

STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers 7500 W. 29th Avenue
April 16, 2018

Mayor Starker called the Study Session to order at 6:30 p.m.

Councilmembers present: George Pond, Janeece Hoppe, Kristi Davis, Tim Fitzgerald, Zachary Urban, Larry Mathews, Leah Dozeman

Absent: Monica Duran (excused)

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Parks and Recreation Director, Joyce Manwaring; Public Works Director, Scott Brink; other staff and interested citizens.

CITIZEN COMMENT ON AGENDA ITEMS

Tom Sundheim (WR) is pleased to hear that keeping the baseball field at Anderson Park is being considered. As he stated before, at some point he would like to see a statement from the Council about their level of support for baseball for the future. He said when people voted for the 2E tax many had no idea it included removing the field. It's one of few places in the City where a regulation field could be located. He also repeated his request for clarification on how many open fields we currently have.

Carol Mathews (WR) reported attending a public meeting a couple years ago for the widening of Wadsworth in Lakewood. Their impressive planning widened the street, provided amenities and access to local businesses, while providing walks and spaces for pedestrians. She is pleased with the finished product: traffic flows easily; most intersections have traditional turns; double left turns at major intersections; ready access from right lanes to local businesses; wide and open sidewalks, and green spaces on both sides. It accommodates cars, businesses, pedestrians and bicycles. She urged Council to save \$1 million and remove the lane deviations from the plan. Access for businesses in critical. The complex and confusing lane proposal also takes up valuable space that could be used for pedestrians. All over the City pushes business interests as the number one priority. She asked Council to go with the established flow use by Littleton, Lakewood, Arvada and Westminster; it will be good for Wheat Ridge.

Vivian Vos (WR) supports Option 2 of staff's recommendation for retaining Anderson field. She wonders if 2E money must be used for the new roof for the Anderson Building or if insurance money can be used. She questioned the need for more open space for festivals when other parks have it and there is talk of spending \$1M for "the green". ~ On Wadsworth widening she asked if the pedestrian connection added to Clear Creek Trail on the east side is at 48th Ave? Also, in reference to the "public outreach" done with 3 articles in the Connection, she wondered of the Connection is now what the City is using for our official notices.

Kyle Paulson (WR) advocated for keeping the baseball field at Anderson Park. He plays there. Their season started last Thursday. This field is critical for their league. He thinks having parks like Anderson that have diversity are neat for families to see all those activities on any given day.

Rachel Hultin (WR) has followed the issue of the baseball field. She has learned that people are nostalgic about the field and the heritage of baseball at Anderson Park. That's important to consider when a Masterplan has been adopted that removes the field and people feel impassioned about it. She also learned how important the field is to the Carnation Festival. For a once in every 30-40-50 year renovation of our City's hallmark park, it's important to ask what carries forward that is valuable and part of our identity for the next 50 years, and what do we want to preserve for the things ahead that we don't know. She feels losing the lighting for the festival is a valuable thing to discuss, and the proposed budget should be considered. When talking about spending \$½ M to preserve a field that serves only men ages 14 and older -- that's a significant investment that doesn't serve the majority of our current or future community. The Anderson Park process established it should be an adaptable, flexible park that serves our whole community today and in the future. Losing Anderson field will have a regional impact, but Anderson Park is a park that our whole community has been participating in the discussion about what it should be moving forward. Any discussion about replacing this field should be a regional discussion – not a burden on our vision for this park

Rollie Sorrentino (WR) is pleased to see that two alternatives under consideration maintain the ball field. He noted a moveable fence allows for a multi-use area that would draw and serve many folks and uses. He thinks Option 2 will make this a jewel – a unique and valuable asset for the community that will bring in people and revenue. He hopes the baseball field will survive. It is an ideal location because the lights are down low.

Dick Orcutt (WR) still believes there is no reason for the baseball field to be taken away. The ball field can co-exist with all the other proposed uses in the Master Plan and serve special events that come along. The field could also be used more – with multiple use by a wide range of users. The need is there. It is an income producer; the rent is below the going rate for comparable fields. He knows from his work with college baseball that raising the rates will not affect the use. If you remove this field people will come in later and ask for a field; the need will not go away.

