



**EDGEWATER  
PLANNING AND ZONING COMMISSION BUSINESS MEETING**

**Held at the  
Edgewater Civic Center  
1800 Harlan St.  
Edgewater, CO 80214 or**

**<https://global.gotomeeting.com/join/740931333>**

**tel:+1 (646) 749-3122, 740-931-333#**

**Access Code: 740-931-333**

**July 31, 2024**

**6:00 pm**

**\*\*Requests for ADA accommodations (including American Sign Language interpretation or CART) can be made by emailing [cityclerk@edgewaterco.com](mailto:cityclerk@edgewaterco.com)\*\***

**Public Comment: The public is invited to be heard during the Public Comment portion of the meeting. During Public Comment you may address any topic or issue with the Commission. The Commission may not respond to your comments opting to take your comments and suggestions under advisement. Your questions will be directed to the appropriate person or department for follow-up, if appropriate.**

**3 or more other City Council, Board or Commission members may attend this meeting**

**ITEM 1. Call to Order**

**ITEM 2. Roll Call**

**ITEM 3. Pledge of Allegiance**

**ITEM 4. Approval of Agenda**

**ITEM 5. Public Comment (Non-Agenda Items)**

**ITEM 6. Consent Agenda-**

1. Minutes – April 17, 2024

**ITEM 7. General Business**

1. Public hearing - Resolution No. PC 24 – 01

Discussion and possible adoption of Resolution No. PC 24 – 01, A  
RESOLUTION ADOPTING THE 2040 EDGEWATER  
COMPREHENSIVE PLAN AND REFERRING THE SAME TO THE  
EDGEWATER CITY COUNCIL FOR APPROVAL.

**ITEM 8. Commissioner Comments**

**ITEM 9. Discussion of Upcoming Agendas; Staff and City Council Liaison  
Comments**

**ITEM 10. Adjournment**

**Edgewater Planning and Zoning  
Business Meeting and Work Session**

**MINUTES**

**April 17, 2024**

**ITEM 1. Call to Order**

Vice Chair David Fleck called the meeting to order at 6:00pm

**ITEM 2. Roll Call**

Deputy City Clerk Sofia Mitchell called the roll

Present: Commissioner David Fleck, Commissioner Madeline Burnham, Commissioner Tim Wellner, Commissioner Thea Samson

**Also Present:** Deputy City Manager/Community Development Director Jocelyn Mills, Board Liaison Joie Iten

Full and timely notice of the meeting was given, and a quorum was present.

**ITEM 3. Pledge of Allegiance**

**ITEM 4. Approval of Agenda**

Commissioner Wellner made a motion to approve the agenda. Seconded by Commissioner Burnham and passed unanimously.

**ITEM 5. Public Comment (Non-Agenda Items)**

None

**ITEM 6. Consent Agenda-**

1. Minutes – December 20, 2023

Commissioner Burnham made a motion to approve the Consent Agenda as presented. Seconded by Commissioner Wellner and passed unanimously.

## **ITEM 7. General Business**

### 1. Resolution 2024-01

Commissioner Burnham made a motion to approve Resolution 2024-01, A RESOLUTION DESIGNATING PUBLIC PLACES FOR THE POSTING OF NOTICE OF MEETINGS OF THE EDGEWATER PLANNING AND ZONING COMMISSION, as amended, having requested changes to the current date. Seconded by Commissioner Samson and passed unanimously.

### 2. Vacancy Interviews

a. Gary Cure – Did not appear.

b. Janka Flaska

Appeared in person and was interviewed by the commission.

Deputy City Manager/Community Development Director stated that she will forward the Commissioners notes, on the applicant's interview, to the Mayor for review and appointment.

### 3. Rules of Procedure

Deputy City Manager/Community Development Director Mills suggested changing all mentions of the term "Planning Manager" to "Community Development Staff".

Chair Fleck asked, after Council approval, that the date in the footer be updated effective the approval date.

Commissioner Burnham made a motion to forward to City Council, the revised Planning and Zoning Rules of Procedure, as amended, changing Planning Manager to Community Development Staff throughout, updating the approval date in the footer, and modifying the time requirement. Seconded by Commissioner Wellner and passed unanimously.

## **ITEM 8. Public Comment**

None

## **ITEM 9. Commissioner Comments**

Commissioner Wellner has no comment.

Commissioner Samson is excited for the new member to come aboard.

Commissioner Burnham is hoping for a schedule update on the comprehensive plan, which Deputy City Manager/Development Director Mills address that during staff comments.

Commissioner Fleck mentioned BOA had a member resign and suggests that members of Planning and Zoning, and anyone with interest, apply for Board of Adjustments.

#### **ITEM 10. Discussion of Upcoming Agendas; Staff Comments**

Deputy City Manager/Development Director Mills introduced Joie Iten as the City Council's appointed liaison for BOA and Planning and Zoning. Joie gave a brief update on her City Council experience so far and appreciates Planning and Zoning's work.

Deputy City Manager/Development Director Mills also encouraged P&Z members to consider joining the Board of Adjustment and Appeals. Asked if members would consider starting Planning and Zoning meetings at 6:30. All commissioners agreed to adjust the time of Planning meetings to start at 6:30 pm.

The Comprehensive Plan will be going before the City Council, for approval, on July 2, 2024. There will be a new community survey coming out in May which will collect citizens' perspective of the upcoming project of updating the zoning code, which will be coming before the Planning and Zoning Commission. Staff are looking into hiring a consultant to help update the zoning codes.

#### **ITEM 11. Adjournment**

Commissioner Fleck Adjourned the meeting at 6:32



**PLANNING & ZONING (P&Z) COMMISSION  
STAFF REPORT**

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Public Hearing Date: July 31, 2024 at 6:00 p.m.

To: David Fleck, Planning & Zoning Commission Chair and members of the Commission

From: Jocelyn Mills, Community Development Department

Subject: Consider Adoption of the Edgewater 2040 Comprehensive Plan ("Edgewater 2040")

**PROJECT DESCRIPTION**

Edgewater's current Comprehensive Plan was adopted in 2013. It contains categories of: Vision; Land Use; Economic Development; Community Character and Design; Commercial Redevelopment; Housing; Public Services and Infrastructure; and, Community Involvement.

Beginning in February, 2023, a project got underway to update the 2013 plan. The process re-evaluated of the existing plan's vision, goals, policies, researched changing demographic and socio-economic conditions, reviewed shifting economic and development trends, and identified current community goals, values and priorities for Edgewater's future.

***Tag Line for Edgewater 2040 Comprehensive Plan ~ Planning Our Future Together***

Over the past 16 months, the community engagement for the plan update has included: 5 Advisory Committee Meetings; 3 Community Leader Meetings; 7 Community Events; 4 Online Surveys; 850 Survey Respondents; and a total of 1350 Conversations.

More information on the process and details can be found on Edgewater 2040's webpage, which is located on Envision Edgewater.

<https://envisionedgewaterco.com/edgewater2040>

## REQUIRED ACTION

Pursuant to Section 11.3(1) of the City of Edgewater Home Rule Charter and C.R.S. § 31-23-206, the Edgewater Planning and Zoning Commission (“Commission”) prepares and adopts a master plan for the physical development of the City of Edgewater (“City”).

**P&Z Commission:** Conduct a Public Hearing on and Adopt the Edgewater 2040 Comprehensive Plan by Resolution.

**City Council:** Approve the Edgewater 2040 Comprehensive Plan.

## ANALYSIS – COMPREHENSIVE PLAN PURPOSE

It appears that Edgewater 2040 is designed to guide and accomplish a coordinated, adjusted and harmonious development of the city in today’s environment and, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

## ANALYSIS – RECOMMENDED EDITS

Based on the joint worksession with City Council and the Planning Commission on July 16, 2024, several edits and amendments have been made to the draft Edgewater 2040 document:

### General amendment for the entire plan:

- The format was fixed so all text and graphic icons show up in the plan document.

### Added the following into the plan:

Page v.

#### Letter

On behalf of the Edgewater Planning Commission, we want to thank community members, businesses, and city leaders for participation in this important future visioning process for our city!

Through this plan’s engagement process, we heard a common phrase that encapsulates what Edgewater means to residents, visitors, and employees- “If you’re here, you’re one of us”. This sentiment underlines this Comprehensive Plan’s process and outcome, intertwining equity principles, uplifting often unheard voices, and prioritizing change that can positively impact the next generation. Edgewaterites are welcoming, friendly, neighborly, and proud to know their neighbors. These defining characteristics are what make Edgewater great and were kept close to the heart as the city plans for an unpredictable future.

As Edgewater looks to what’s next, we must consider the significant economic and social shifts that are happening across the Denver Metropolitan Region. Edgewater 2040 was created to help guide the future of housing, public space, programming, services and development into the

next two decades. The long-term vision and goals were co-created with the community to help guide these changes to Edgewater's physical and social environment. We are proud to have collaborated with diverse identities and a variety of lived experiences, while leaning upon a strong foundation in technical analysis.

