

Gold Line
Corridor Working Group

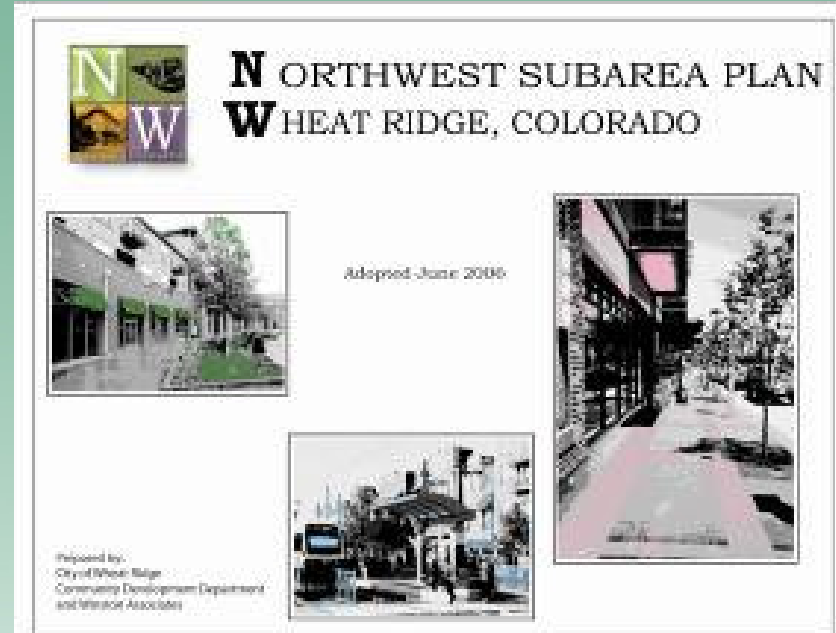
Wheat Ridge
Ward Road Station Overview
August 6, 2013

Wheat Ridge Background

- Built out inner ring suburb
- Focused on redevelopment and infill – economic development #1 priority
- Ward Road Station is only station in the FasTracks program
- Area surrounding station is 1 of 5 priority redevelopment areas in City comp plan
- Priority in City Council's Strategic Plan

2006 Northwest Subarea Plan

- Prepared to provide input to RTD EIS
- Recommended:
 - MU-TOD
 - Pedestrian-friendly
 - Higher density
 - Encourage new development/don't force out existing



Northwest Subarea Plan Update

- Reasons for update:
 - EIS complete/station location identified
 - City Comp Plan update 2010
 - Urban renewal designation 2010
 - Mixed-use zoning 2011
 - Streetscape Design Manual 2011
 - EPA Smart Growth Grant 2012
 - Bike/Ped. Master Plan 2011