Patti Lazzari (WR) lives next to Anderson Park and walks her dog there daily. She doesn't understand why there is any need to get rid of the baseball field. It is what's left of Wheat Ridge. People in the area connect with the park. She prefers a baseball field over rugby or some other sports because it is American. It's been there for so long. There is still a place for soccer. It's a multi-use field already; track runners use the grass for practice and soccer uses the field when baseball isn't being played. She suggested putting rugby and lacrosse somewhere else. She doesn't think it's good use

of resources to remove the field to replace it with something else. She listed some signage needs for the nearby trails.

Val Nosler Beck (WR) explained how she and her husband picked their home next to Anderson Park during a concert of a Carnation Festival. They like being near the festival and they like the community feel of the baseball field. The lights also provide some security, as people camp on their property next to the Creek and the lights help with that. She supports Option 2 because it provides an opportunity to open the back gate to serve other groups and purposes.

Adam Miller (Golden), head baseball coach at WRHS, gave the Council details about why the Anderson field is so important to the high school baseball program. They have three teams and only one field provided by the county. This field is essential from Feb to May. He recalled how they used the field in the fall as a college showcase for area high school kids. He suggested that with the right planning the field could be used more. It's a valuable space and once it's gone it would be hard to replace it elsewhere in Wheat Ridge. He explained how having to use an alternate field this year has been a hardship on the teams. When he was in high school getting to play at Anderson was "the big time". He suggested that the field could also be used in other valuable ways.

Councilmember Hoppe read into the record a letter from Brittany Fitzsimmons which supported replacing the baseball field with a multi-use field. Main points included: There is a great need for soccer fields. Citizens who participated in the public process wanted a multi-use field. The baseball field should be removed because it serves only men, high school and older. The Masterplan for Anderson Park that was created by citizen planners should be followed. If Council doesn't listen to the citizens who participated, eventually they will stop showing up.

2. Relocation of Baseball Field – Anderson Park

Joyce Manwaring gave a power point presentation summarizing Council's request to search for alternative locations for the Anderson baseball field. They looked at

- 1) Revision of the Fruitdale Park Master Plan
 - Would need significant neighborhood process as the adopted Fruitdale Master Plan had a robust public input process
 - Need to assess infrastructure to make sure parking and traffic can support the additional use
 - Estimated construction cost \$685-775K
- 2) Investigate JEFFCO Schools' interest in lighting the field at Everitt Middle School
 - Jeffco might possibly be interested; would require an IGA or MOU for usage
 - Not sure there would be any program opportunities for the City
 - Cost \$275-\$375K, depending on what electrical service is required
- 3) Pursue adding lighting for use by the Carnation Festival

- Lighting for the festival can be added for \$25K
- 4) Feasibility of the Clear Creek Crossing parcel
 - Coors is not interested in selling their property
 - Estimated cost \$1M (would need restrooms, parking and infrastructure)
- 5) Options within the Master Plan
 - Option #1 Retain the adopted Master Plan as is
 - Construct grass area with multi-purpose practice fields
 - No baseball field. No lighted multi-purpose field.
 - Cost of multi-purpose field as included in adopted plan - \$240,770
 - Option #2 Revise the Master Plan to include:
 - Retention of current baseball field
 - New lights covering baseball and existing multi-purpose field
 - Portable outfield fence to provide field use flexibility
 - Multi-purpose/soccer field and large festival friendly grassy area
 - Upgrade to storage building on SE corner for portable fence storage
 - Estimated additional cost above adopted plan - \$447,708 (subtracts the cost of the multi-purpose field in Option #1)
 - Option #3 Retain current baseball field configuration
 - No addition of multi-purpose/soccer field and large grass area for festivals
 - No portable fence
 - Upgrades to infield
 - Addition of new baseball field lights, may require additional electrical service
 - Estimated additional cost - \$400,000

Ms. Manwaring recommended Option #2. It serves the community and provides more flexibility for programming. It would require additional funding. The \$447,708 is not available in the Open Space or Conservation Trust Fund budgets until 2020.

She highlighted the numerous upgrades and renovations that are part of the Anderson Park Masterplan and went over the diagrams of the three options.

Discussion followed.

Councilmember Mathews asked for clarification on the numbers for Everitt.

