

38th Avenue Roadway Improvements

Frequently Asked Questions

Does the City need to take private property to make these improvements?

The City is NOT taking any private property to make the right-of-way wider for the road diet. If there were a more permanent road diet in the future, there is an option in the plan that fits within the existing right-of-way.

Is the City taking away private business parking or driveways?

The City is not removing any access points or driveways on 38th Avenue without property owner consent. Some businesses are electing to work with the City on access enhancements that will improve their parking and the flow for their business.

No private parking is being taken away, rather many businesses will have on-street parking added in front of their business.

Were emergency vehicles considered in this plan?

The new design of the street will accommodate emergency vehicles and has been reviewed by Exemplar Lutheran Hospital, Wheat Ridge Fire District, and the Wheat Ridge Police Department

Will these improvements make 38th Avenue congested?

Traffic congestion is not anticipated to dramatically increase.

Road Diets that result in a 3-lane section often work on streets that carry between 15,000 and 20,000 cars. 38th Avenue carries around 16,000 – 18,000 cars.

A detailed traffic analysis for 38th Avenue showed that the 3-lane section could add a maximum of 50-60 seconds for cars traveling from Wadsworth to Sheridan during the morning and evening rush hours.

Will the road diet reduce the number of cars on the street?

Based on a detailed traffic analysis, the number of cars that use 38th Avenue each day is not anticipated to decrease.

Are you trying to make it difficult for cars to travel 38th Avenue?

No. The purpose of the road diet is to create a street that accommodates all modes of travel – cars, pedestrians, and bikes. It is NOT intended to reduce the number of cars on the street or to try to force people to stop driving.

The larger point is that we want to make it more attractive for cars to stop, park and spend time and money in Wheat Ridge.

Are you trying to push out any existing businesses from 38th Avenue?

Revitalization of the corridor means attracting new businesses and supporting ALL of the existing businesses. Our hope is that all businesses will experience increased sales.

The 38th Avenue Corridor Plan calls for rezoning the corridor to mixed use. All existing auto uses would remain and some new auto uses would be allowed under the proposed zoning.

How is the City paying for the road diet and enhancements made to the street?

All of the items associated with the roadway improvements – restriping the street, new planters, and extensions to the sidewalk – are part of the City Council approved 2012 Capital Investment Program (CIP).

Did the City consider adding amenities to 38th Avenue, such as the streetscape amenities currently in place from Harlan to Sheridan, without reducing the number of travel lanes on the street?

Yes, this option was considered during the planning process. However it was ruled out quickly since there is not room next to the existing sidewalk between Harlan and Wadsworth to add amenities such as trees, planters, or benches without taking private property. The road diet option, by removing a travel lane in each direction, creates room to add amenities without taking private property.

Besides road improvements, what can I expect to see along 38th Avenue?

In partnership with the business community, there will be a branding and marketing effort to help attract people to 38th Avenue. You can expect to see new events and promotions along 38th Avenue. Also, as more businesses get excited about our community's vision, we hope you will see new building improvements and business enhancements. We also hope to see business expansion and investment.