Edgewater is ready to realize its fullest potential, pulling together our voices, welcoming reasonable change, adapting for the better, and solving problems to create a healthy, inviting, accessible, and affordable future. The Planning Commission will review the plan annually with the community, to ensure that steps taken are in alignment with Edgewater 2040 and/or to make recommendations to city leaders on challenges and new opportunities to be considered. The strategies and actions in this plan will help us for years to come to ensure that "when you're here, you're one of us".

Sincerely,  
David Fleck, P/Z Chair  
Tim Wellner, P/Z Vice Chair

**Added a definition section into the plan:**

*Accessory Dwelling Unit (ADU):* Refer to p. 39

*Affordable Housing:* The US Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the gross income on the total housing, including utilities.

*Aging-in-Place:* The choice of staying in one's own home with family, friends and neighbors as one grows older.

*Accessible/Universal Design:* The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

*Biophilic Community:* Refer to p. 53

*Business Improvement District:* An area within which businesses elect to pay an additional fee (or assessment) to fund projects within the district's boundaries. A BID is not a tax. BID funds are collected and used for the exclusive benefit of the businesses that pay the fee/assessment.

*Community Character:* Refer to p. 51

*Community Safety Campaign:* Refer to p. 59

*Complete Streets:* An approach to planning, designing, building, operating and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

*Crime Prevention Through Environmental Design (CPTED):* Refer to p. 45

*Curb Stop Valve Replacement:* A valve placed in a water service or private water main, usually near the lot line. The valve is used to shut off the water supply in case of emergency.

*Engagement Checklist:* Refer to p. 69



*Incubator Space:* A specialized program, organization or facility that supports the development and growth of business early-stage startups and entrepreneurs. It provides resources such as office space, access to mentors and investors, shared services and networking opportunities.

*Infill/Redevelopment:* The process of redeveloping an underused site or property.

*Intensification Guide:* Refer to p. 47

*Maker Space:* A collaborative workshop where people can come together to create or invent things, using traditional crafts or technology.

*Main Street Style:* Smaller scale development/redevelopment and street elements that enhance the pedestrian experience.

*Micromobility:* Transportation using small, lightweight vehicles, such as bicycles or scooters, especially electric ones, driven by users personally.

*Missing Middle Housing:* Refer to p. 41

*Mixed Use Feasibility Along Sheridan:* Refer to p. 46

*Mobility Hub:* Refer to p. 62

*Plan Administration:* Ongoing administration of Edgewater 2040 is necessary to bring to life the vision and goals outlined throughout the plan. Chapter 6 is intended to help Edgewater turn a vision into action, ensure coordination across different parties, and promote future actions that are aligned with the plan.

*Pop-Up Space:* A temporary space that can meet the target audience at different points to communicate with the consumer in surprising ways and to create a memorable experience.

*Public Private Partnership:* A collaboration between the government and the private sector in the delivery of goods or services to the public.

*Small-Scale Multifamily:* Multifamily properties, typically containing no more than 4 to 15 individual residential units.

*Temporary Street Treatments:* Refer to p. 64

*Transportation Demand Management:* A set of strategies aimed at maximizing traveler choices and increasing the efficiency of the transportation system. The goal of TDM is to influence the demand for transportation by encouraging alternatives to the single occupant automobile and by altering local peak hour travel demand.

*Tree Canopy:* The amount of tree covering on both private and public property as viewed from above.

*Urban Form:* The physical characteristics and the built environment of a city.

*Uncontrolled Pedestrian Crossing:* A legal crosswalk across a roadway approach not controlled by a stop sign or traffic signal.

**Made the following edits to the plan:**

Table of Contents (page vii)

~~6 Implementation-Plan Administration~~

Chapter 6 (page 71) revised to:

Ongoing administration of Edgewater 2040 is necessary to bring to life the vision and goals outlined throughout the plan.

This final chapter is intended to help Edgewater turn a vision into action, ensure coordination across different parties, and promote future actions that are aligned with the plan. Short-term recommendations are laid out in the plan and contain strategies that can be accomplished in under five years. A decision-making framework is included for when unexpected or unplanned-for challenges or opportunities arise.

Additionally, periodic review and assessment of the progress toward achievement of goals and strategies is necessary to ensure that public and private resources are producing the plan's desired outcomes. New opportunities and challenges will undoubtedly arise over the next two decades, which will necessitate that specific actions be reviewed, reconsidered, and augmented.

It is recommended that the Planning Commission conduct annual reviews of Edgewater 2040 to ensure the plan remains consistent with the community's vision, and provide recommendations to City leaders, as necessary.

Edgewater's Comprehensive Plan shall continue to be updated every ten years.

Decision-Making Framework (page 76) revised to:

The goals and strategies outlined in Edgewater 2040 are intended to serve as high level guidance for Edgewater to make decisions, address challenges and opportunities, and capitalize on opportunities for the next two decades. Despite the comprehensive framework outlined in the plan, unanticipated challenges are likely to arise. This decision-making framework is intended to help Planning Commission and City Leaders make choices that align with the vision and intent of the Comprehensive Plan, and plan for the future with an ever-changing landscape of social, economic, and land use complexities.

**IDENTIFY AND CONTEXTUALIZE CHALLENGES** Begin by identifying challenges and understanding their context. How did these challenges arise and who/what do they affect the most?

**COMPARE AGAINST EDGEWATER 2040 GUIDING PRINCIPLES AND COUNCIL STRATEGIC PRIORITIES** It is important that any future goal-setting reflects the priorities of both the Comprehensive Plan and City Council's Strategic Priorities.

**TECHNICAL ANALYSIS AND DATA COLLECTION** Next, gather necessary data and conduct analyses of it. This may include elements like demographic analysis, economic data, environmental conditions, infrastructure capacity, or others.

**HEAR VOICES FROM THE COMMUNITY** After understanding the challenge, it will be important to lead decision-making with community engagement; focus on voices of the affected community or of those who are not typically represented in planning or city processes.

**COLLABORATIVE GOAL-SETTING** Using the analyses, engagement, and values identified to date, determine a set of aligned and shared vision and goals that can help guide the rest of the process.

**DEFINE MEASURES OF SUCCESS** Thinking of outcomes, define what would determine this challenge was solved in a successful way. This relates back to identifying goals and values.

**ALTERNATIVE SCENARIOS** Where relevant, create alternative scenarios as solutions and approaches to the challenge. Evaluate each scenario against measures of success and determined vision and goals.

**DECISION-MAKING AND IMPLEMENTATION** Considering all factors, make a value-based decision to solve the challenge/implement the opportunity. Determine if decision requires update to Edgewater 2040.

**PLAN FOR ADAPTATION AND CONTINUOUS IMPROVEMENT** Monitor progress and determine if outcomes are meeting the identified measures of success. Reporting progress (monitoring, evaluation and accountability) will be an important tool for understanding success and improvement or adaptation opportunities.

Implementation Committee (page 84) revised to Annual Plan Review and the following

#### Annual Plan Review

Edgewater 2040 is intended as a living document that should be reviewed annually with a report on progress, a snapshot of recent successes, and critical review and reprioritization.

Recommendations in the categories of Place, People and Systems may be updated or revised as necessary. A yearly community meeting hosted by Planning Commission would be a tool well suited for this purpose.

### **Made the following edits to the Recommendation Sections:**

#### General

- Renumbered with different lettering/numbering to keep the sections' recommendations clear and differentiated between each other.

#### Page 38

- Housing and Neighborhoods – last sentence: "...all while maintaining the authentic, charming small-town feel of Edgewater's residential form."

#### Page 43

- A.4.b. delete "larger scale" and delete "(eg. inclusionary housing ordinance)"
- A.4.f. delete "consider" and use "explore" in its place

- A.4.g. delete “consider” and use “investigate opportunities for zoning updates...” and rewrite “...while being mindful of the context of the Harlan neighborhood’s existing residential setbacks.”

Page 44

- B.1.b. delete “consider” and use “Establish a façade...”
- B.1.c. delete “consider” and use “explore” in its place, and rewrite the portion “... accommodate community uses, pop-up spaces and/or for redevelopment.”

Page 46

- B.2.d. add “... unified “Main Street style” mixed-use corridor.”

Page 48

- B.2.f. delete “consider” and use “Research the option to develop three-story...”

Page 50 & 52. \*C1 a-g and C2 a-g say the same thing/need to be revised

- C.1.b. delete “If supported by businesses and property owners” and rewrite to “Explore opportunities with businesses and property owners to consider a ...”
- C.1.d. delete “consider” and use “establish” in its place
- C.1.f. delete “consider” and use “Incentivize” in its place

Page 52

- C.3.c. delete “consider” and use “research options for allowing small scale agriculture in residential neighborhoods.”

Page 54

- A.1.b. delete “expand” and use “Increase” and rewrite “... for school aged children at the Civic Center and/or in conjunction with other community organizations.”

Page 57

- B.2.e. delete “consider” and use “Explore options to create a...”