Councilmember Davis addressed communication on this issue: Inviting baseball without telling them the baseball field was going to be removed. And the soccer people not being told that "relocation of the baseball field" included changing the Master Plan. This isn't good. She appreciates the initial process. It wasn't perfect, but we have to listen to everyone. No one should feel they were not listened to. She thinks Option 2 is a happy medium; fees could be raised; use could be monitored to maximize use.

Councilmember Dozeman inquired how separate lights for the festival would look.

- Ms. Manwaring said it's still in the design phase, so she doesn't know yet.

Councilmember Dozeman expressed concern that we create citizen committees and then don't listen to them. She understands people are nostalgic and want to save the

field, but she wants to respect the process. If we don't, we are undermining our credibility. She knows government is about compromise and she personally likes Option 2, but she has to think about, and listen to, the people who came to those meetings.

Councilmember Pond asked about the movable fence.

- Ms. Manwaring said they are looking at chain link panels with sleeves in the ground, and capped to provide safety for soccer players. Will be based on programming. She doesn't think it would be practical to take the fence up and down more than 2-3 times a year.

He defended the process and spoke to the importance of listening to the people who came to the meetings.

Councilmember Hoppe agrees with Councilmembers Pond and Dozeman. She doesn't think the plan to take the fence up and down accommodates enough sports, and she doesn't like to throw people under the bus.

Councilmember Fitzgerald honors the effort of the people who came to the meetings, but thinks that Option 2 is the best compromise. The baseball field stays; the people who need multi-use have that; and the Harvest Festival [sic] gets its lights. Everyone wins. ~ He asked about figures on the cost of the fence. Ms. Manwaring explained.

Councilmember Urban suggested using the old 38th Ave lights for the thoroughfare at Anderson Park. He favors Option 2 because it is a compromise. People were told that keeping the baseball field was not an option, so that affected their participation.

Councilmember Mathews asked about the style of the fences.

- Ms. Manwaring reported they are still looking at options. She added that about \$50K of the cost is to upgrade the shed to allow storage of the fence panels.

Councilmember Mathews believes what we have here is failure to communicate.

- He recalls the Council being told initially that nobody uses the field anymore – that it was severely underutilized and there was no need for it.
- Many people didn't realize the field was going to go away; they just knew the park would be upgraded.
- He appreciates those who participated, but there is a regular group of activists that come out and participate; it is a small portion of the population. One meeting he attended had 10-20 people – of a population of 30,000. While he respects those who participated, he isn't sure it was a valid cross section.
- It appears we still haven't communicated to the soccer people that they will be able to use this field with Option 2. This compromise accommodates many more types of users.
- He thinks it is wise to revisit decisions. The first decision is not always the best decision.
- do a lot of things for small groups of our population, such as bike riders, playgrounds for children, and skateboard parks.

Mr. Goff noted the fence can't be put up and down daily; we don't have the staff.

Councilmember Mathews related he had received word from Councilmember Duran that she favors Option 2.

Councilmember Davis received a 4-3 consensus to move forward with Option 2 and look at raising the fees for use of the lighted field.

There were some additional comments and suggestions from councilmembers.

Ms. Manwaring advised she will have a more exact cost when it comes time to fund this.

A break was requested at 8:00pm. The study session resumed at 8:07 pm.

3. Wadsworth Widening Update ~ Scott Brink and Mark Westberg.

Scott Brink explained that the update would include the design, environmental updates, public outreach, funding and scheduling. Mr. Westberg continued.

Continuous Flow Intersections (CFI's) are displaced left turns

- Thru and turning traffic on Wadsworth (at 38th and 44th) goes at the same time; estimate for increased capacity is 30%. ROW impact is about the same.
- There are 26 in the United States; 3 in Colorado, with possibly 5 more planned.
- The cross-over signals will be 600+ feet before the main intersections.
- North-bound cross-over signals at 36th (for left turn at 38th) and 43rd (for left turn at 44th). Left turns [into businesses] are also allowed at these intersections.
- South-bound crossover signals at 45th (for left turns at 44th) and 39th (for left turns at 38th).
- The light at 3 Acre Lane will be relocated to 41st.
- Two-stage pedestrian crossings (with refuges in the medians) will be at three of the four cross-over signals and at major intersections.
- Pedestrian crossings will have refuge areas in the medians.
- This design provides the necessary capacity for current and future traffic.
- There will be protected left turn access into four primary commercial locations.
 - At 36th, allowing access into new Corners development (Lucky's Market)
 - At 39th, the existing entrance into Wheat Ridge Market Place (Safeway)
 - At 43rd into the old Graul block (where Jackson Hewitt is)
 - At 45th for entrance to Pep Boys
 - Entrances to Lucky's Market, Safeway and the Graul property include a mid-block, two-stage, pedestrian crossing at the crossover signals
- This design also allows traffic to U-turn in places.
- Left turns will be possible into properties adjacent to the left turn lane.

