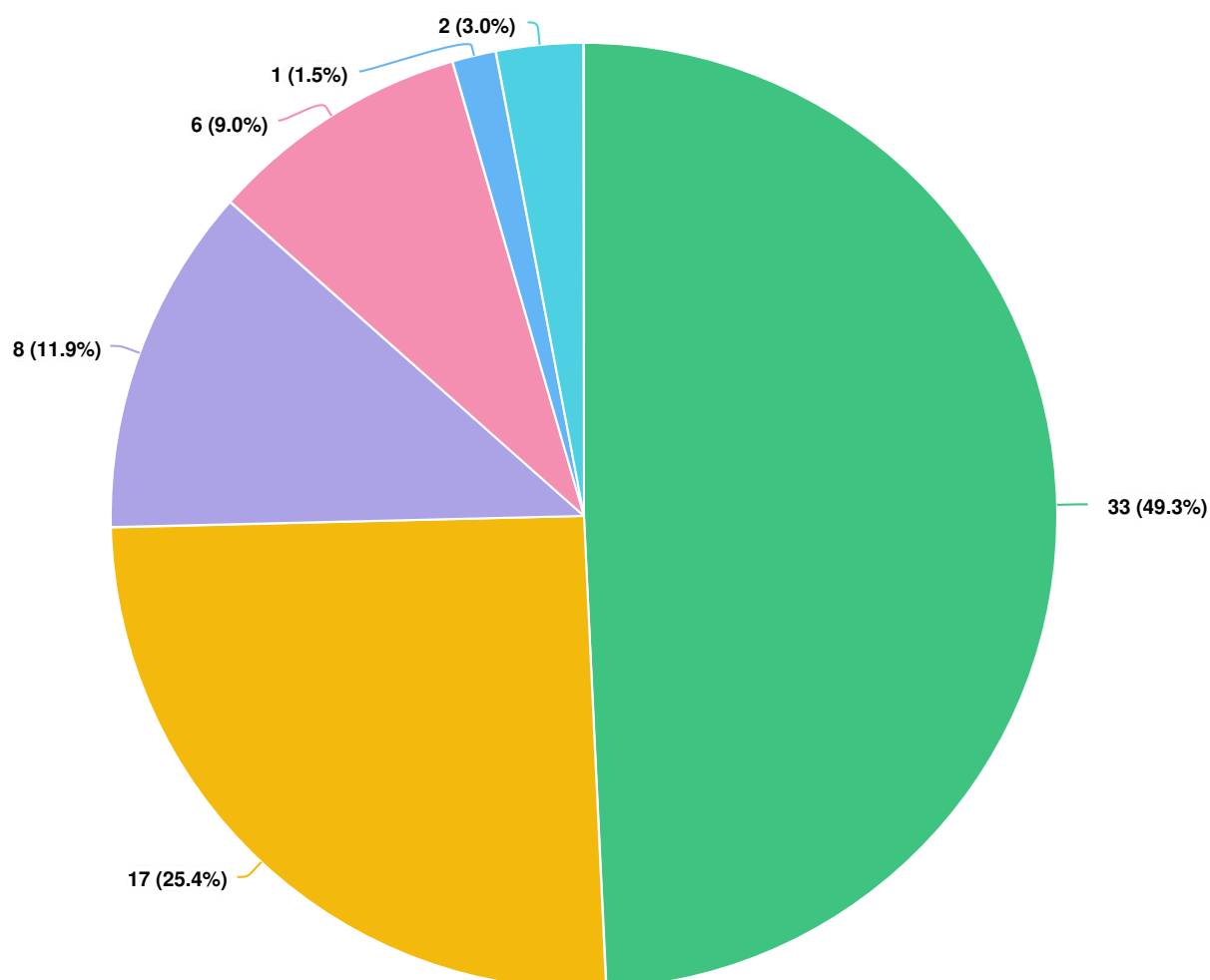
We have a designation as a "Tree City USA" because of our beautiful trees. Trees help clean the air and add natural beauty. Id suggest each tree when possible be replaced or have services to help maintain trees once or twice a year to help preserve trees. We used to be farm land here, and this area was an apple orchard. I'd like very much to see some addition of fruit trees in parks or other green spaces to enhance those areas as well as preserve some of our natural heritage. We have some very sturdy types of fruit trees to chose from and CU extension could be used as an advocate and information source.

Optional question (34 response(s), 33 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q10 What's your opinion of increasing resources for the NTMP?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I don't know.
- I strongly oppose this option.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q11 | Do you have any comments about increasing resources for the NTMP? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

It is difficult enough to navigate the streets with speed bumps when it snows (Like Allison) because there is no snow removal. Adding curbs and posts may make it more difficult in the snowy months.

Screen Name Redacted

1/27/2021 11:03 AM

I support this more than I support adding signage. The current NTMP that we have is very nice, having trees planted in them. I would like to plant some flowers in them also.

Screen Name Redacted

1/27/2021 11:06 AM

Our current NTMP plan is ineffective and should be reevaluated city wide. That said, I would like to see more resources towards streets that the city has identified as problematic systematically and not rely on citizen organization.

Screen Name Redacted

1/27/2021 11:14 AM

Our block - 4400 block of Yarrow - was recognized by the city as having one of the worst speeding cut-thru issues in the city. The police department did a study in the spring of 2020 and found the average speed on our block was completely out of control. The average speeding car's speed was 45 in a 30 zone, meaning half of the speeding cars were identified (with police radar) as going more than 45 mph on a side street. The city has recommended building 2 speed bumps on Yarrow St and a raised cross walk on 46th. All the residents on Yarrow whom I have spoken with (we communicate regularly) are in agreement we want these installed. Unfortunately the city wasn't able to start working on these in 2020. We really hope the city can get these completed in 2021. We identified a point of contact on our block, he has had great difficulty in communicating with the city to find out where the project is. We were told there was money in the budget in 2020 for our project, we haven't been able to find out if those funds were carried over to 2021, if there are new funds for 2021, if there is a schedule, if so, is our project on that schedule and where?

Screen Name Redacted

1/27/2021 11:27 AM

Not in favor of speed bumps, but for alternative forms of traffic mitigation.

Screen Name Redacted

1/27/2021 06:08 PM

Yes I agree. I am scared to walk my dog and recreate on streets due to safety.

Screen Name Redacted

1/27/2021 09:06 PM

While I support traffic calming measures, some methods like speed bumps or bump-outs can be ugly or more irritating to residents if not designed well.

Screen Name Redacted

1/28/2021 09:31 AM

I live on Carr st. We have too much though traffic endangering children

Screen Name Redacted

Let's not wait for someone to be killed because of people speeding down the

1/28/2021 06:22 PM

side streets.

Screen Name Redacted

What state or federal grants are available to support better mobility?

1/28/2021 09:21 PM

Screen Name Redacted

When not posted, the speed limit on residential streets is 30 mph. Post a 15 MPH speed limit and use cameras to catch speeders. Reducing the speed will add about 60 seconds to the travel time of cut-through traffic.

1/29/2021 09:17 AM

Screen Name Redacted

Need to enforce traffic laws especially around schools

2/01/2021 11:10 AM

Screen Name Redacted

Yes, some of the streets do suffer from the occasional speeder - there's a neighbor up the road with a particularly obnoxious dirt bike... That said, my concerns are largely with the external streets and corridors, rather than the internal ones. Internal improvements make for a nicer island, but it's still an island. Safe connectivity across and along the corridors is my priority. Though, I do love the existing traffic calming measure on 41st at Balsam-ish. And all that aside, I very much support increasing resources for the NTMP. The program is better equipped to make those decisions anyway. :)

2/01/2021 05:09 PM

Screen Name Redacted

I firmly believe traffic lights would be a preferential action compared to concrete islands that cause driving headaches and impede snow plows.

2/01/2021 07:26 PM

Screen Name Redacted

I think this is warranted as there are many people who walk in our neighborhood, and without sidewalks it can feel a bit unsafe at times, especially with children. I think we like the feel of no sidewalks, but traffic calming would be nice to add.

2/03/2021 09:31 AM

Screen Name Redacted

This shouldn't be that hard to accomplish.

2/08/2021 03:51 PM

Screen Name Redacted

Write more tickets! everyday! slow 'em down, but don't impede movement

2/09/2021 10:24 AM

Screen Name Redacted

This is crucial and needed immediately. Traffic in neighborhoods is getting ridiculous.

2/09/2021 10:35 AM

Screen Name Redacted

We absolutely need better traffic control in our neighborhood.

2/09/2021 10:55 AM

Screen Name Redacted

the city's current 'speedhumps' or speedbumps are largely ineffective by design. The edges of those taper down for water and I often see cars going to the edges to avoid going over. Maybe with the addition of tree/shrub island on both sides this could be avoided.