Page 58

- C.1.d. delete “consider” and rewrite to “Ensure future planning efforts such as the 2024 City-Wide Wayfinding Plan establish for a cohesive...”

Page 59

- C.2.d. rewrite to “Working in partnership with the community, launch a campaign or more than one campaign...”

Page 60

- A.2.a. delete “create” and use “Identify and map regional trail networks that lead to major...” delete second sentence.
- A.2.b. delete “create” and use “Map connected trail networks that provide safe and easy access...” Add second sentence – Establish future trail connections through Edgewater if any gaps are found within the city.

Page 61

- B.1.a. delete “consider” and use “Research options to adopt a...”

Page 64

- B.3.e. delete “consider” and use “Establish” in its place

Page 67

- C.1.e. delete “consider” and use “Research options to create a...”

Page 68

- C.2.g. delete “continue” and start with “Participate in...”
- C.2.h. delete “continue” and start with “Coordinate”
- C.2.i. delete “continue” and use “Maintain and enhance close...”

**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission ADOPT the Edgewater 2040 Comprehensive Plan, which does include all edits outlined in this staff report.

**Recommended Motion**

Should the Planning and Zoning Commission choose to ADOPT Edgewater 2040, the Community Development Department recommends the following motion:

***“I move to approve RESOLUTION NO. PC 24 – 01, A Resolution Adopting The 2040 Edgewater Comprehensive Plan And Referring The Same To The Edgewater City Council For Approval.”***

**ATTACHMENT:**

A: Draft Edgewater 2040 Comprehensive Plan

EDGEWATER PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 24 - 01

A RESOLUTION ADOPTING THE 2040 EDGEWATER COMPREHENSIVE PLAN AND REFERRING THE SAME TO THE EDGEWATER CITY COUNCIL FOR APPROVAL

WHEREAS, pursuant to Section 11.3(1) of the City of Edgewater Home Rule Charter and C.R.S. § 31-23-206, the Edgewater Planning and Zoning Commission (“Commission”) has previously developed and adopted master plans for the physical development of the City of Edgewater (“City”), most recently in 2013; and

WHEREAS, the master plan adopted in 2013 has guided the physical development of the City for the past 11 years; and

WHEREAS, the Commission and City Council determined that it was the appropriate time to review, revisit and possibly update or amend the 2013 plan, as the physical development of both the City and the surrounding areas has rapidly evolved; and

WHEREAS, as a result of its review of the prior plan and consideration of all other relevant conditions and issues, as well as public input during workshops, online surveys, open houses and community meetings, the Commission and Staff have developed the City of Edgewater 2040 Comprehensive Plan (“Edgewater 2040”); and

WHEREAS, on July 31, 2024, the Commission conducted a public hearing on Edgewater 2040, after due and proper notice thereof was given in accordance with C.R.S. § 31-23-208, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, the Commission finds that Edgewater 2040 is designed to guide and accomplish a coordinated, adjusted and harmonious development of the City in today’s environment and, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, as such, the Commission wishes to adopt Edgewater 2040 by this Resolution and to refer the same to the Edgewater City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. The City of Edgewater Planning and Zoning Commission hereby adopts and approves the City of Edgewater 2040 Comprehensive Plan, specifically including the written Plan and its Appendices, the Comprehensive Plan Map, the entirety of which constitutes the 2040 Plan, attached hereto and incorporated herein by this reference.

Section 2. After adoption, the Clerk of the Commission is directed to certify an attested copy of Edgewater 2040, together with a copy of this Resolution, to the Edgewater

City Council for its consideration and approval of the Plan in accordance with City of Edgewater Home Rule Charter § 11.3(1) and C.R.S. § 31-23-208.

INTRODUCED, READ AND ADOPTED BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COMMISSION this 31<sup>st</sup> day of July, 2024.

---

David Fleck, Chair

ATTEST:

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Sofia Mitchell,  
Deputy City Clerk and Clerk to the Commission

## **PUBLIC NOTICE**

Notice is hereby given that a Public Hearing will be held by the Edgewater Planning and Zoning Commission to consider the adoption of the 2024 Comprehensive Plan on July 31, 2024, at 6:00 PM, or as soon thereafter as the matter may be heard, in both the City Council Chambers at 1800 Harlan St., Edgewater, CO 80214, and/or virtually at the link below when and where all interested parties may appear and be heard.

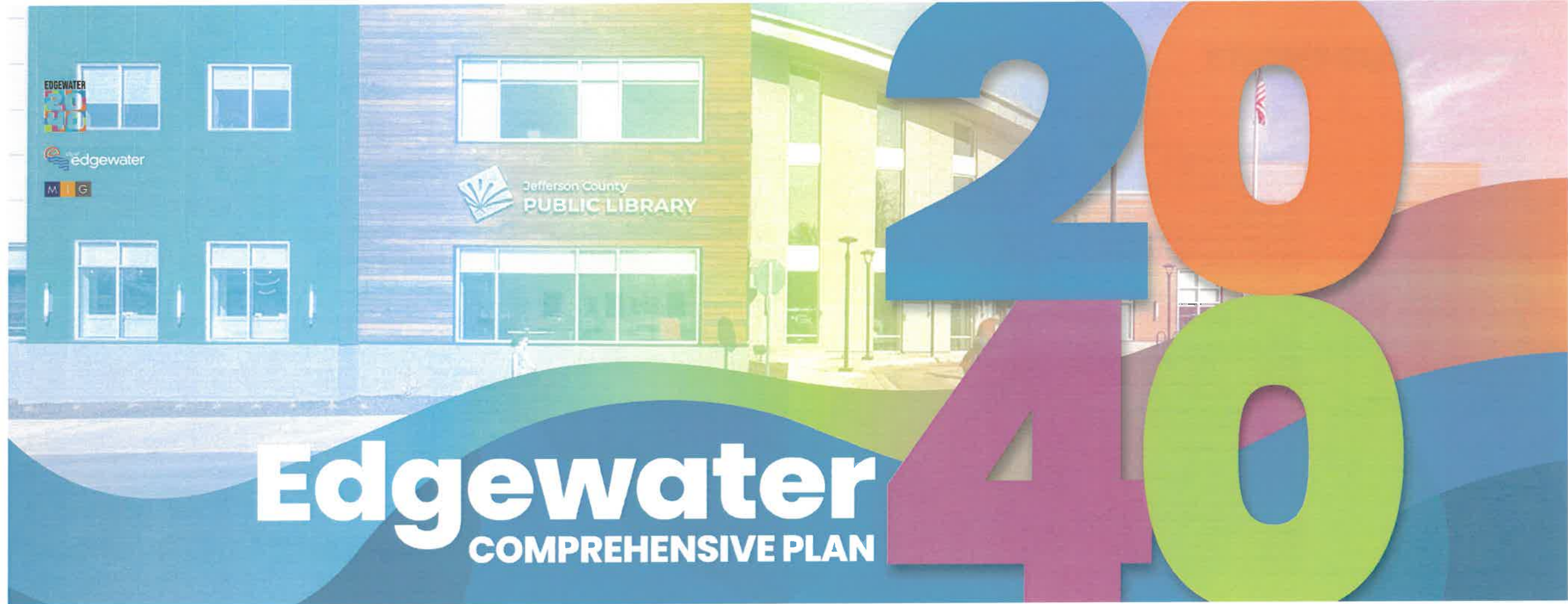
Published: July 11, 2024  
Wheat Ridge Transcript

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2040

Edgewater  
COMPREHENSIVE PLAN

## ACKNOWLEDGMENTS

### EDGEWATER PLANNING AND ZONING COMMISSION

Madeline Burnham  
Janka Flaska  
David Fleck  
Thea Samson  
Tim Wellner

### EDGEWATER CITY COUNCIL

Steve Conklin, Mayor  
Bill Berg, Council Member  
Hannah Gay Keao, Council Member  
Joie Iten, Council Member  
Kali Janda, Mayor Pro Term  
Lilly Steirer, Council Member  
John Thomsen, Council Member  
Mercedes Valdez, Council Member

### CITY OF EDGEWATER

Dan Maples, City Manager  
Jocelyn Mills, Deputy City Manager  
Jennifer Scharz, Community Development Manager

### ADVISORY COMMITTEE & COMMUNITY LEADERS

Hannah Beltrone, Brothers Redevelopment  
Dave Bergen, Joyride Brewing  
Bryan Bridgeford, Resident  
Esther Caldera, Latinas Community Connection Services  
Sara Cassidy, Resident  
Pastor Dave Kummer, Fellowship Bible Church  
Casey Davis, Edgewater HARP Advisory Board  
Abigail Delval Espino, Edgewater Collective  
Christa Dillon, Allstate  
Cody Ford, Providence 5280  
Mary Galvan-Marquez, Jefferson High School  
Niya Gingerich, Edgewater Inn Pizza  
Lucy Guereca, Latinas Community Connection Services  
Megan Hanson, High Ride Cycle  
Cinta Hernandez, Latinas Community Connection Services  
Christy Ivanov, City of Lakewood  
Laura Keegan, Resident  
Amber Magee, Edgewater Parks and Recreation  
Nora Martinez, Latinas Community Connection Services  
Jamie McElhany, Resident  
Chris Mendez, Resident  
Lauren Mikulak, City of Wheat Ridge  
Blair Monson, DRCOG  
David Neb, Northland Construction  
Jeanette Papp, Edgewater Sustainability Board  
Bruce Perry, Resident  
Paul Rice, City of Lakewood  
Vanessa Rupas, Sparrow Hair Parlour