Historic properties (eligible for historic designation)

- 5 properties were revisited. The final decision was that 3 are adversely impacted.

4301 Wadsworth – Butters-Plumb House – Dacko & Sons
4643 Wadsworth – CM Dunn – JeffCo Mental Health (formerly Arapahoe House)
4695 Wadsworth – Davis House – mid-century modern house

- Mr. Westberg provided details and mock-up drawings of the mitigation for each of the 3 adversely impacted properties – plus Holy Cross Lutheran Church and the 1918 Bacher House at 47th & Wads.
- As mitigation, the City has proposed interpretive signage on the bus shelters at 38th and 44th about the history of Wheat Ridge and of Wadsworth highlighting agricultural history and post-War expansion.

Noise Walls – (Potential Requirement)

For multi-family properties (2 existing: Morningside and Town Center North; 3 proposed: apartments at The Corners, West End 38th [38th & Upham], and 43rd & Yarrow); 20 ft high noise walls; need to be found to be feasible and reasonable

Public Outreach

- Public meetings in 2016
- Block meetings in 2016 and 2018 (Most comments were positive, but people are worried about the impact to their properties.)
- Individual meetings with specific property owners in Jan 2017 about parking impacts.
- Ongoing public outreach via Connections, City website and 2E updates
- Future Public Meetings
 - EA Public Hearing in February 2019
 - Public Meeting in late summer 2019 to update on final design
 - Individual meetings as needed

Identified Funding

- \$31.6 M TIP → \$25.28M Federal + \$6.32M City local match
- \$2.6M HSIP → \$2.34M Federal + \$0.26M CDOT local match
- \$4.1M CDOT Maintenance → \$3M surface treatment + \$1.1M signal replacement

Total Funding

- \$39.23M Total Funding Secured
 - \$27.62M Federal funding
 - \$4.36M CDOT funding
 - \$7.25M City funding

City Funding \$7.25Million

- \$6.32 million – TIP local match required
 - \$0.25 million – TIP local match in 2016 & early 2017
- \$7 million – 2E funding in 2018
 - \$6.07 million in remaining TIP local match
 - \$0.93 million additional fund

Total Project Budget

- \$50 Million Estimated Costs
 - \$2M -- EA/Design
 - \$2M -- Design
 - \$15M – ROW acquisition
 - \$31M -- Construction

Closing the Gap

\$10M in other funding is needed. Possible resources include

- DRCOG TIP – Regional or Sub-regional
- Another round of TIGER funding in May 2018
- CDOT or other State grants
- Value Engineering
 - VE Team = 1 city staff, 3-4 from CDOT and 5-6 from consultant staff

Mr. Westberg went through details of the future schedule. Next steps include the VE workshop, revision of the conceptual plans, awarding a design contract, doing an RFQ for a ROW consultant, preparation of the EA documents, and historic mitigation. Construction is expected from mid-2020 through mid-2022.

Discussion followed

Councilmember Hoppe asked for the CFI video to be played. Mr. Westberg explained as it played. There was discussion.

- There will be a 6 ft median between the thru-lanes and the left turn lanes.
- Northbound Wadsworth will not be able to turn left onto 39th. But they can go to 41st and make a U-turn.
- Mitigating the impact to 41st Ave (and other neighborhood streets) will have to be done as separate projects.
- The storage of the northbound left turn lane for 44th Ave is shorter. That will be reviewed during the design phase.
- The CFI's (with turn lights) may possibly add \$1M dollars to the project
- CDOT rejected the plan with traditional double left turn lanes.
- Timeline for funding to fill in funding caps? Mr. Westberg provided more details.
- Peerman Law Firm and Bank of the West do not want to move their locations. A search for more parking for Peerman is ongoing.
- Staff continues to look for grants.