2/09/2021 11:31 AM

Screen Name Redacted

I agree that streets like 41st Ave. need these resources, but would be opposed to ANY sidewalks being added. Part of the charm of This part of

2/09/2021 11:46 AM

	Belaire is no sidewalks, no curbs and no street lights. This is why I moved here.
Screen Name Redacted 2/09/2021 02:21 PM	How about a little traffic law enforcement? Create "no through streets" and ticket the hell out of speeders and people cutting through neighborhoods
Screen Name Redacted 2/09/2021 03:18 PM	Fixing Wadsworth will go along way to solving this problem.
Screen Name Redacted 2/09/2021 04:01 PM	As more folks are walking and riding bikes the traffic needs to slow to allow all to be safe
Screen Name Redacted 2/10/2021 06:22 AM	People roll through stop signs and some don't even stop in the morning on Dover. Police need to start ticketing offenders. This is a safety issue for dog walkers.
Screen Name Redacted 2/10/2021 10:12 AM	I would add Estes and Everett streets to this example and plan, as these are some of the few streets connecting 38th and 44th Avenues with traffic noticeably increased during the school year when high school students are driving to school.
Screen Name Redacted 2/10/2021 05:21 PM	The speed bumps aren't working.
Screen Name Redacted 2/11/2021 10:13 AM	My concern is less with the street and more with the sidewalks. We live in a city and there will be traffic...but the streets mentioned and the pictures above have either no sidewalk or terrible sidewalks. And I think that piece needs to be addressed - I'd like to feel safe having my 5 yr old who is learning to ride a bike go down to the park with me - not needing to have him bike in the street or worried about him accidentally falling into the street because the sidewalks are so small/non existent.
Screen Name Redacted 2/11/2021 11:32 AM	I support actions that reduce noise and traffic and improve safety. I think the bigger issue is a lack of consistent sidewalks in Belaire. The lack of sidewalks makes it more stressful to walk on these streets and, e.g. having children ride their bikes or play. It would be great to have more sidewalks and/or boulevards on these streets
Screen Name Redacted 2/13/2021 02:32 PM	We need more accessibility and better safety options for non-motorized travel in the neighborhood, especially since sidewalks are few and far between and not consistent on all blocks. Plus making it safe to share the streets will also have the added benefit to slow down motor vehicles on many blocks, something I think every resident could get behind.
Screen Name Redacted 2/23/2021 10:39 AM	I am in favor of enforcing speed limits, but not construction of additional infrastructure that impedes the flow of traffic.
Screen Name Redacted 2/23/2021 11:54 AM	Please add Balsam St to your list of priorities! The speeding is horrible and I have young children.

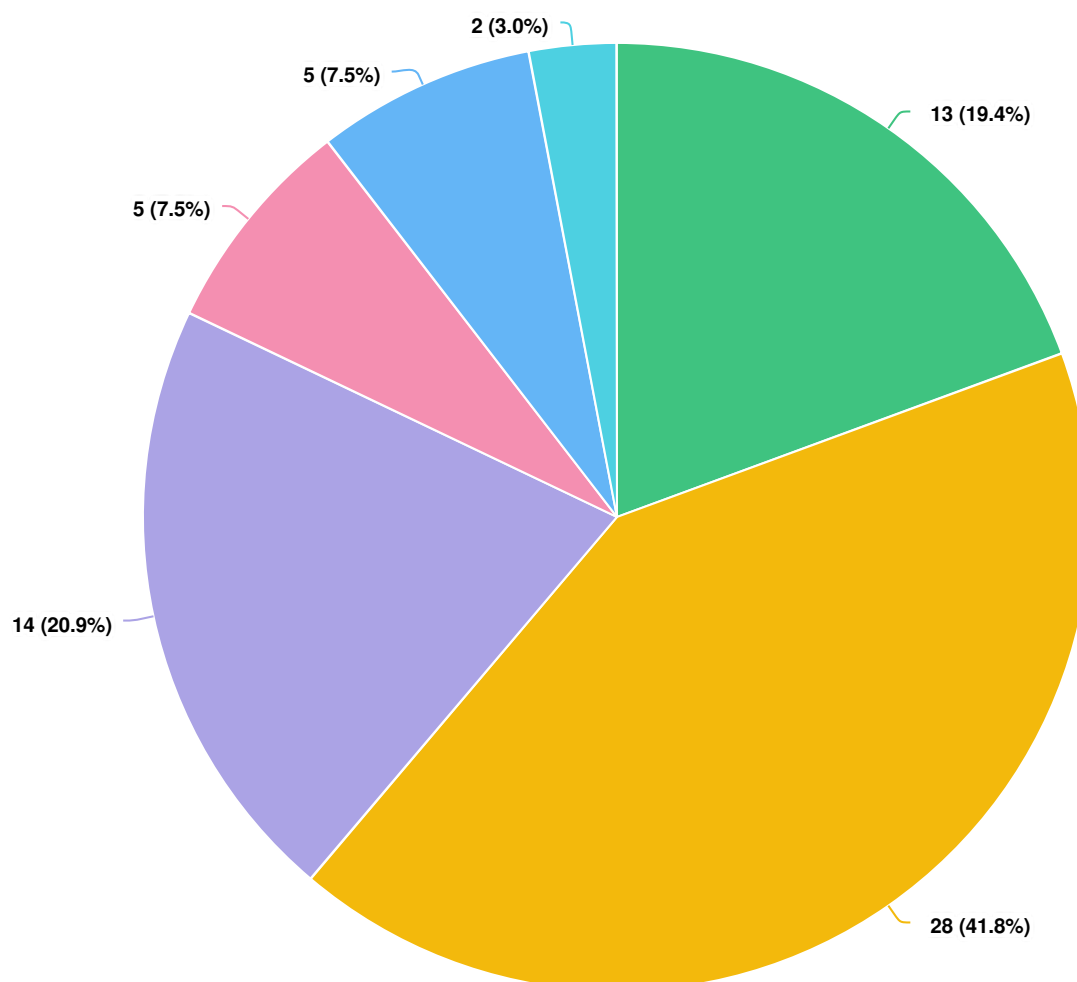
Screen Name Redacted 2/26/2021 01:37 PM	I would add 32nd and 38th to the list of thoroughfares of concern, esp between Wadsworth & Kipling. Downright scary esp during commute time.
Screen Name Redacted 2/27/2021 01:19 PM	Speeding on 44th is terrible too
Screen Name Redacted 3/20/2021 09:34 PM	On some streets like 44th near Wilmore Davis I think it's a great idea. On other streets it would have to be decided in a case by case basis.
Screen Name Redacted 3/23/2021 10:28 PM	Add a few speed bumps on blocks where people want them. It's not rocket science. This is only as complicated as you make it. Sounds like an opportunity to pay people for overthinking the problems.
Screen Name Redacted 3/23/2021 10:29 PM	I think this needs to be decided on a case by case basis. We used to be told if neighbors wanted to get together and pay for a speed bump or parking curb, they had to raise the money themselves. Maybe the city could start paying for such traffic flow barriers.. Safety for pedestrians is important. Speed bumps seem the best option to slow cars down in my opinion.

Optional question (37 response(s), 30 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q12 What's your opinion of creating a slow down awareness and signage program?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q13 | Do you have any comments about creating a slow down awareness and signage program? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:28 AM

Is there substantive data showing if this type of signage is even effective? Although cost is relatively low, I wonder if these would deter the speeding problem at all.

Screen Name Redacted

1/27/2021 10:43 AM

People don't pay attention to the signs that are already there like the speed sign on 44th. Motorists go 40-45 mph on that street all the time. I am surprised that there aren't more accidents. I always worry about trying to make a left turn from 44th because people come up on you so fast and then change lanes to avoid a turning vehicle.

Screen Name Redacted

1/27/2021 11:03 AM

People that speed do not pay attention to the signs. How can we make them pay attention?

Screen Name Redacted

1/27/2021 11:06 AM

This AND actually traffic enforcement by WRPD in the neighborhood near schools.

Screen Name Redacted

1/27/2021 11:14 AM

Our neighbors and I call our street Yarrow Raceway. There are children playing on our street. Speeding on our street is a huge problem. The police installed a radar sign for a month or so. I helped at first, but then it went back to being the racetrack. We need help from the city to address this speeding problem before someone gets hurt!

Screen Name Redacted

1/27/2021 11:27 AM

I don't believe these work well.

Screen Name Redacted

1/29/2021 09:17 AM

Is there empirical evidence that these programs work? Wouldn't posting a lower speed limit be more effective?

Screen Name Redacted

2/01/2021 05:09 PM

The second question on the topic - I'm clearly missing something! If improvements are proposed, I would prefer more permanent traffic calming measures as opposed to 'off the shelf' signage. The program itself is probably a fine idea - Wheat Ridge's growing web presence could initiate it. But, if there's a signage component, I'd like to think outside the box, and in lieu of the plastic neon kiddos, there are some that are tied to a larger Wheat Ridge signage/branding strategy.

Screen Name Redacted

2/03/2021 09:31 AM

I feel like drivers ignore signage, but I could be wrong.

Screen Name Redacted

2/08/2021 03:51 PM

Solar-powered speed indicator devices like the ones on 38th avenue have been proven to slow traffic speeds. The device you have pictured above is likely the least effective as it could be interpreted to be a toy.

Screen Name Redacted 2/09/2021 10:24 AM	this doesn't work
Screen Name Redacted 2/09/2021 10:35 AM	I am more than upset that Balsam wasn't included as a street that needs controls. It leads directly into the SCL hospital and when that's developed this could be a major cut through street.
Screen Name Redacted 2/09/2021 10:50 AM	I don't like extra things in the roads or otherwise cluttering up the streets. Medians are ok, little green men, no thanks.
Screen Name Redacted 2/09/2021 10:55 AM	The people who are speeding through our neighborhoods currently don't care about speed limits and the safety of our streets. Throwing money at this will not make them care any more than they already do. These traffic problems require real design, and enforcement solutions.
Screen Name Redacted 2/09/2021 11:46 AM	waste of city resources. Flat Stanleys can and are done by private citizens and that works.
Screen Name Redacted 2/09/2021 02:21 PM	These don't work, nobody sees them
Screen Name Redacted 2/09/2021 04:01 PM	These signs are easy to ignore
Screen Name Redacted 2/10/2021 06:22 AM	Signs aren't helping. If people don't respect a stop sign, then why would they observe a slow down sign?
Screen Name Redacted 2/10/2021 10:12 AM	I find this to be of little value.
Screen Name Redacted 2/10/2021 10:22 AM	this will be even more important when the remodeling of Wadsworth happens and more traffic is cutting through our residential neighborhoods between 38th and 44th
Screen Name Redacted 2/10/2021 05:21 PM	Not sure if this would be effective at all.
Screen Name Redacted 2/11/2021 10:13 AM	Let's put the money to a long term solution
Screen Name Redacted 2/11/2021 11:32 AM	I support this option but am not sure of how effective they are.
Screen Name Redacted 2/26/2021 01:37 PM	I question the effectiveness of the programs. The travel speed signs on 32nd, 38th, and 44th do not seem to work...
Screen Name Redacted	It's a simple way to add awareness.