Dominique Skeehan, Edgewater HARP Advisory Board  
Lee Stiffler-Meyer, Resident  
Nick Stuth, Edgewater Parks & Recreation  
Nick Taylor, JeffCo Libraries  
Jansen Tidmore, Jefferson County Economic Development Corporation  
Andy Vieth, Edgewater Sustainability Board

### CONSULTANT TEAM

*MIG, Inc*  
Jay Renkens  
Mark De La Torre  
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Venita Currie  
Megan Harbaugh  
*ArLand Land Use Economics*  
Arlene Taniwaki  
*Consor*  
Josh Mehlem  
Jenny Godwin

On behalf of the Edgewater Planning Commission, we want to thank community members, businesses, and city leaders for participation in this important future visioning process for our city!

Through this plan's engagement process, we heard a common phrase that encapsulates what Edgewater means to residents, visitors, and employees - "If you're here, you're one of us". This sentiment underlines this Comprehensive Plan's process and outcome, intertwining equity principles, uplifting often unheard voices, and prioritizing change that can positively impact the next generation. Edgewaterites are welcoming, friendly, neighborly, and proud to know their neighbors. These defining characteristics are what make Edgewater great and were kept close to the heart as the city plans for an unpredictable future.

As Edgewater looks to what's next, we must consider the significant economic and social shifts that are happening across the Denver Metropolitan Region. Edgewater 2040 was created to help guide the future of housing, public space, programming, services and development into the next two decades. The long-term vision and goals were co-created with the community to help guide these changes to Edgewater's physical and social environment. We are proud to have collaborated with diverse identities and a variety of lived experiences, while leaning upon a strong foundation in technical analysis.

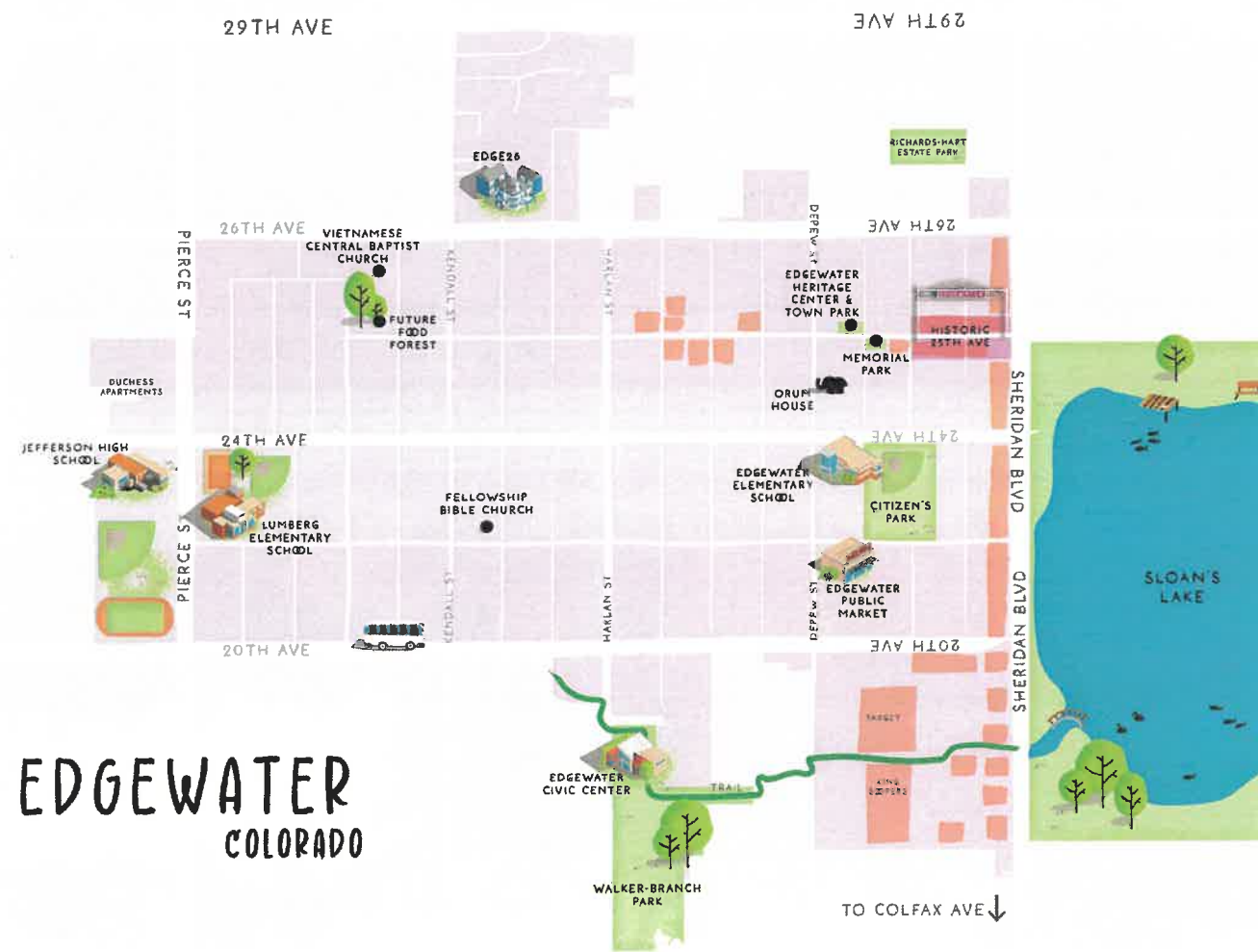
Edgewater is ready to realize its fullest potential, pulling together our voices, welcoming reasonable change, adapting for the better, and solving problems to create a healthy, inviting, accessible, and affordable future. The Planning Commission will review the plan annually with the community, to ensure that steps taken are in alignment with Edgewater 2040 and/or to make recommendations to city leaders on challenges and new opportunities to be considered.

The strategies and actions in this plan will help us for years to come to ensure that "when you're here, you're one of us".

Sincerely,

David Fleck, Edgewater Planning & Zoning Chair

Tim Wellner, Edgewater Planning & Zoning Vice Chair



EDGEWATER  
COLORADO

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“  
*Planning our  
future together.*  
”



Started in 2023, the City of Edgewater initiated an exciting, community wide planning effort to update our 2013 Comprehensive Plan. Branded as “Edgewater 2040, Planning Our Future Together” the process engaged a diverse cross section of the community in conversations about the City’s future—providing an opportunity for the community to reflect on Edgewater’s strengths and to explore future possibilities. As the City’s Comprehensive Plan, Edgewater 2040, plays a critical role in weaving together previous planning efforts and addresses emerging trends to shape a positive future for the community.

**Factors Influencing the Plan**  
As the nation, Colorado, and the Denver metro region, including our direct neighbors Denver, Wheat Ridge, and Lakewood grapple with the demands of today, Edgewater too is experiencing shifts in demographic and socioeconomic trends, market pressures, and community needs. Edgewater 2040 builds from the framework established by the 2013 Comprehensive Plan and establishes an updated community vision, updated values and updated priorities for Edgewater. Edgewater 2040 also was informed by numerous plans, studies, and initiatives developed by the City in recent years.





Tasty Ticket Event



Hometown Festival



External Advisory Committee Meeting

### What is a Comprehensive Plan?

A comprehensive plan is a policy document that sets forth a vision and set of goals for a community's future, and guides the future decisions about progress and potential development. Usually, it helps to identify:

- What are the community's assets and opportunities;
- What are the community's needs and challenges;
- What goals, policies, objectives, and actions are needed to help achieve the collective vision; and
- What is needed to address current and anticipated challenges or build upon identified opportunities?

Typically a comprehensive plan includes a series of plan elements or topics, including land use, transportation, housing, infrastructure, economic development, and community services.

Comprehensive plans help identify different land use designations such as residential, commercial,

industrial, and recreational areas, and can guide or recommend appropriate zoning district designations and other aspects of a municipality's zoning code. They also address issues related to road networks, public transit systems, pedestrian and bicycle infrastructure, and traffic management to ensure efficient movement of people and goods. Comprehensive plans can guide housing development and analyze current and future housing needs, promote diverse housing options, and address issues such as the affordability and accessibility of housing. When it comes to infrastructure, planning for the provision of essential utilities and services such as water supply, sewage systems, energy, telecommunications, and waste management to support existing development and potential future development is important. Comprehensive plans can also create an outline or support a strategy for economic development by identifying opportunities for business expansion, job creation, and attracting investment to stimulate the local economy. Community services are also an

essential piece of this type of planning. Assessing the need for schools, healthcare facilities, parks, libraries, and other civic amenities to support the well-being of residents is included. Finally diversity, equity, and sustainability are essential pieces of comprehensive plans to ensure the plan elements or topics are vetted through the lenses of diversity, equity, equality, inclusion, and environmental sustainability.