Councilmember Urban asked how CDOT could be rejecting traditional left turns.

- He read from the PEL (which CDOT approved) which calls for traditional left turns.
 - "CFI's were not recommended in the PEL because they are not typically found in older commercial corridors that are being upgraded.
 - CFI's are not found elsewhere in the corridor and may cause driver confusion and safety issues.
 - The medians which channel left turns reduce flexibility for two blocks at 38th and 44th.
 - The medians are too narrow for streetscapes and pedestrian respite.
 - The medians at major intersections limit where protected pedestrian crossings can be placed.
 - The medians are primarily for vehicular transition and will not function properly in the future if they are used for high speed transit."

He expressed concern that Council is being asked to approve a plan with CFI's that were properly considered and rejected in the PEL process as not meeting our needs. They also require more real estate, which drives up the cost.

- He favors comparing traditional turn lanes and CFI's during the Value Engineering process.

Mr. Westberg explained we are not doing full blown CFI's (that have double turn lanes)

- The real estate impact will not be as great.
- Medians all up and down Wadsworth were always in the plan.
- CDOT traffic folks were not very engaged in the PEL process.
- We got the PEL done, but all parties knew the traffic issues would need to be changed. The change to CFI's in the EA was done in March 2016.
- We learned not to use the PEL process again: CDOT doesn't get engaged, and the historic properties issues set us back.

Councilmember Urban encouraged following the recommendations of the PEL process.

Councilmember Hoppe accepts the reduced CFI's, and likes the ped crossing places.

Councilmember Urban noted that CFI's are challenging for people with visual impairments and asked if additional accommodations are being made for them.

- Mr. Westberg said all crossings are designed as Accessible Pedestrian Signals (APS). They are also looking at in-ground lights, which would help during snow. The refuge areas will also accommodate a bicycle with a trailer.

1. Staff Report(s)

Mr. Goff noted that the appointments to the citizen committee for distribution of donations to outside agencies will be on the agenda next Monday. Only 6 members have reapplied. District III has no one; Districts I has two persons; District II has one opening. Councilmembers are encouraged to find people to fill those positions.

Colorado Legal Services is a program that provides services to residents (primarily in Denver) for landlord/tenant issues. Jeffco and Adams County want to start a similar pilot program. It would be an 18 month pilot program to see if services are needed. Cost is \$300K for that period, giving each county one full-time attorney and one half-time paralegal. Participation would be an \$18K ask from Wheat Ridge.

Discussion followed.

- Councilmember Hoppe asked where referrals would come from. Mr. Goff indicated anyone could use it. Likely there would be an income requirement – except for seniors. She believes Family Tree already does this for free.
- Councilmember Urban suggested the number of evictions per jurisdiction should be factored in to determine cost share – not just population. He would like to see the need established first, then do a pilot; not “do a pilot to see if there is a need”.
- Councilmember Fitzgerald expressed he is not enthusiastic about this. From his experience as a landlord, he believes the Jefferson County court system is

already programmed to favor the tenant. He wants to know more about what they intend to do.

Councilmember Mathews received consensus to not participate in this program.

4. Elected Officials' Report(s)


Leah Dozeman made two announcements: 1) A call for art through the Wheaties Academy for a temporary mural at Anderson Park. Submissions are due April 27 through the Academy. 2) Carnation Parade entry registration is open and there will again be a plate design contest for the Festival. This year's theme is Deep Roots.

Janeece Hoppe announced the Sunshine Home Share program is having a fundraiser at Right Coast Pizza on May 21 from 5-7. Tickets are \$20 for two beers and a slice of pizza. They are also looking for homes.

Janelle Shaver noted that among the many miscellaneous calls she gets as Clerk, over time, very few are inquiries for help with landlord/tenant disputes -- now and then, but not many.

Mayor Starker reported his Second Saturday Coffee at Vinnola's had a great group. He will be back again the second Saturday in May at 9am. He also shared that the Wheat Ridge Historical Society has activities on 2nd Saturdays at the Historic Park out at 46th & Robb Street.

ADJOURNMENT: The Study Session adjourned at 9:22p.m.


Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON May 14, 2018


Tim Fitzgerald, Mayor pro tem