3/20/2021 09:34 PM

Screen Name Redacted

3/23/2021 05:15 PM

Really dont likenseeing these signs and having to pick them up when knocked over. Not a good look for the street. Wouldn't want to look at them daily.

Screen Name Redacted

3/23/2021 10:28 PM

Put up some signs where people are asking for them, for deaf or blind residents, and children playing IE act in service of those specific residents who are concerned and requesting this.

Screen Name Redacted

3/23/2021 10:29 PM

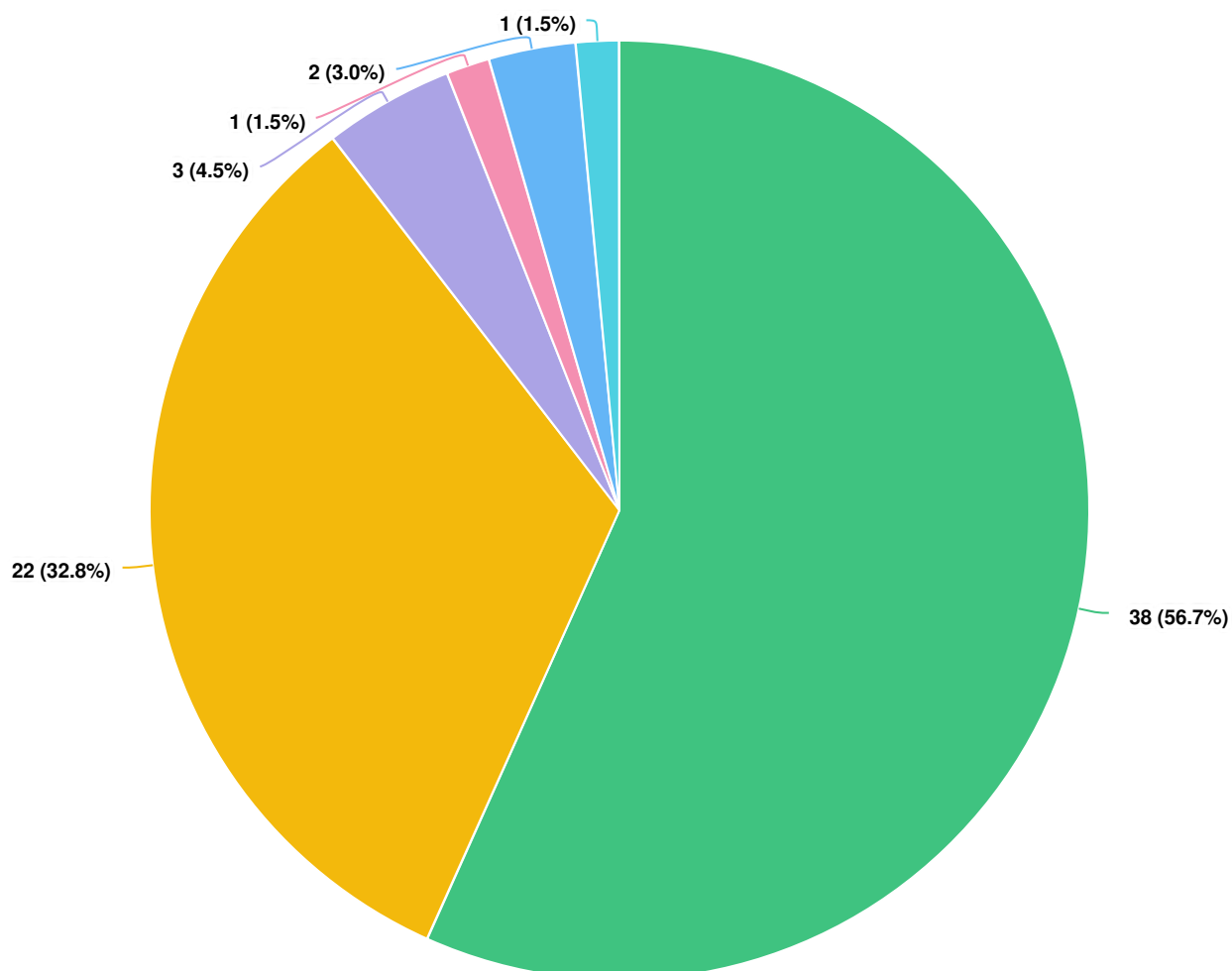
If there is a deaf child or otherwise handicapped person, in the vicinity, these can be of help I think.

Optional question (28 response(s), 39 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q14 | What's your opinion of expanding commercial property improvement programs?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I strongly oppose this option.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q15 | Do you have any comments about expanding commercial property improvement programs? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

Property owners should have to pay for the improvements. The city can set the standard but the cost should be shouldered by the property or business owner.

Screen Name Redacted

1/27/2021 11:03 AM

We need some stronger thinking about this. Why does Old Town Arvada, Golden, and Tennyson St. have a vital shopping/eating district while we do not? What about creating a hub like Edgewater has? Also, we need a better farmer's market. Lucky's should be repurposed.

Screen Name Redacted

1/27/2021 11:03 AM

This would be great! I would hope store owners would want to take pride in their business.

Screen Name Redacted

1/27/2021 11:06 AM

I feel the city and community partners sufficiently fund this program. I would support more \$\$ towards murals on 44th. I would support enterprise zone type incentives as part of the 44th Avenue corridor plan

Screen Name Redacted

1/27/2021 11:14 AM

My wife and I are very hopeful the city can help small business development along 44th ave, both east and west of Wadsworth. Adding restaurants and shops in these area would greatly improve the resources for residents of the neighborhood as well as reduce car trips which is good for the environment.

Screen Name Redacted

1/27/2021 11:27 AM

I strongly support this option, but would strongly recommend that this include updating the sidewalks and pedestrian comfort (trees, landscape buffers, etc) to make this a more walkable and bikable community.

Screen Name Redacted

1/27/2021 09:06 PM

Fantastic, would love to see commercial improvements on 38th and 44th!

Screen Name Redacted

1/28/2021 09:31 AM

I owned my own company for years upgrading your property is up to you.

Screen Name Redacted

1/29/2021 09:17 AM

Encourage mixed use (residence above office/commercial), to provide housing options and improve viability of businesses.

Screen Name Redacted

2/01/2021 05:09 PM

I love it. Nimble, creative, and in support of some of the things that make Wheat Ridge great. It may be that part of a developer's impact fee funds this even...

Screen Name Redacted

2/03/2021 09:31 AM

Aesthetics of WR businesses is extremely lacking, with 38th as an exception, especially when compared to the communities in the south metro area. I would especially love to see some improvements on 44th and on Wads

Screen Name Redacted

2/08/2021 03:51 PM

If the artwork idea is a serious consideration for vacant store fronts then the City should ask for volunteers to sit on review committees for the artwork proposed. I would hate to see these decisions left to City officials who would

	likely allow the 'artwork' to consist of graffiti art now known to some people in Denver as 'Urban Expression Art.' Again, we are not Denver. There are enough retired citizens in Wheat Ridge that convening these artwork review groups or group shouldn't be that hard.
Screen Name Redacted 2/09/2021 10:24 AM	This is socialism. Business is there to make money, if they can't take care of their property, why should I subsidize them.
Screen Name Redacted 2/09/2021 10:50 AM	Love the art ideas, give people a cool thing to see while walking around and shopping local.
Screen Name Redacted 2/09/2021 11:31 AM	the city really needs to either have the old pole signs replaced/updated/upgraded
Screen Name Redacted 2/09/2021 11:46 AM	Its been my observation that property owners, especially the older property owners dont care and wont cooperate. What needs to happen is these old owners need to be bought out and go away.
Screen Name Redacted 2/09/2021 02:21 PM	Why can't these businesses take care of their own property? I have to. This smacks me as corporate welfare/socialism for the wealthy. For example, Compass is a healthy company, why did i pay to improve the look of their building? Will the city get a return when this building is sold by Compass? This is a monumental waste of tax dollars. Require them to maintain their property like you require me to!
Screen Name Redacted 2/10/2021 06:22 AM	I support this measure if the owner sticks with the historical identity of the building and not a tacky facelift.
Screen Name Redacted 2/10/2021 05:21 PM	Love this idea.
Screen Name Redacted 2/11/2021 10:13 AM	This is a GREAT idea!!! I love the artwork/pop up store idea for vacant buildings.
Screen Name Redacted 2/11/2021 11:32 AM	I love this option! I want to live in a neighborhood that is walkable, to shop at local businesses. I am concerned about how small businesses in Wheat Ridge will rebound from COVID-19. Similarly, I am concerned about the transition plan for the Lutheran Hospital on 38th. I know Wheat Ridge has hired a consultant to develop a transition plan for this site. There is so much potential to use this site to extend commercial development along 38th. However, there seems like a risk of the site laying vacant for many years, especially in the aftereffects of COVID-19
Screen Name Redacted 2/23/2021 10:39 AM	I would support the idea of a loan program, and the "vacant storefronts" concept. I am not in favor of grants for this purpose.
Screen Name Redacted 2/23/2021 10:42 AM	I feel that a lot of Wheat Ridge's business and retail districts could benefit from revitalization. There are ways to maintain the charm of our city while

encouraging investment in our commercial buildings. An ongoing development that comes to mind would be Gold's Marketplace on 26th and Kipling. The development appears to be staying true to its roots while pursuing a more urban approach to redevelopment. I believe younger generations are more drawn to such projects over painfully obvious new builds. My wife and I had a lot of hope for the 38th and Wadsworth development, and while happy to have new businesses, we were less than thrilled that it felt so commercial and suburban. When we moved to Wheat Ridge, we chose to settle here for its proximity to Denver and the mountains, as well as its more quiet neighborhoods. We liked that it was somewhat suburban without feeling like a Highlands Ranch or parts of Arvada. If we see more cookie cutter, soul-less developments, I believe Wheat Ridge will become less desirable to younger homeowners.