Comprehensive plans are developed through collaborative community engagement with input from various stakeholders, including community members, business owners, community partners (such as non-profits and the faith community) and local government officials. Once adopted, these plans serve as a guiding framework for decision-making by local governments and provide a basis for plan implementation in the form of zoning and other regulations, capital improvements, and other policies and initiatives aimed at achieving the community's long-term goals and objectives.

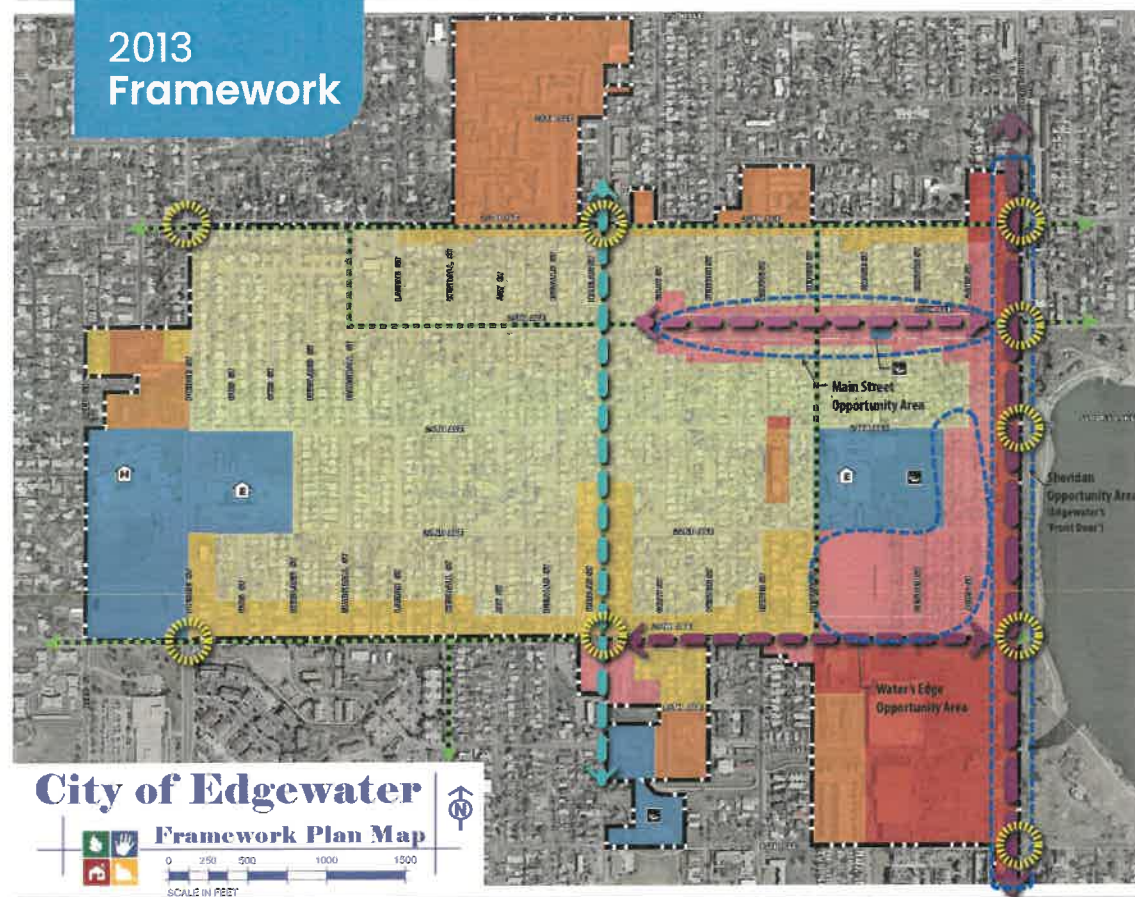
## WHY DOES IT GET UPDATED?

Comprehensive plans are updated periodically to ensure they remain relevant and responsive to changing circumstances, community needs, and evolving goals. There are several reasons why updating a comprehensive plan is important:

- Changing conditions;
- New data and information;
- Emerging issues and challenges;
- Feedback and input;
- Monitoring and evaluation; and
- Adaptation of new policies and regulations.

In summary, updating Edgewater's Comprehensive Plan is essential to ensure it remains a relevant, effective, and an actionable document to guide the community's future progress and development in a manner that reflects its values, aspirations, and changing circumstances.

2013 Framework



## LEGEND

### LAND USES

- Commercial
- Mixed Use
- Civic/Public Facility
- Low Density Residential
- Medium Density Residential
- High Density Residential

### GATEWAYS & CORRIDORS

- ☀ City Gateways
- ↔ Primary Commercial Corridor
- ↔ Secondary Commercial Corridor
- ↔ Main Street Corridor
- ↔ Neighborhood Corridor
- Future Bike Route

### MAP SYMBOLS

- Opportunity Areas
- 🌳 Existing Park
- 🏠 Elementary School
- 🎓 High School

Date: January 3, 2013



### Relevant Plans and Projects

#### EDGEWATER COMPREHENSIVE PLAN (2013)

The previous Edgewater Comprehensive Plan is a guiding document for the City. The plan lays out Edgewater's overall vision and goals, builds upon previous planning efforts, and sets forth guidance for land use, policies, and programming. The map shown to the left depicts this plan's Framework, which includes future land use, identified opportunity areas, and future gateways and major corridors. Edgewater 2040 considers and builds off of the guidance from this plan.

#### EDGEWATER SENIOR ASSESSMENT (2010)

This assessment document was created as an informational basis for this Comprehensive Plan update and provides a list of projects and programs for the City to address moving forward to ensure senior needs are being met. These recommendations range from physical infrastructure improvements to collaboration with neighboring cities, design standards, and participation in community events and programming.

#### CITY OF EDGEWATER AMENDED AND RESTATED REDEVELOPMENT PLAN (2012)

The Amended and Restated Redevelopment Plan builds off of the 1985 Redevelopment Plan and promotes local objectives expressed in adopted community plans with respect to appropriate land uses, private investment and public improvements with the goal to reduce or eliminate blight.

#### EDGEWATER TRAFFIC CALMING AND MOBILITY PLAN (2019)

The Traffic Calming and Mobility Plan is a strategic document that outlines the needs for safer connectivity, complete streets, and Edgewater's other transportation-related needs to ensure that pedestrians and bikers have adequate access and safety during travel. The plan also suggests mobility-adjacent recommendations with goals of improving air quality, increasing vegetation, engaging with residents, and collaborating with neighboring jurisdictions.





Urban Forest Master Plan Community Meeting



Community Meal and Conversation



Sheridan Corridor Multimodal Plan Walk

#### EDGEWATER SUSTAINABILITY PLAN (2019)

The 2019 Sustainability Plan articulates the community's goals about sustainability in Edgewater and actionable steps to achieve these goals. The plan is organized by Land and Water, Waste and Materials, Energy, and Social Vibrancy and sets forth to provide recommendations to improve air quality, decrease dependence on fossil fuels, reducing waste, and providing shade and urban greening.

#### EDGEWATER PARKS AND RECREATION MASTER PLAN (2020)

The Parks and Recreation Master Plan serves as the guiding document for Edgewater's parks and recreation facilities and offerings over the next ten years. The recommendations outline various initiatives relevant to Edgewater 2040 such as increasing communication about park events and offerings, adding programming opportunities, and mobility and access recommendations.

#### EDGEWATER ENERGY ACTION PLAN (2020)

The Edgewater Energy Action Plan is a strategic roadmap developed by the city to enhance energy efficiency, reduce greenhouse gas emissions, and promote sustainability. It outlines various initiatives and policies aimed at achieving these goals, such as promoting renewable energy sources, implementing energy-efficient building codes, and enhancing public transportation infrastructure.

#### EDGEWATER SIDEWALK IMPROVEMENT PLAN (2022)

The Edgewater Sidewalk Improvement Plan is an initiative aimed at analyzing and enhancing pedestrian infrastructure throughout the city with the goal of creating a more walkable and pedestrian-friendly environment in Edgewater. The plan includes strategies for funding, design, and implementation of sidewalk improvements and suggestions for coordination with neighboring cities to support connectivity initiatives.

#### CITY OF EDGEWATER COUNCIL STRATEGIC PLAN (2022)

The Council Strategic Plan sets forth a foundation for planning and action from 2022 to 2025. It outlines the Council Strategic Priorities- Diversity, Equity, Equality, and Inclusion, Community Safety and Well-being, Sustainability and Resilience, Business Community and Economics, Housing, Community Experience, and Plan Alignment and Implementation. These priorities were carefully incorporated into Edgewater 2040's Guiding Principles (Chapter 4).