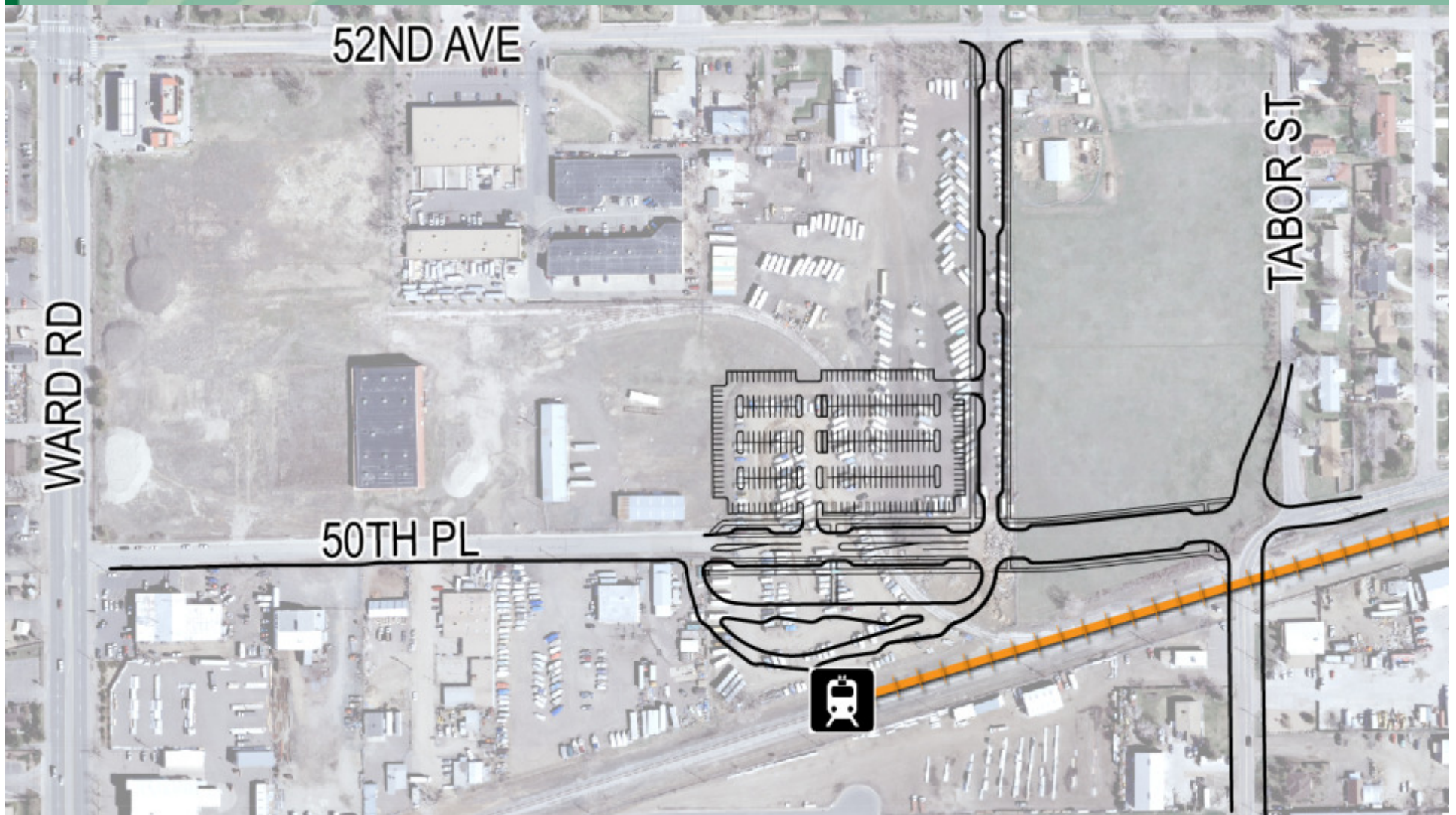


2013 Northwest Subarea Plan

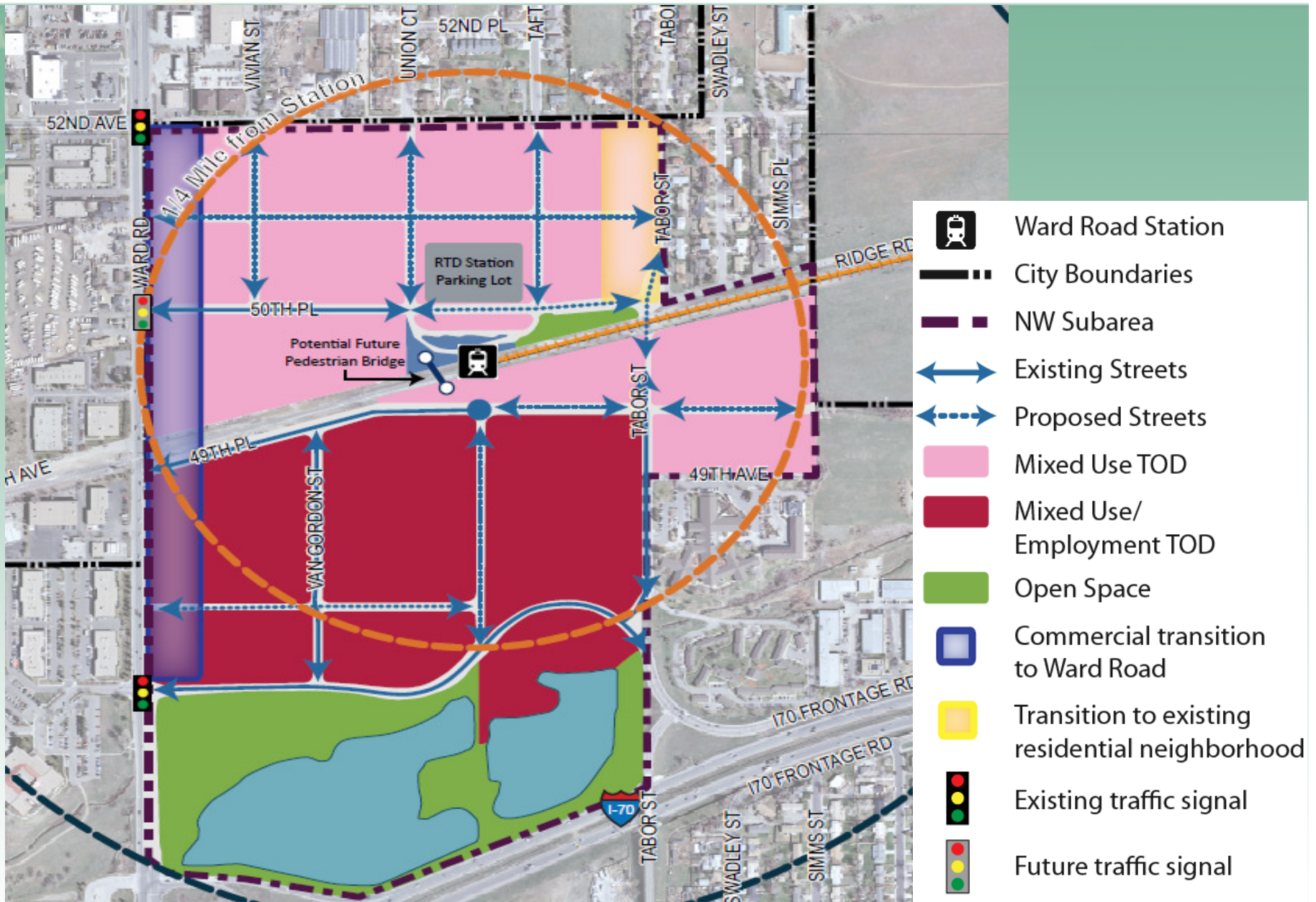
- Refine 2006 Plan vision:
 - Expand MU-TOD area
 - Higher densities, 5-7 stories at station tapering out
 - Define unique character/design
 - Incorporate public/open space
 - Employment focus - area south of tracks, mixed-use/employment
 - Emphasize safety for bike/peds.



RTD Proposed Station Design



Future Land Use Map – 2013





Strengths and Opportunities

- About 40 acres of undeveloped/under-utilized land adjacent to station – fairly large parcels
- RTD building bones of a street grid
- Access to I-70 and mountains
- Traffic counts on Ward Road
- Tools in place for mixed-use development

Challenges and Considerations

- Limited identity/appeal
- Poor bike/ped. infrastructure
- Compatibility of existing industrial users – many wish to stay in place
- Infrastructure improvements and financing
- Parking



Planning Activities

- Updating 2006 subarea plan
- SUP submitted by RTD
- Regional detention pond underway
- 15 acres rezoned to MU-TOD
- Metropolitan District approved
- RTD street improvements (bike lanes, on street parking, connectivity)