Screen Name Redacted

2/23/2021 11:48 AM

The new shopping center on Wadsworth, for example: The traffic flow to the shops is not reasonable and makes it very difficult to shop there. It looks good on paper but consider the users. Pretty isn't always as good as practical. That's what a GOOD city planner should be doing.

Screen Name Redacted

2/27/2021 01:19 PM

I think giving businesses "carte blanche" could be a mistake. The Mod furniture store on 44th is awful

Screen Name Redacted

3/20/2021 09:34 PM

Some styles are not attractive the city has picked, such as the southwest corner facade at 44th, and Wadsworth. In general I'd like to see cohesion in the styles approved/ offered especially for stores near main through fares. I'd like to see some of the funky small buildings preserved and fixed rather than razed and replaced such as the cute strip mall near WR Cyclery.

Screen Name Redacted

3/23/2021 10:28 PM

I support this with a HUGE caveat. This was rampant years ago when ugly "store fronts" were put on buildings on Wads (Black and Read and adjoining businesses) and 44th and Wads southwest corner building, which was Art Deco and very interesting and beautiful—the city ruined it with outsized facades that didn't preserve the character of the building. So facades are fine but not when they actually ruin a building. I suggest a fund to preserve buildings that are architecturally significant. Help business owners attempting to preserve these buildings with funds to bring them up to code. Currently it's cheaper to scrape an older building and rebuild rather than preserve. A preservation fund would be helpful.

Screen Name Redacted

3/23/2021 10:29 PM

I suggest a fund to help preserve buildings of historical interest and significance, instead of a fund to cover designing look alike store fronts ever again, of questionable aesthetic appeal; such as the building on the southwest corner of 44th and Wadsworth. There is talk again of redeveloping the area of 38th from Sheridan West to Wadsworth. Its true some buildings are needing a facelift of sorts. Please do not allow high density housing to be permitted over time to replace the funky buildings that exist in some lots there now. One "Perrins Place" is enough. We need a moratorium in perpetuity, on any more high density housing. The development down east of Wilmore Davis school, behind there where the old green houses used to be, should

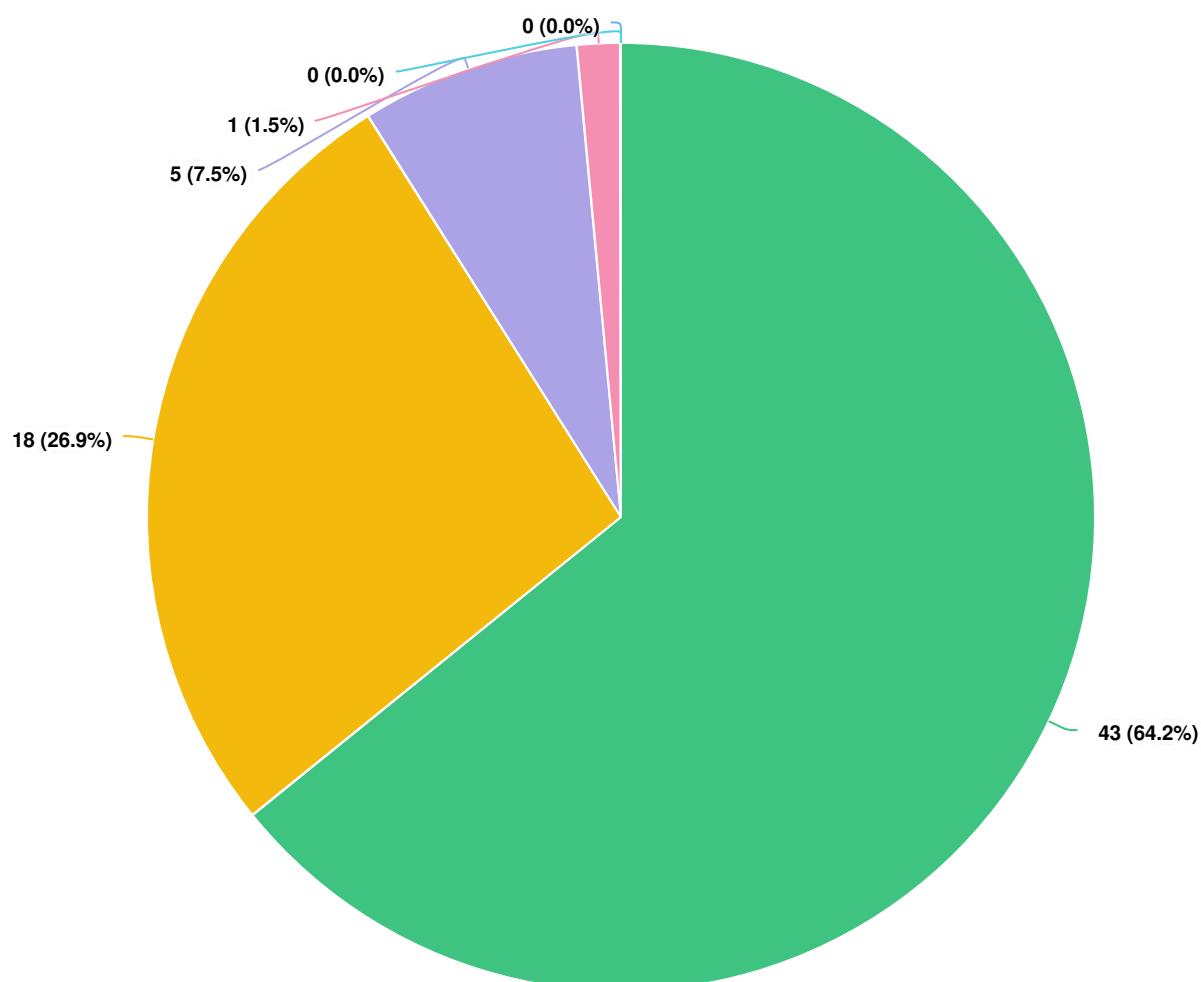
have had a watchful eye by a city planner. The developers should have designed this for example as a horseshoe shape exposing a mountain view to the west. As it is it looks so poorly laid out with only an eye for putting in as many units as possible. its a future run down tenement area. it doesn't incorporate nature and any green grassy areas as far as I can tell. Its sad really. Its silly for city planners TO WORRY THAT WE WON'T GET " ENOUGH DEVELOPMENT". We can afford to be picky and set limits. The developers will run over you if you don't set a line. They are ruining our suburb ...as we sit adjacent to metro Denver.

Optional question (28 response(s), 39 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q16 What's your opinion of expanding dumpster and cleanup days?



Question options

- I strongly support this option.
- I support this option.
- I am neutral
- I oppose this option.
- I don't know.
- I strongly oppose this option.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q17 | Do you have any comments about expanding dumpster and cleanup days? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

If the city is going to put out dumpsters, they should be available in the neighborhoods, not just one central location where you have to haul your stuff.

Screen Name Redacted

1/27/2021 11:03 AM

Support this. Also, can we work with a recycling organization? Have community composting? Glass recycling.

Screen Name Redacted

1/27/2021 11:03 AM

We are not able to take advantage as we are always out of town during the summer. We did take advantage during the leaf dropoff though!

Screen Name Redacted

1/27/2021 11:06 AM

I don't see code enforcement as a priority

Screen Name Redacted

1/27/2021 11:14 AM

I wasn't aware of this program. I would make use of it, and would chip in if there is an extra cost to the city. I would also encourage and assist neighbors to use it.

Screen Name Redacted

1/27/2021 06:08 PM

Great idea! Yes I think something like this 1-2 times a year would be helpful. When I purchased my home, I inherited a lot of junk. I finally got rid of it when I got a dumpster... but it wasn't easy to figure out how to get rid of it before that.

Screen Name Redacted

1/28/2021 09:21 PM

Every one of these I have been to in the past have been well-attended. This seems like an easy way to encourage cleanup. Also consider a leaf cleanup program like neighboring municipalities have.

Screen Name Redacted

1/29/2021 09:17 AM

Some residents need assistance and other properties are vacant. Can we identify the properties that require community assistance with cleanup and direct the resources accordingly?

Screen Name Redacted

2/01/2021 11:10 AM

Definitely needed. Also would like the city to consider trash service. Trash trucks on streets every day. Not efficient use of trucks and resources

Screen Name Redacted

2/01/2021 05:09 PM

As a whole, I'd be hard-pressed to point out specific property maintenance offenders in great numbers. I think the program that's in place is sufficient and could perhaps benefit from additional promotion. I'm all in favor of community building, but there may be other opportunities that we should explore in parallel with this.

Screen Name Redacted

2/01/2021 07:26 PM

Very much appreciated!

Screen Name Redacted

2/03/2021 09:31 AM

I think property maintenance in our neighborhood is pretty good.