#### URBAN FORESTRY MANAGEMENT PLAN (2024) (IN PROGRESS)

The Edgewater Urban Forestry Management Plan is a roadmap for how to maintain, preserve, and grow the city's tree canopy. The goals in this plan outline a framework for the proactive management, care, preservation, and growth of Edgewater's urban forest.

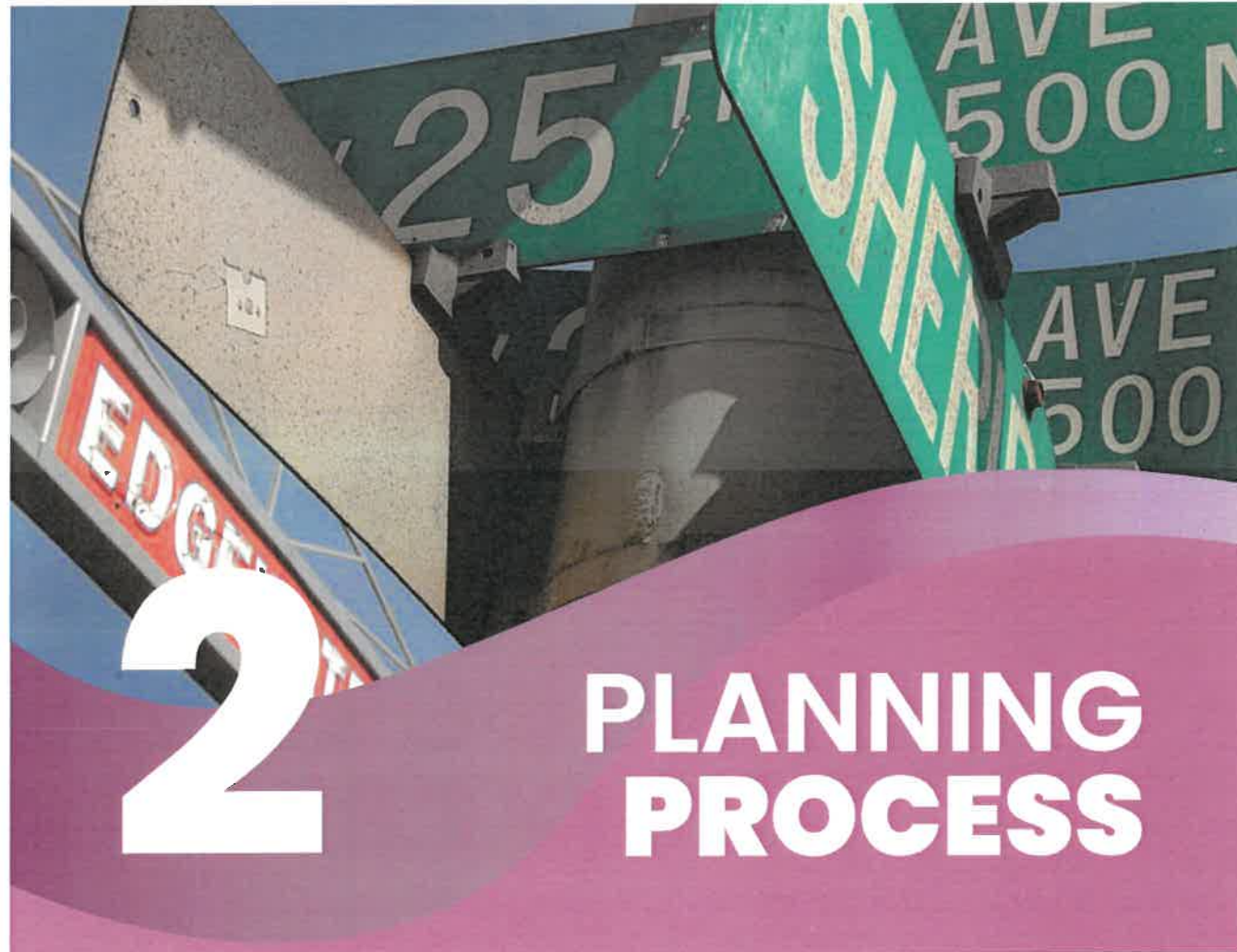
#### SHERIDAN CORRIDOR MULTIMODAL PLAN (2024) (IN PROGRESS)

The Sheridan Boulevard Multimodal Corridor Plan identifies opportunities for enhanced infrastructure that will deliver increased safety and comfort for people walking, biking, riding transit, and driving along Sheridan Boulevard between 17th Avenue and 26th Avenue.

#### 25TH AVENUE STREETSCAPE PROJECT (2024) (IN PROGRESS)

This project is a direct result of the outcomes from the 2019 Traffic Calming and Mobility Plan. It identified changes needed along the 25th Avenue Corridor to better support bicyclists and pedestrians. The goals of this capital investment will be to provide safer access and wider sidewalks for pedestrians, safer bicycle traffic through traffic calming infrastructure, larger spaces for local businesses to extend out into the right-of-way during warmer months. The project will also improve drainage and mitigate risk of flooding considering the proximity to Sloans Lake.

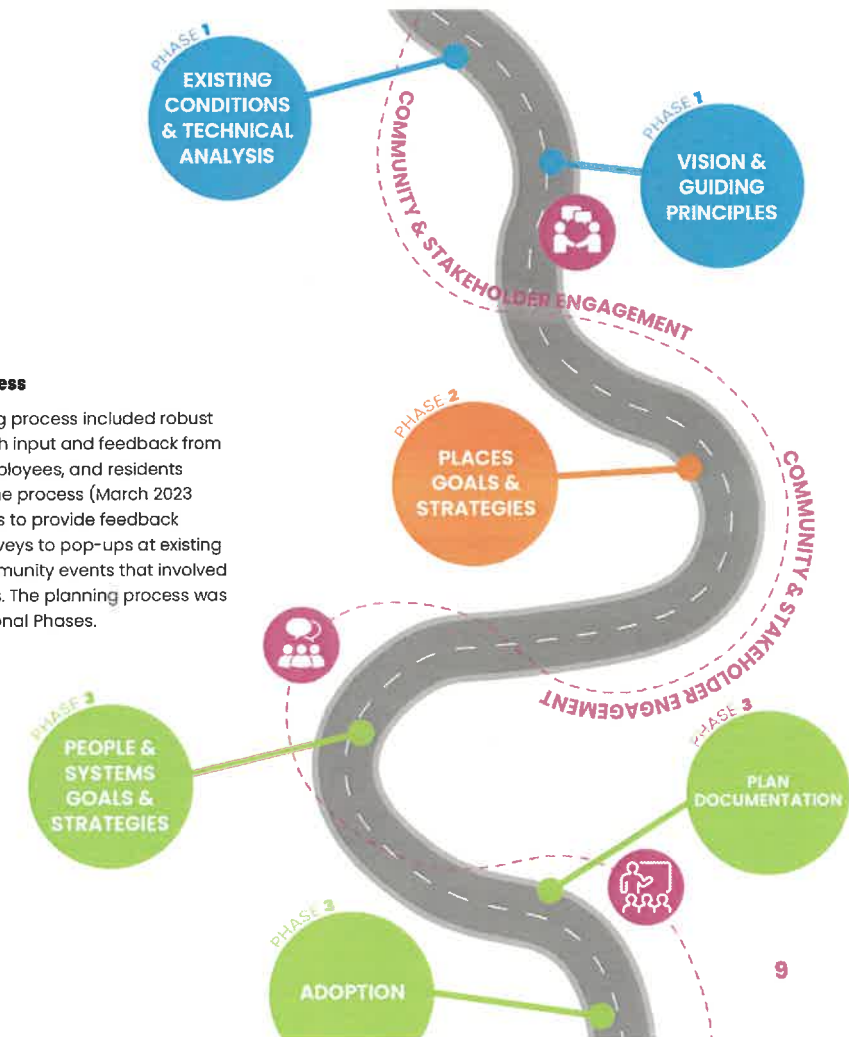




# 2

## Phases of the Planning Process

The Edgewater 2040 planning process included robust community engagement with input and feedback from visitors, business owners, employees, and residents throughout the duration of the process (March 2023 to March 2024). Opportunities to provide feedback ranged from short online surveys to pop-ups at existing events and large-scale community events that involved multiple community partners. The planning process was divided into three organizational Phases.





Community Meal and Conversation



Spring Fiesta

**PHASE 1: EXISTING CONDITIONS & TECHNICAL ANALYSIS + VISION & GUIDING PRINCIPLES**

Phase 1 began in the spring of 2023 with the project kick-off and initial events to engage with the community, spread awareness about the Comprehensive Plan update, and establish the project's Vision and Guiding Principles from the results of this initial outreach effort. Events included a pop-up, in partnership with Denver Regional Council of Governments (DRCOG) at the Edgewater Spring Fiesta, the EdgeTalk Trivia event at Joyride Brewing, and the Community Meal and Conversation at Jefferson High School. The project team provided bilingual materials and staff at all events for Edgewater 2040. A short online survey ran concurrently with these events. This online outreach doubled as both a community touchpoint and a way for the City of Edgewater to promote some of their great small businesses. Community members who engaged with this survey were asked specific questions

about Edgewater's priorities moving forward and about their favorite businesses. The winning businesses were featured on the City website and on the City's social media.

Finally, Phase 1 included two community leader interviews and two advisory committee meetings. These stakeholders represented a wide range of voices from Edgewater, including renters, homeowners, youth, families, faith-based organizations, elected officials, City boards and commissions, community organizations, and traditionally marginalized groups including ethnic and racial minorities, persons with limited or no English proficiency, advocacy groups, civic organizations, and persons with disabilities. At the end of Phase 1, the project team summarized the community's Vision and the Guiding Principles, which can be found on [page X](#) of this plan. Phase 1 also helped identify the logo, naming, and catch phrase of this plan through community input on the Envision Edgewater project page.



Joint Advisory Committee Meeting



Tasty Ticket Event

**PHASE 2: PLACES GOALS AND STRATEGIES**

Phase 2 began in August of 2023 and dove into the initial part of the plan structure, which was divided into three main sections: Places, People, and Systems. These sections and their contents are described in more detail below. Phase 2 events and progress were focused around Places. The Places section of the plan centers around land use and the built form of Edgewater, which is typically the largest and most informative element of a Comprehensive Plan. During Phase 2, the project team hosted a Latino Community Picnic, a large Spanish-speaking community event in partnership with Latinas Community Connection Services (LCCS). This event was held at Citizens Park and included an interactive land use workshop, community partners, games, and food. Outreach in Phase 2 also included two interactive land use workshops with the internal and external advisory committees. Two different online surveys, and a large

community event-Tasty Ticket. The Tasty Ticket event drew almost 100 participants and established a lasting partnership between the City and the Edgewater Public Market, where participating vendors were able to showcase their food and connect with the community by providing meal samples to attendees who interacted with the Edgewater 2040 materials.





Community Workshop



Joint Advisory Committee Meeting

**PHASE 3 : PEOPLE & SYSTEMS GOALS & STRATEGIES + PLAN DOCUMENTATION + ADOPTION**

Phase 3 focused on the final two sections of the plan: People and Systems. A large community event titled Community Workshop was held at Jefferson Junior/ Senior High School in February of 2024, which featured food from a local restaurant, a vaccine clinic, and ran concurrently with multiple school basketball games. The questions prompted at this event were also provided as an online survey that ran on the Envision Edgewater project page starting in mid-January. Engagement in Phase 3 concluded with a final interactive workshop with the internal and external advisory committees in early March of 2024. Phase 3 engagement and input helped inform the plan recommendations for the People and Systems sections.

**OVERALL COMMUNITY ENGAGEMENT**





Joint Advisory Committee Workshop



Community Workshop



Latino Community Picnic



Community Meal and Conversation



Edgertalk



Latino Community Picnic

Concern about insufficient **affordable, attainable, and diverse housing options** throughout the city

High value on the current **charm and community character** of Edgewater

Excitement about the potential to **support for small businesses** and to add commercial or **mixed use space**

Interest in increased opportunities for **public art and cultural representation**



**WE HEARD...**

Desire for increased **walkability and bikeability**

Emphasis on **safety in the public realm** with future improvements





**How to Use This Plan**

This document is structured to guide Edgewater's projects, policies, and programs for the next 20 years. The Plan Recommendations chapter reflects what is important to Edgewater's community and attempts to anticipate the community's needs over the next two decades. The nested themes and recommendations are structured as follows:

**Sections:**

These are the largest categories that helped organize the process and outcomes of Edgewater 2040. Within each of the three sections, there was specific outreach and analysis that helped identify the elements, goals, and strategies.

**Elements:**

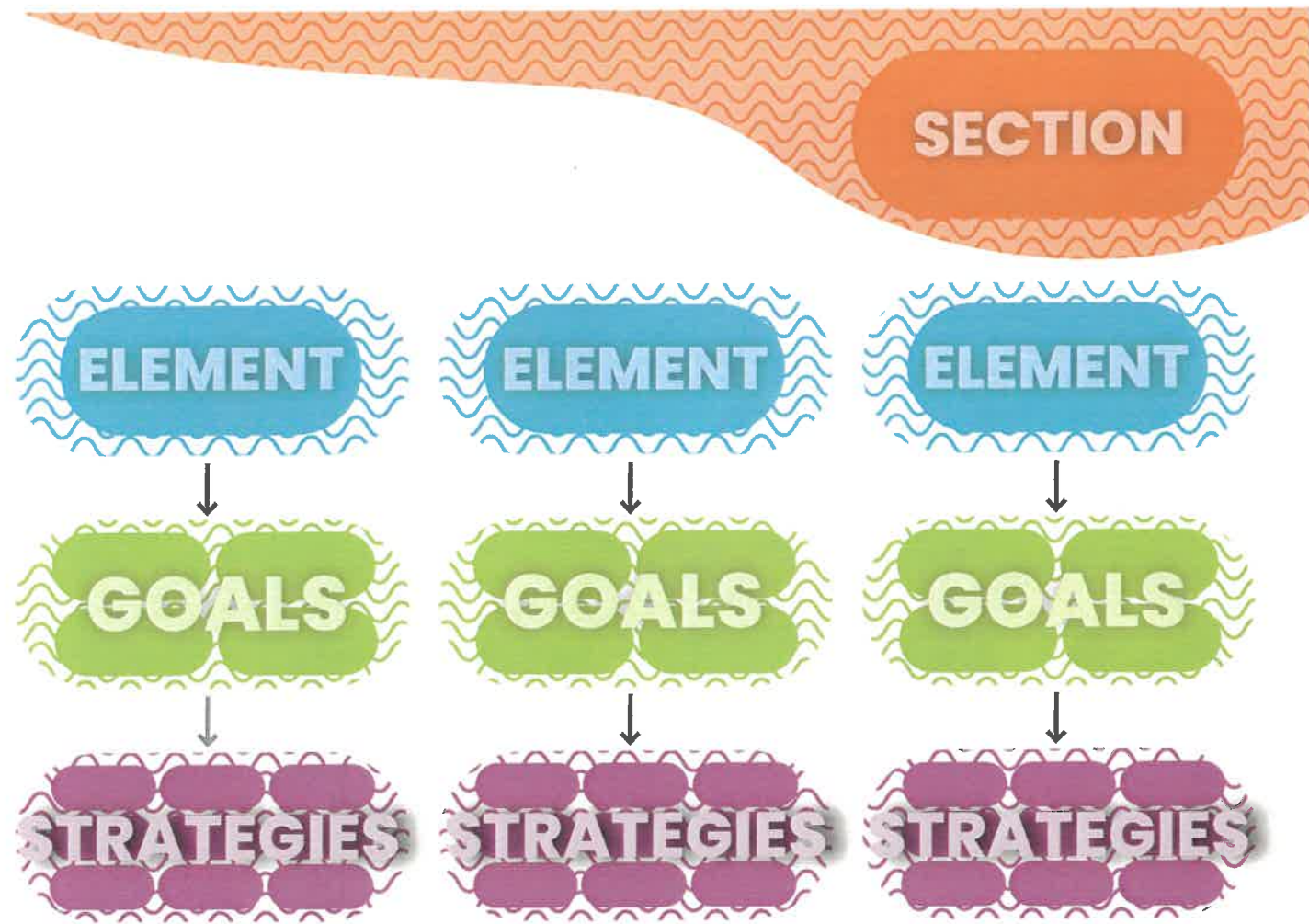
There are three Elements nested under each section to organize different topics that were identified as important to Edgewater.

**Goals:**

Nested under each of the elements are Goals. These are broader desires intended to link back to the community's vision and provide positive outcomes.

**Strategies:**

Finally, nested under each of the goals are Strategies. These are more specific potential actions for the City achieve Edgewater 2040's vision and goals.





# 3

## History and Identity

Edgewater is a small city adjacent to Denver, Colorado and sits on just under one square mile with a population of just under 5,000 people. The historical and cultural roots of Edgewater, Colorado, are deeply intertwined with its development and community dynamics. The area was initially inhabited by the Ute people and other indigenous tribes, who relied on local rivers and creeks for sustenance and agriculture. The first non-Indian settlements emerged in 1861 following the discovery of gold in the region, leading to the formal incorporation of the Town of Edgewater in 1901. Over time, the area saw steady growth, with farms, orchards, and residential neighborhoods coexisting. The city's identity is characterized by a small-town atmosphere, with a strong sense of community and a focus on preserving heritage and promoting diversity. This is reflected in physical spaces such as most homes having front porches, historic 25th Avenue having an eclectic mix of local small

businesses, and in landmarks like Sloans Lake (to the east of Edgewater), the Orum House, and Citizen's Park. The city's culture is reinforced through annual block parties, festivals, parades, and the integration of traditions from new ethnic communities. City Council has also adopted a set of Strategic Priorities to support and retain these community dynamics, emphasizing the importance of preserving values and heritage. These historical and cultural roots have shaped Edgewater into a resilient and sustainable community that aims to honor its heritage and diversity, and provide support, access, and opportunity for all who live, work, and visit the city.





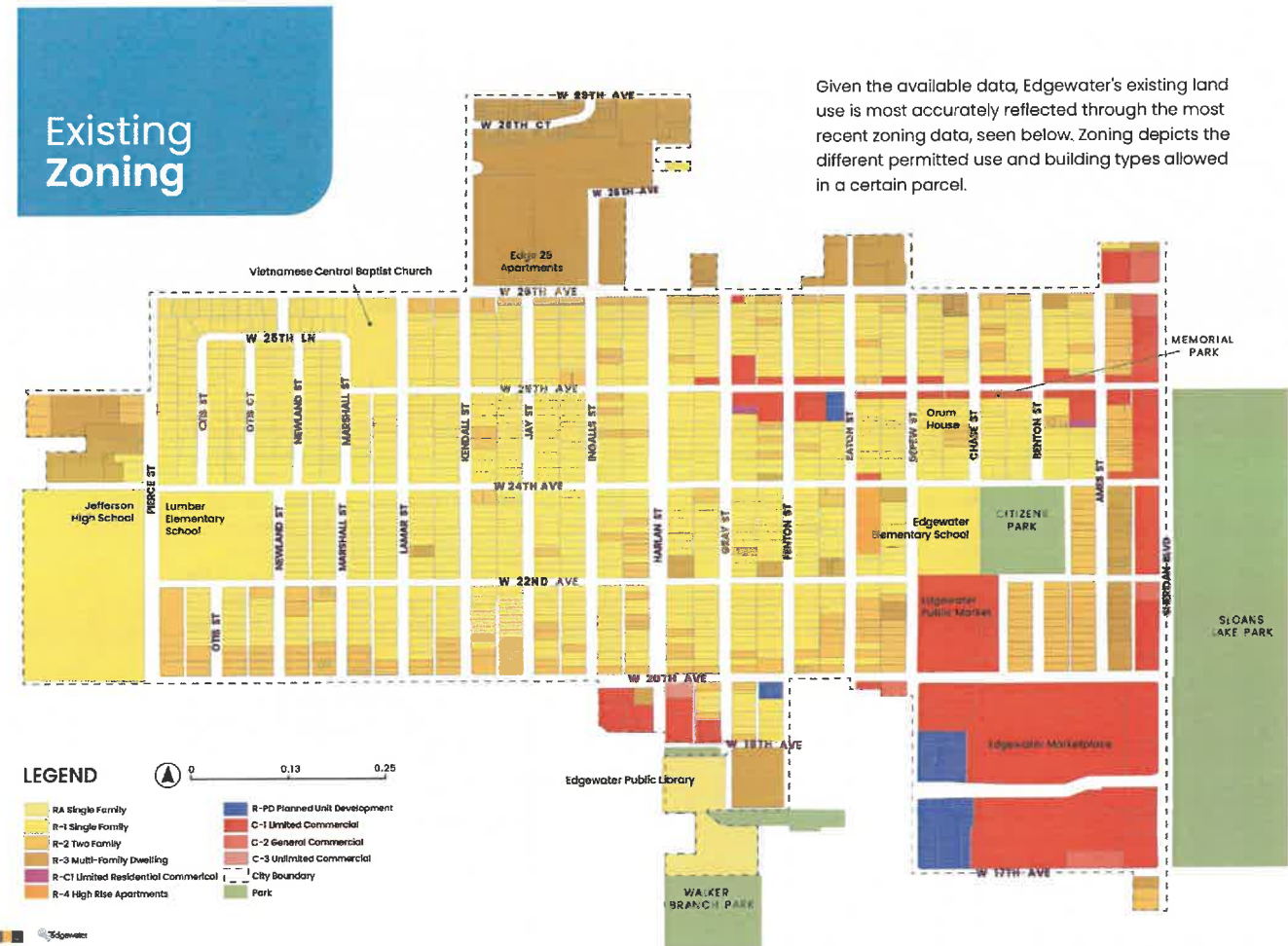
**Land Use and Community Character**

The key takeaways from Edgewater's existing land use and housing are that the city has a mix of residential and commercial zoning districts, with a focus on preserving the small-town atmosphere and community character. The existing zoning districts have been in effect for several decades, maintaining relatively low building heights and overall densities. The city's housing stock is relatively older, with minimal new construction in the last decade, and a significant portion of housing built before 1950. The mid-20th century saw substantial growth in Edgewater. The population increased from less than 1,500 in 1930 to 5,500 in the mid 1970s. During this period, the City paved its streets, developed new retail along Sheridan Boulevard, and continued to annex new land for residential development until the surrounding communities of Wheat Ridge and Lakewood incorporated in the 1960s, land-locking the City. Today the city is experiencing an increase in development of residential lots being redeveloped into larger more modern single family homes and duplexes.

Approximately half of the City's land area is made up of single-family neighborhoods, and more than half of all residential units are renter-occupied. Most of the City's multi-family and commercial development is located at the city's perimeter, along Sheridan Boulevard, 20th Avenue and 26th Avenue, with smaller neighborhood-serving businesses situated along the 25th Avenue "Main Street". Edgewater has rich histories and cultural traditions embedded in its built environment. Preserving and celebrating these aspects of community character helps maintain a sense of continuity with the past and promotes cultural identity and diversity.



25th Avenue





On-street bike facilities



Traffic circle



Edgewater Civic Center



Friday Coffee at Civic Center

### Community Amenities and Facilities

Edgewater's community amenities include one community garden at the historic Orum House, and six community parks, each offering various amenities such as baseball fields, grills, picnic pavilions, playgrounds, walk paths, gardens, picnic tables, sand volleyball courts, and a skate park. Additionally, the Parks and Recreation Department provides a variety of leagues and programs for physical activity for children, adults, and seniors, as well as a fitness center located in the Civic Center.

### Mobility and Infrastructure

Edgewater has a traditional street grid covering most of the city, with streets and associated alleys nearly uniform in north-south orientation and east-west avenues intersecting. Major collector streets include 20th and 26th Avenues, with Sheridan Boulevard being the major arterial street. The visibility of the Sheridan Boulevard corridor makes it a keystone of the community's transportation system. The city's streets and sidewalks provide good connectivity for residents' everyday trips and ensuring relatively easy access to all addresses. Edgewater's mobility infrastructure has shaped the community over time by providing essential connectivity, supporting emergency responses, and contributing to the overall accessibility of businesses, schools, and other frequent destinations. Additionally, the City's focus on mobility safety, traffic calming, and pedestrian needs reflects a commitment to creating a comprehensive safe and sustainable transportation system.

### Technical Document Summaries

#### HOUSING ANALYSIS

The most recent Comprehensive Plan, adopted in 2013, focused on commercial economic development. Because of Edgewater's location just west of Denver and Sloons Lake, as well as its proactivity with respect to economic development, Edgewater's commercial districts have benefitted from their own success, as well as spillover from redevelopment and change in West Denver. The Edgewater Public Market is a prime example of the city taking advantage of the demographic changes that have occurred regionally.

The demographics and housing market in Edgewater have seen notable change as well. Gentrification, decreased housing affordability, and other challenges are facing Edgewater (as well as the rest of the metro area).

This analysis examines Edgewater demographics, relevant housing changes over time, and illuminates housing issues to help inform Edgewater 2040 updates, policies, and implementation steps. The full analysis can be found in the appendix, including further detail about Demographic and Employment Conditions, as well as Housing Conditions (Rentals and Ownership). The primary housing findings include:

- Ownership demand
- Rental demand
- Redevelopment pressure
- Proposition 123 requirements
- Unit sizes



Considering population growth estimates and assuming that household incomes will remain similar to today, DRCOG estimates that over the next 25 years there is a need for 63 new units available for home ownership, 11 of which will need to be priced under \$450,000. Additional calculations consider not only new households, but existing renters who will likely want to purchase a home sometime in the next 25 years, indicates that 120 units will need to be made available ranging from 60%-150% AML. The DRCOG estimate is based solely on potential growth, while the latter and larger estimate is a broader calculation based on latent demand from existing renters over the next two decades.

One of the current challenges is the relative age of Edgewater's multifamily apartment rental units. While they currently provide relatively affordable rental options and continue to be good investments for smaller multifamily property owners (with ongoing investment), over time these units are candidates for redevelopment with the potential to displace lower income households. Due to age, condition, and the level

of amenitization, the existing rental units are helping to meet the need for affordable housing. Edgewater is also experiencing redevelopment pressures. Once redevelopment takes place, the households within these structures are likely to be permanently displaced. