



## **Economic Development Newsletter March 2017**

### **Welcome**

Welcome to the new format of our Economic Development newsletter. It was designed to make it easy for developers, realtors, and real estate brokers to stay up-to-date on all the latest projects planned or currently underway in the City of Wheat Ridge. If you have questions or need additional information, please contact me directly 303-235-2806.

**Steve Art, City of Wheat Ridge Economic Development Manager**



City Hall photo



Steve Art, Executive Director

**Steve Art, Manager**

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### **Community Partners**

- [Localworks](#)
- [Wheat Ridge Business Association](#)
- [The West Chamber](#)
- [Jefferson County Economic Development Corporation](#)
- [Wheat Ridge Chamber](#)

### **Corners at Wheat Ridge Shifts Gears**

A long shuttered car dealership on 38th Avenue and Wadsworth Boulevard is moving closer to redevelopment. Plans for the 15-acre site by developer Wheat Ridge Corners, LLC focuses heavily on retail and features community spaces and the potential to add new market-rate apartments.

Known as the Corners at Wheat Ridge, the re-imagined project will have 80,000 square feet of retail space, including a 35,000-square-foot grocer, and 45,000-square feet for restaurants, bars, a coffee shop and other retail. The development will also include a public plaza at the corner of Wadsworth and 38th as well as a public gathering space or pocket park on the interior of the development. The southern portion of the project is

planned for up to 230 market-rate apartments anticipated to be built in the third phase of the project. [Read more](#)



Photo of asbestos abatement beginning at the Corners

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## **Entrepreneur Profile**

### ***Helliemae's Handcrafted Caramels***

Entrepreneur Ellen Daehnick has turned Wheat Ridge into a real sweet spot. In 2014, she decided the City of Wheat Ridge was the perfect place to move her growing candy business, Helliemae's Handcrafted Caramels. So she transformed a '60s-era automotive service station on 44th Avenue into a well-equipped production kitchen for her popular products. Last November, she expanded her food empire with the addition of Post Oak Hall, a retail shop featuring Helliemae's caramels as well as comfort food from Daehnick's hometown of Houston.

We talked with Daehnick about why she chose to plant roots in Wheat Ridge and her experience running a business in the City. [Read more](#)



Owner Ellen Daehnick-Helliemaes

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## **Development Opportunities**

- I- 70 and Ward Road: Transit-oriented Development (TOD) 54+ acres included in station area vision plan. Adjacent to Wheat Ridge • Ward Station along soon-to-open G Line. Contact Steve Art 303-235-2805 for additional details and information.
- NE corner of Kipling St. and 44th Ave.: More than 12 acres fronting Kipling, recently rezoned to mixed-use commercial, located within Urban Renewal Plan area.
- Clear Creek Crossing: 50+ acre project on the west side of Wheat Ridge along I-70 at Highway 58th. Restaurant and retail opportunities available.
- Ridge at 38: Existing and new retail and office space available between Sheridan and Wadsworth Blvds.
- 6990 W. 38th Avenue/Wise Development: Speculative retail building at 38th St. between Pierce St. and North High Ct. Developer seeks an equity partner and tenants.

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