Screen Name Redacted 2/09/2021 10:24 AM	Yes this is something the city SHOULD do. Also, get the garbage trucks off the street everyday. It destroys our streets.
Screen Name Redacted 2/09/2021 11:31 AM	there really needs to be web sign up to gauge where and when these dumpsters would be needed.
Screen Name Redacted 2/09/2021 11:46 AM	Property owners need to be responsible for their own cleanup. Code enforcement would be a good thing for people who wont cooperate and do their share.
Screen Name Redacted 2/09/2021 02:21 PM	Finally a good idea, now get the garbage trucks on a franchise system. Why are there garbage trucks on my street everyday? Set up a franchise system, so i only see 1 truck per week. Our roads will last longer too.
Screen Name Redacted 2/09/2021 04:01 PM	we took advantage of this a few years ago and I think it may keep people from just dumping mattresses and other "stuff" in neighborhoods
Screen Name Redacted 2/10/2021 10:12 AM	While this may be helpful for some, I don't think it would have a significant impact on the properties that need cleanup the most.
Screen Name Redacted 2/10/2021 10:22 AM	expanding clean up days would be nice but how do we get neighbors to remove several dump truck loads of brush and other junk from their back yard? I've been told that because it isn't visible from the street there's nothing that Code enforcement can do.
Screen Name Redacted 2/10/2021 12:20 PM	If WR had ONE trash collector for all residents that we pay with our property taxes, this would not be needed as that collector would designate shrub and refuse pick-ups 4x a year like in other municipalities.
Screen Name Redacted 2/10/2021 05:21 PM	With an overall aging but also shifting community demographic the demand for this service will increase.
Screen Name Redacted 2/11/2021 10:13 AM	I actually didn't know this was a service provided. We definitely struggle with what Waste Mgmt is able to accept and what to do with things we can not donate - would love to have this be a regular event!
Screen Name Redacted 2/11/2021 11:32 AM	I love this option! I often just don't have convenient options to dispose of yard waste. Renting a dumpster is an expensive option.
Screen Name Redacted 2/11/2021 02:18 PM	Improve communication about current dumpster and cleanup days. I'm new to the neighborhood (one year resident) and missed a recent day because I wasn't aware of it. Consider flyers in mailboxes.
Screen Name Redacted 2/23/2021 10:39 AM	Sounds good!
Screen Name Redacted 2/23/2021 11:48 AM	There are many residents that think their yard is a place to store junk. Front and back yards. They want top dollar in taxes but we have to put up with

junkers and horders? Thats the job of the community police. There needs to be a better way to disseminate information about community clean up days and where/ how to get rid of unused articles that are trashing up our community, like setting out on used furniture on the curb for others to pillage through and take leaving junk for other neighbors to look at, or blow into their yard. This isn't a 3rd world country or is it?

Screen Name Redacted

2/27/2021 01:19 PM

Great idea, but never been done on my street

Screen Name Redacted

3/20/2021 09:34 PM

I'd like a dumpster available 6 months of the year. Clean up days increased as well, maybe 2 pick up days or 3. Thank you.

Screen Name Redacted

3/23/2021 05:15 PM

Maybe signs to advertise.

Screen Name Redacted

3/23/2021 10:28 PM

Would be nice to have the pick up day more than once a year.

Screen Name Redacted

3/23/2021 10:29 PM

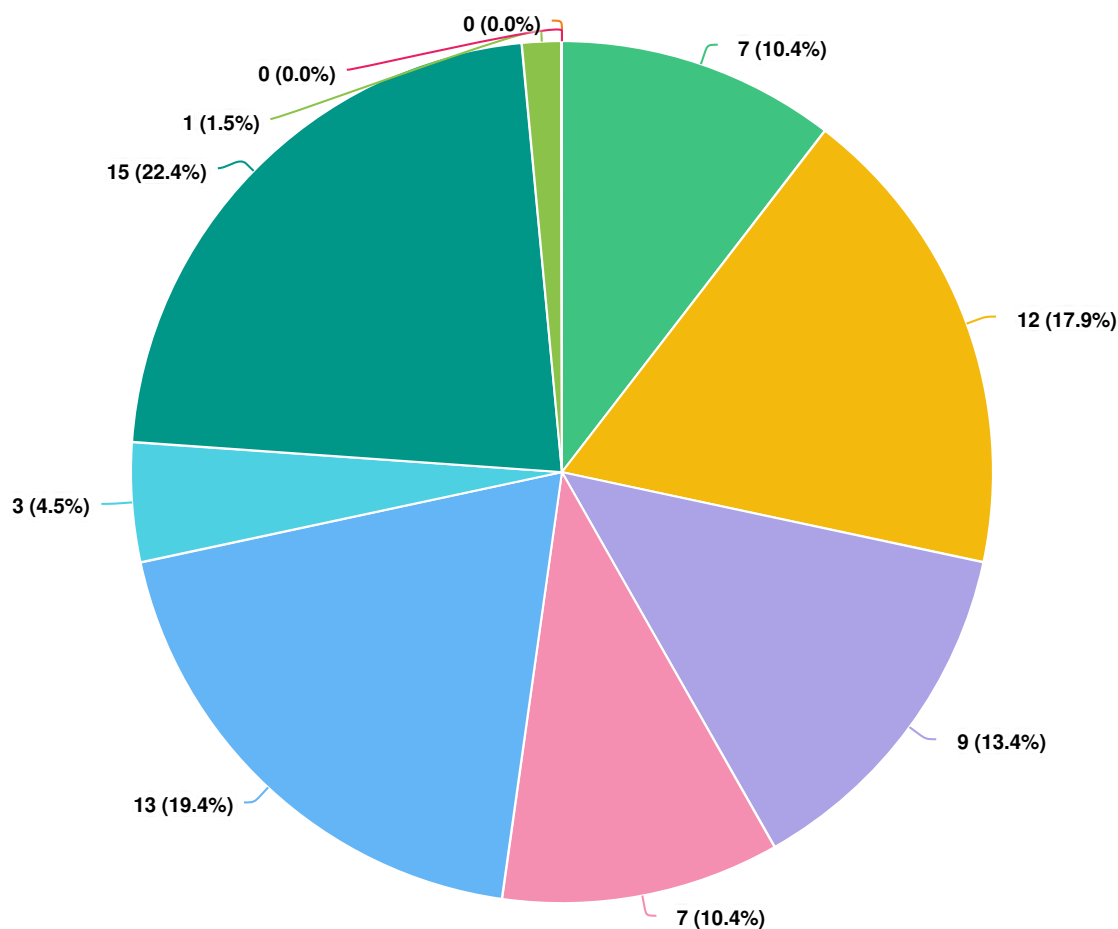
The pick up day for heavy old items might be expanded to two or three days a YEAR ON SET DATES --WITH POSTERS IN PLACES FOR PEOPLE TO SEE, SUCH AS SAFEWAY. And some pickup for dead tree branches. Thank you! Such as easy to remember dates like: May 15, July 15, and October 15th.

Optional question (31 response(s), 36 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q18 Please select your top choice.



Question options

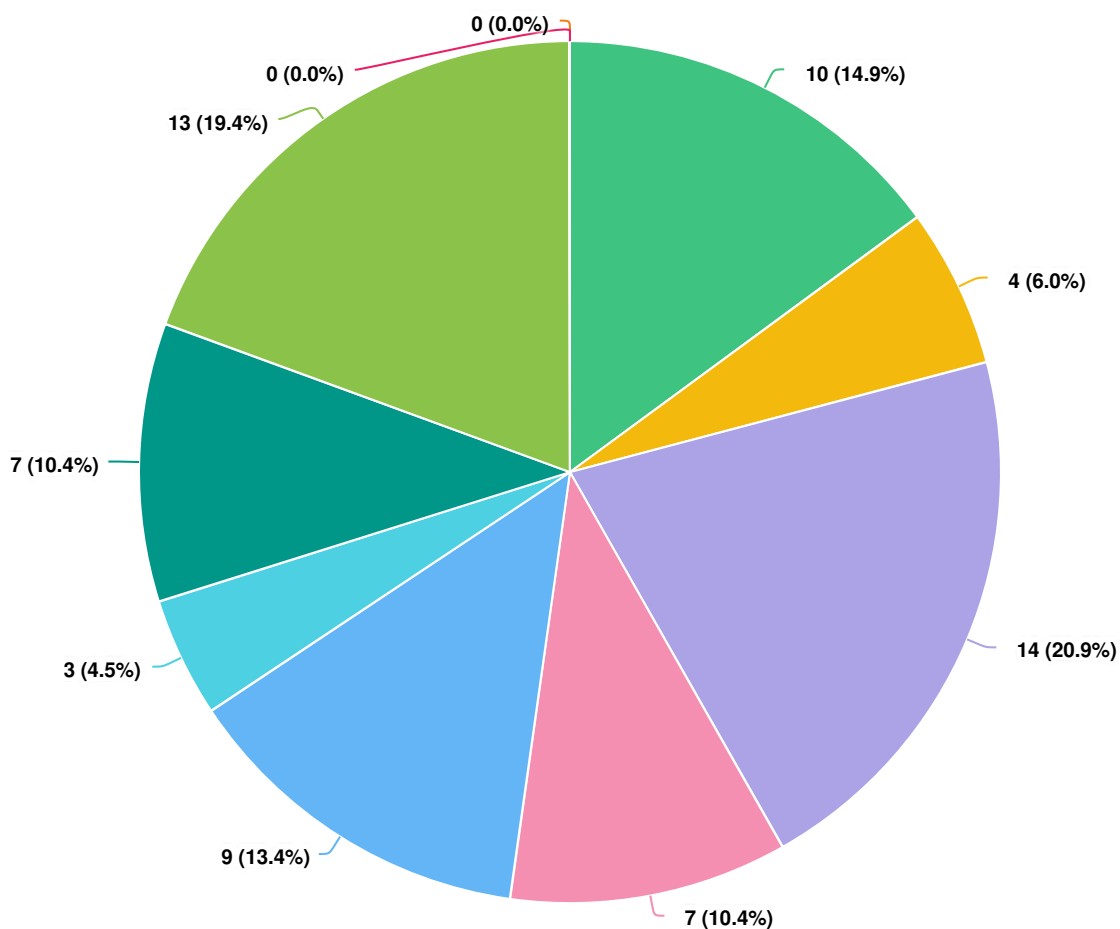
- Expand Bulk Plane to Address Size of Residential Buildings
- Improve Communications on Development Projects with Potential Neighborhood Impacts
- Broaden Housing Options While Being Sensitive to Bel Aire's Character
- Adopt Tree Preservation Rules
- Increase Resources for the Neighborhood Traffic Management Program (NTMP)
- Create a Slow Down Awareness and Signage Program
- Expand Programs That Provide Funding to Improve Commercial Buildings
- Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues
- None of the above.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q19 Please select your second choice.



Question options

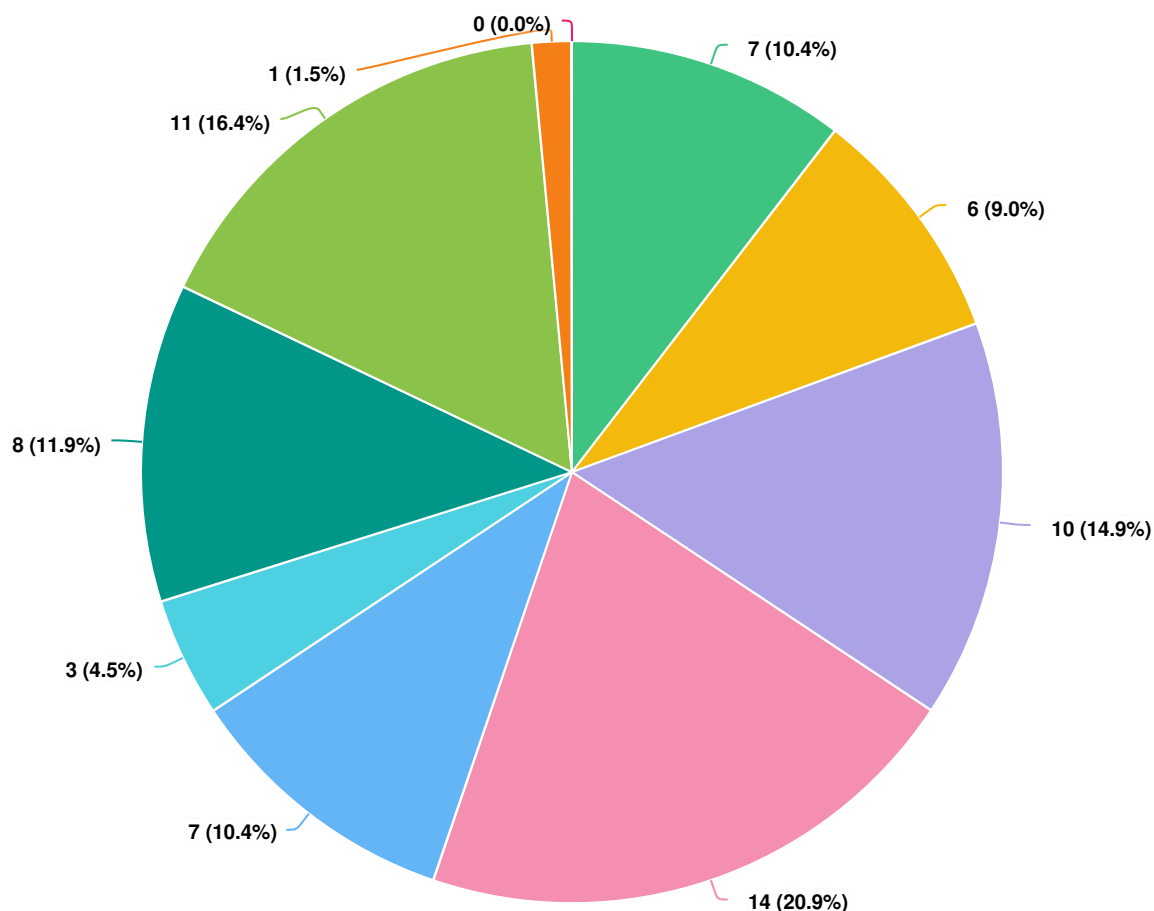
- Expand Bulk Plane to Address Size of Residential Buildings
- Improve Communications on Development Projects with Potential Neighborhood Impacts
- Broaden Housing Options While Being Sensitive to Bel Aire's Character
- Adopt Tree Preservation Rules
- Increase Resources for the Neighborhood Traffic Management Program (NTMP)
- Create a Slow Down Awareness and Signage Program
- Expand Programs That Provide Funding to Improve Commercial Buildings
- Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues
- None of the above.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q20 Please select your third choice.



Question options

- Expand Bulk Plane to Address Size of Residential Buildings
- Improve Communications on Development Projects with Potential Neighborhood Impacts
- Broaden Housing Options While Being Sensitive to Bel Aire's Character
- Adopt Tree Preservation Rules
- Increase Resources for the Neighborhood Traffic Management Program (NTMP)
- Create a Slow Down Awareness and Signage Program
- Expand Programs That Provide Funding to Improve Commercial Buildings
- Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues
- None of the above.
- I don't know.

Mandatory Question (67 response(s))

Question type: Radio Button Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Q21 | Do you have any additional comments on the action items? Please provide your thoughts below.

Screen Name Redacted

1/27/2021 10:43 AM

Visability on 44th and 38th in certain spots is poor coming off a side street. It seems like vegetation is allowed to grow out of control and people put up signage for sales and such that block the view of oncoming traffic. Maybe code enforcement should take a ride around town and look for these things.

Screen Name Redacted

1/27/2021 11:03 AM

More Open Space, historical site, and parks initiatives. More attention to Clear Creek Greenbelt. More on Sustainability Wheat Ridge. Thank you.

Screen Name Redacted

1/27/2021 11:06 AM

Thank you for listening!

Screen Name Redacted

1/27/2021 11:14 AM

Speeding on the 4400 block of Yarrow is a huge issue, and though we have been in communications with the City since early 2020, we need help and better communications with the city to understand where we are with getting this addressed.

Screen Name Redacted

1/27/2021 06:08 PM

Sidewalks throughout the neighborhood Access to Clear Creek trail that isn't terrifying (Wads access is horrible). Close off 48th ave from wadsworth, people speed through there during traffic times. Encourage / support additional restaurants and buisnesses along 44th & Wads. The new wing restaurant is a hit! More of that :)

Screen Name Redacted

1/28/2021 09:31 AM

you should wait to have these meetings until everyone can meet live. A lot of property owners do not have zoom!!!

Screen Name Redacted

1/29/2021 09:17 AM

How do the priorities of the Bel Aire actions items compare with those of adjacent neighborhoods?

Screen Name Redacted

2/01/2021 05:09 PM

Y'all are doing a fantastic job. As a resident, I couldn't be more happy with my City's active engagement of the community. So, thank you!

Screen Name Redacted

2/05/2021 10:52 AM

I am disappointed that improving/adding sidewalks for pedetrian safety didn't make the list, nor did addressing our woefully inadequate storm water drainage system.

Screen Name Redacted

2/09/2021 10:24 AM

Cjchange 38th avenue back to the way it was before the "Road diet" PILOT program was implemented, the PILOT program was unsuccessful at increasing commercial business along that corridor, and acutall has impeded the amount of potential customers as they avoid the delays of driving behind grandma/pa. It sucks, and always has. admit defeat for god sakes.

Screen Name Redacted

2/09/2021 10:39 AM

I see the scheduled city plans for biking and walking access to the Clear Creek trail- THANK YOU! That is #1 on my list.

Screen Name Redacted 2/09/2021 11:46 AM	I was personally shocked at the 79 page report. This looked like a typical MBA assignment using presentation software and was way overdone. With that said, it looked mostly like an exercise to placate the old crumudgeons in WR. Now that they have been able to air their predictable grievances its time to move on and have decisions and actions taken by the professionals WR has hired to enact the plans.
Screen Name Redacted 2/09/2021 12:36 PM	In my mind, nothing is more important than the revitalization of the 44th avenue corridor. Glad to see that it is on the roadmap!
Screen Name Redacted 2/09/2021 02:21 PM	Put 38th Avenue back to 4 lanes, traffic is way too slow and it didn't create the economic benefits the city council promised.
Screen Name Redacted 2/09/2021 03:18 PM	Nothing about the greenbelt?!
Screen Name Redacted 2/09/2021 04:01 PM	thanks for doing this
Screen Name Redacted 2/10/2021 05:21 PM	I love living here. This effort is just another example of the quality of life focus we have all decided to prioritize in Wheat Ridge.
Screen Name Redacted 2/11/2021 10:13 AM	Thank you for sending out these surveys, I appreciate the transparency and ability to provide input. I am excited for the wadsworth project to start and eager for efforts to move to the 44th corridor, which I think can eventually be an amazing street to walk on, visit local business, stop by the park, go to the pool, get on the bike path etc - so much opportunity! Addressing the walkability of the neighborhood (independent, but related to the traffic concerns) remains one of my biggest issues and look forward to that being discussed in the future - happy to provide input as the mom of two young kids, one of who will be going to Wilmore Davis next year and we will need to cross 44th and walk up a street with no sidewalk to get there!
Screen Name Redacted 2/11/2021 11:32 AM	Having recently learned about the imminent demise of the Lutheran Hospital on 38th, this is now a high priority for me--to make sure that this site is redeveloped and doesn't lay vacant for a decade. It seems like a real opportunity for the neighborhood to improve housing density and commercial development.
Screen Name Redacted 2/23/2021 11:54 AM	It looks like sidewalks did not make it into this final version of the survey. If things are still being considered, I would love to see more requirements for sidewalks in Bel Aire. Currently, they are missing in about half of the neighborhood making it harder and more dangerous to walk with small children and pets.
Screen Name Redacted 2/26/2021 01:37 PM	Thank you for conducting this survey.

Screen Name Redacted

2/27/2021 02:35 PM

Definitely no more multi housing building.

Screen Name Redacted

3/20/2021 09:34 PM

I am against allowing additional buildings to be squeezed onto lots intended to be spacious to provide light and air. I am against allowing flag lots✓ , that flag lot at the corner of field and Everett ought to never have been approved, Mr.Ken Johnstone broke a lot of hearts the day he caved to Stephanie Garcia. It ruined the area.

Screen Name Redacted

3/23/2021 05:15 PM

Homeless and pan handling in or on city rightaways and bus stops.

Screen Name Redacted

3/23/2021 10:28 PM

Broadening housing options while being sensitive to the character of Bel Aire is almost an oxymoron. Bel Aire's name means beautiful air. High density housing is the opposite of light air and spaciousness. There needs to be a moratorium on growth like in Golden, if we want to preserve the character of Bel Aire. Bardo coffeehouse nearly went under because of the high cost of bringing this older building up to code. Providing assistance to business owners preserving older buildings would be invaluable as it would encourage small business to come to Wheat Ridge. The owner of Bardo said it would've been cheaper to scrape and rebuild instead of bringing the building up to code. Helping business owners bring quaint buildings up to code will preserve the historic character of the city and assist small businesses. For clean up days it would be beneficial to also assist lower income people and seniors with tree trimming.

Screen Name Redacted

3/23/2021 10:29 PM

Provide Matching funds for dead tree branch removal on trees needing trimming where residents can't afford it is a good idea as the city may contract at a lower price, perhaps. . #In addition I'd like to include a word of encouragement for the city to continue in their efforts to provide funds for small businesses to make necessary improvements when landlords won't help at all, such as when Greg Allen had to leave the old dairy named Vincenze's...on 44th... because the electrical wiring failed and he'd poured tens of thousands into it already. and had no more to spend.. We were sorry to see the old dairy, aka Vincenze's, go. Funds are needed oftentimes and very appreciated! Thank you.

Optional question (26 response(s), 41 skipped)

Question type: Essay Question

Filtering by: Are you an Bel Aire resident (see map above for boundaries)? Yes

Appendix C3: Round 2 Resident Meetings Summary

Meeting 1

Date: January 30, 2021

Participants: 11 Residents

Action Item 1: Expand Bulk Plane

Verbal Comments and Questions

- How does this apply to residential versus commercial? How does it differ from different zone districts?
 - Impacts to adjacent lots, not sure the impacts yet
- Does it reduce air space?
 - Ultimately, yes.
- Resident supports expansion + height limit + compatibility limit (especially as it pertains to Bel Aire)
- Developers are motivated to maximize, “monstrosities”, changes character, would hate to see scraping and huge buildings in place, would like more rules/restrictions besides just bulk plane to be put in place

Chat Comments and Questions

- Again, for neighborhood engagement, you might want to steer away from industry-specific words, such "Bulk plane". And can there be a rule about taking away "views" from your neighbors.
- I think the term is "overlay district" - to apply more specific development regulation to a specific area

Action Item #2: Communications

Verbal Comments and Questions

- Traffic issues from surrounding neighborhoods, were promised speed bumps but that hasn't happened yet and nothing has been communicated, signed up for website updated but that hasn't resolved communication issues
- How to address people of different income levels, people who may not have access to internet
 - New to us – database of tenant/renters which helps
- Does city have a database for management of condos, etc.? worth exploring
 - If owner, yes, otherwise just owner/tenant
- There's a number of feet of people that need to be notified, think about changing # of feet notification to those who live on that block

Chat Comments and Question

- Yes! Better communication is important, and having hearings at times that are sensitive to people who have standard work hours.

Action Item #3: Housing Options

Verbal Comments and Questions

- Did you think about splitting this idea? I like some but not others?
- Our codes allows for attached add-ons, we need a rental clause for SF housing, some of these options “invade our neighborhood”
- This is very broad, I’m responding I don’t know, I agree with some but not others, there’s a place for higher density housing but then there are neighborhoods that need to be neighborhoods. We have airbnb in our neighborhood, I’m next to some duplexes in my neighborhood which was a “drug den”, code enforcement did nothing, not confident that code will change anything, I have no faith, non-compliant homes and nothing is being done about it
- How will this affect affordability? I’d love to see more diverse options.
- I worked hard to get into this neighborhood, I don’t think devaluing the rest of us to make it easier for other people is fair for the rest of us

Chat Comments and Questions

- I come down to "yes" on exchanging tattoo parlors with more high-density housing and absolutely "no" to adding ADUs to the backyards of lots in Bel Aire.
- Yeah, this question is far too simplistic.
- I do support ADUs in general but am concerned about high housing and traffic for residences near the major commercial corridors. Temporary rentals could be differently regulated and overseen, right?
- I disagree with that
- Not a problem in my perspective
- I lived in an area where about 1/6 lots had an ADU of some kind. It was not a problem. Grandma may live in an ADU that is on a different lot than her child
- I think this will open up a never-ending spiral to confusion, and I strongly disagree.

Action Item #4: Tree Preservation

Verbal Comments and Questions

- What does like for like mean?
 - Typically based on some type of inventory analysis, based on caliper

Chat Comments and Questions

- Can we do something about Excel damaging trees to protect utility lines? I have to hire an arborist to address the damage, when Excel could have done a correct pruning job the first time.

- Unfortunately we cannot do much with Xcel and the way they prune trees. They need to prune in a way that protects the integrity of the power line infrastructure. It's not always pretty and sometimes I wish they would just take the tree down as opposed to cutting the tops off. Cutting the tops off or "topping" the tree is common practice to keep the limbs and crown out of the power lines. It's a safety thing and helps to ensure the power system doesn't get damaged in storms where lines can fall and start fires, damage property, or hurt someone.

Action #5: Traffic and Speeding

Verbal Comments and Questions

- What kind of options are you talking about? Speed bumps, medians islands, or other?
 - This action is about resourcing the program, not about specific options
- I live at the top of the hill, no through street. My biggest concern is my own neighbors who feel like they need to go 40 mph. I think they don't know the speed limit. I think its lack of knowledge. I just think we need more signs.
- I'd love to see more resources for neighborhood improvements. I'd like to see staff look at this proactively instead of reactively. Sometimes decisions on one street have negative impacts on the next street over. People have a lot of concerns within their community.

Chat Comments and Questions

- We just need more sidewalks or larger ones
- What about a community safety council or committee?? To address issues like this
- I think 25 mph, on many of our streets, is still too fast.

Action Item #6: Slow Down!

Verbal Comments and Questions

- Is there any data from other cities about the efficacies of something like this?
 - We don't have the data, but other cities have initiated programs that have resulted in improvements to neighborhoods
- One 44th, there's a large multi-unit building that uses our street and then south on Yarrow approved over 100 units so more problems likely to come, average speed of cars coming through is 45 mph on our street, we had speed trailer put in and it slowed people down for a week or 2 then no impacts from there, police moved on and don't enforce. Our experience on our block.

Chat Comments and Questions

- I have asked for the speed trailers to come. They work, for a while.

Action Item #7: Commercial Buildings

Verbal Comments and Questions

- This is a great program for Wheat Ridge and we have a lot of businesses that could use a face lift. If we could expand to homeowners or just change the codes. Difficult to get financing for improvements. We have a lot of small houses built in 1940's that would be affordable if we would not require codes that would bring to new house standards, but life and safety, this would be an enhancement for all of us. We need to make it more available to more people. It would solve our reasonable priced housing options, rather than ADU's. We want more people in Wheat Ridge to benefit our schools and social activity, but we really have to help them out. Make it reasonable for a person to update one of these beautiful houses. IF we could help others out, they could have the same opportunity for a beautiful home that I did.
- Why should I help a new owner fix something when they should have just been fixing all along? People haven't been keeping up to code and that's not my problem.
- I agree it shouldn't be a handout. Some buildings should just come down bc they weren't built right. I don't think it's the tenant, I think it's the owner. Many inherited subgrade properties and people aren't willing to invest to get rid of it. City staff could be more kind to new businesses. City is requiring too much to fix for business models, which results in vacant, rundown properties getting worse. Lend me. Assist me. We need to move forward together. Otherwise we get outside developers, not local businesses and ownership. Let's help them, not hinder them. Work with what we have to improve it. Help out the treasures of Wheat Ridge. We have hampered the ability to encourage investment just because of the cranky old people in city hall.

Chat Comments and Questions

- From my perspective, it sounds like [name redacted] is talking about the city policy reflecting the values of the residents. Putting our money/regulations where are values are.
- +1
- [Name redacted]'s family owned some of the buildings that didn't keep up with regulations over time. Her motives are never pure.

Action Item #8: Expand Cleanup Days

Verbal Comments and Questions

- We have been here 5 years and we haven't seen this program in our neighborhood. Maybe it's been there and I'm just not aware of it. My neighbors and I would be super happy if this came to us, even if it were at Anderson Park. Issue of access and communication.
- We had one within the last year at St. James. Sounds like a communication issue.
- Is this cleaning up public spaces? Specify where and how
 - People can bring their private trash. Mostly about private property
- I'd like to see community clean up around the ditch and creek. Lena Gulch.
- We should have citizen days, great idea. Neighborhood programs. This is what Wheat Ridge is all about, helping each other.

Chat Comments and Questions

- The City and Localworks provide Dumpster Days throughout the summer. The dates are currently being set.
- Localworks also administers a neighborhood dumpster grant program.
- I support this with the caveat that marketing is improved and if the dumpsters aren't full that we diminish the program (and cost) in the future.
- Localworks reached out to the Parks & Recreation Department last year to ensure residents could bring tree limbs and other yard waste as well.
- Localworks is working with the Sustainability Committee re: some clean up days.
- We have numerous clean up events from local volunteer groups year round. This year, covid ending provided, we will have a large event this fall. Irrigation ditch lines are private property and are the responsibility of the ditch company and the ditch water share owners. I will be happy to include you on the many clean up events that get planned. We also do promote these things through Localworks and our social media.
- Localworks is expanding our volunteer database to enable the connection of neighbors around these types of issues - clean up, snow shoveling, etc.
- We were planning a large volunteer event on the Clear Creek Trail in coordination with Jefferson County Open Space for National Public Lands Day in September 2020, but we postponed due to COVID. We just started planning discussions for a 2021 event!
- Earth Day (or near then) is a great time to schedule a cleanup. April 24th, maybe?
- I agree about Earth Day. Our Forestry & Open Space Supervisor typically coordinates that type of event, and that position is vacant at the moment due to a retirement. I'm not suggesting that it can't happen, but just wanted you to know the usual process.

General Questions and Comments

Verbal Comments and Questions

- Does anyone know what's happening with Lucky's?
 - Developer is working with a few interested buyers.
- I would love an update on Wadsworth project. Improvements on communications
 - They are finishing negotiations now and it's supposed to go out to bid in March. Construction to begin Summer.
- Also concerned about Yarrow and 44th. 2 large developments coming in with their egress on our street. Some talk about additional egress from Yarrow to Wads. Huge concern for anyone living on Yarrow. We haven't heard anything from city other than it is unfixable.

Voting Data

What's your opinion of...	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	I don't know.
Expanding bulk plan rules	4	2	0	1	0	1
Improving communications on development projects	7	1	0	0	0	0

Broadening housing options	4	3	0	0	0	1
Adopting tree preservation rules	4	3	0	1	0	0
Increasing resources for the NTMP	5	2	1	0	0	0
Creating a slow down awareness and signage program	0	5	2	0	1	0
Increasing resources to improve commercial properties	4	3	1	0	0	0
Expanding dumpster and cleanup days	7	1	0	0	0	0

Option	Top Choice	Second Choice	Third Choice
Expanding bulk plan rules	1	0	1
Improving communications on development projects	3	3	0
Broadening housing options	1	0	2
Adopting tree preservation rules	0	0	0
Increasing resources for the NTMP	2	0	0
Creating a slow down awareness and signage program	1	1	0
Expand programs that provide funding to improve commercial buildings	0	1	2
Expanding dumpster and cleanup days	0	3	3
None	0	0	0

Weighted Scores* (in order)

1. Improve Communications on Development Projects with Potential Neighborhood Impacts – 15

2. Expand Dumpster and Cleanup Days to Address Property Maintenance and Code Enforcement Issues – 9
3. Increase Resources for the Neighborhood Traffic Management Program (NTMP) - 6
4. Broaden Housing Options While Being Sensitive to Bel Aire's Character - 5
5. Create a Slow Down Awareness and Signage Program - 5
6. Expand Bulk Plane to Address Size of Residential Buildings - 4
7. Expand Programs That Provide Funding to Improve Commercial Buildings - 4
8. Adopt Tree Preservation Rules – 0

*Weighted score is determined by the following formula: weighted score = (# of responses rank 1 x 3) + (# of responses rank 2 x 2) + (# of responses rank 3)

Meeting 2

Date: February 2, 2021

Participants: 13 Residents

Action Item 1: Expand Bulk Plane

Verbal Comments and Questions

None

Chat Comments and Questions

- So if you support this option, we want the “after”?
- Correct

Action Item #2: Communications

Verbal Comments and Questions

- Public notice to 600' is inadequate – impacts to neighborhood larger than 600'
 - Staff noted that the hearing notice was recently increased from 300' to 600' and that we already do neighborhood meetings for rezoning applications
- Other commenter pointed out that our notice is better/larger than neighboring communities, for example, Denver only requires 200' for rezonings and has fewer mailings for big projects
- Would a change of use require a public notice?

Chat Comments and Question

- Notice to only within 600 feet is inadequate. Neighborhood impacts are much larger than just within 600 feet.
- Right on [name redacted]. 600' is a modest impact zone.

- So how can we work to increase the 600 feet notification?
- Okay I will address that with my councilperson.

Action Item #3: Housing Options

Verbal Comments and Questions

- Why keep ADUs and townhomes in the same category? They are separate issues with different impacts and people may feel differently about them even though both could increase housing.

Chat Comments and Questions

- I would poll differently for the two options.
- I totally agree - two different options
- then for the poll I don't know
- with that I'll support

Action Item #4: Tree Preservation

Verbal Comments and Questions

- For tree protection – exclude Russian olives, Siberian elms, ailanthus altissima (tree of heaven)
- Staff noted that some trees are invasive and are requested to be removed for water conservation reasons, notably cottonwoods

Chat Comments and Questions

- Trees like russian olives and siberian elms should be excluded.
- We have a wonderful forestry team in the Parks & Recreation Department who could certainly provide expertise regarding specific tree species as mentioned above.
- I'll add ailanthus altissima to that remove-on-sight list :)

Action #5: Traffic and Speeding

Verbal Comments and Questions

- Someone said they would support additional funding or tax increases to calm traffic
- Put onus of enforcement on PD – where are they?

Chat Comments and Questions

- I'll gladly pay more money/taxes to get this problem fixed. It is bad enough to make me move!
- Agreed - traffic on Carr Street between 44th and 38th seems to be nonstop.
- I live at the corner of 41st and Dover and the problem has NOT been solved!
- Wheat Ridge PD has an enforcement responsibility. Can't engineer compliance.
- Yes where is the PD? Haven't seen them in months. WR could make a lot of \$ from tickets.

- I hope you are right about Wadsworth and it is just not a “hope”. Remember it impacts real people who live here.

Action Item #6: Slow Down Program

Verbal Comments and Questions

- Permanent street improvements have greater impact than just signage (which isn’t enforceable)

Chat Comments and Questions

None

Action Item #7: Commercial Buildings

Verbal Comments and Questions

- Question about COVID-19 support for businesses vs. long-term help
 - City has gotten aid through CARES Act and has provided 3 rounds of Business Stabilization Grants
- Desire for more variety of businesses along corridors – how can City support?
 - Hard for City to require/encourage specific business types, but can our codes support more variety (either building codes for remodeled buildings or zoning codes)?
- Some pointed out that “retail follows rooftops” – two people commented that residential density would provide more foot traffic along corridors and retail would follow
- 44th Ave is forgotten in comparison to 38th Ave in Wheat Ridge, and definitely forgotten when considering dinner options – people go to Highlands/Berkeley or Olde Town Arvada
- Trash and litter problems on 44th Ave – how can City get commercial property owners to maintain their properties?

Chat Comments and Questions

- The City also did three rounds of Business Stabilization grants.
- Property aesthetic is helpful but the trash everywhere is awful and depressing. I hate to go to Walgreens and I walked along 44th recently to my dentist office and it was so trashy. This is something the city could encourage businesses to maintain their properties and streets to actually encourage pedestrian traffic. I don’t want to walk to a cute coffee shop through a bunch of trash.

Action Item #8: Expand Cleanup Days

Verbal Comments and Questions

- Cleanup days are great.

Chat Comments and Questions

- Cleanup days have made it a lot easier for us to clean up a neglected property.

General Questions and Comments

None

Voting Data

What's your opinion of...	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	I don't know.
Expanding bulk plan rules	3	3	1	1	0	0
Improving communications on development projects	2	2	3	0	1	0
Broadening housing options	5	1	1	0	0	1
Adopting tree preservation rules	3	4	0	1	1	0
Increasing resources for the NTMP	6	1	1	1	0	0
Creating a slow down awareness and signage program	3	3	1	1	1	0
Increasing resources to improve commercial properties	4	4	1	0	0	0
Expanding dumpster and cleanup days	6	3	0	0	0	0

Option	Top Choice	Second Choice	Third Choice
Expanding bulk plan rules	0	1	2
Improving communications on development projects	1	0	1
Broadening housing options	3	1	1
Adopting tree preservation rules	0	2	1
Increasing resources for the NTMP	3	3	0
Creating a slow down awareness and signage program	0	0	0
Expand programs that provide funding	0	1	2

to improve commercial buildings			
Expanding dumpster and cleanup days	1	0	1
None	0	0	0

Weighted Scores* (in order)

1. Increase Resources for the Neighborhood Traffic Management Program (NTMP) – 15
2. Broaden Housing Options While Being Sensitive to Bel Aire’s Character – 12
3. Adopt Tree Preservation Rules – 5
4. Expand Programs That Provide Funding to Improve Commercial Buildings – 4
5. Expand Programs That Provide Funding to Improve Commercial Buildings – 4
6. Expand Bulk Plane to Address Size of Residential Buildings – 4
7. Improve Communications on Development Projects with Potential Neighborhood Impacts – 4
8. Create a Slow Down Awareness and Signage Program – 0

*Weighted score is determined by the following formula: weighted score = (# of responses rank 1 x 3) + (# of responses rank 2 x 2) + (# of responses rank 3)

Meeting 3

Date: March 23, 2021

Participants: 5

Please note: Residents in this meeting requested an open-ended meeting format, so voting statistics are not included. Participants were encouraged to take the survey online. Those detailed responses are included in Appendix C2.

Development

- Concerned about neighborhood development
- If precautions aren’t put in place, Wheat Ridge will lose all the green space because developers will continue to overstuff lots.
- Development behind Wilmore Davis – crammed in without green space, doesn’t look like Wheat Ridge
- Wheat Ridge needs to plan with foresight or risk becoming like Denver and some of its suburbs (overcrowded, no green space, no views)
- What are the power structures in Wheat Ridge and how can residents work to influence them?
- Concerned about high density housing – crime and traffic specifically
- Past discussion about an overlay to protect properties in Bel Aire – what happened with that?

- Developers have the time and money to push things through and individual residents don't have the same resources to fight for their neighborhood.
- Historically, Wheat Ridge had to notify residents when there was a proposed lot split in their area. Now, residents only get notified if the lot is split in three. Why was this changed?
- The homeowner doesn't have recourse when it's an issue that affects a few streets because the issue doesn't get enough traction.
- What is the City considering on 38th between Wads and Kipling?
 - Terms like major corridor have been used – Does this mean the City is proposing changes?
- ADUs in Denver are successful because of alleys. In Wheat Ridge, they would encroach on neighboring properties because we don't have alleys as a buffer behind homes.

Flag Lots

- There need to be safeguards against future flag lots.
- The flag lot in question (Everitt St and Field Dr) was an administrative decision.
 - Why was it not a public process?
 - What happened to the rules around flag lots that made it change from a public process to an administrative decision?
 - There was talk after this flag lot was approved that it would go back to being a public process. Why didn't that happen?
- Intimidation and manipulation were used to get the flag lot passed. Residents can't compete with developers who make money on these projects.

Engagement

- Feel unheard
 - What is the point of having these discussions when changes aren't made?
- City Council is ignoring residents and only listening to developers.
- Residents have given up and become cynical about working with the City.
- Decisions shouldn't be made behind closed doors.
- All decisions should come back to the neighborhood.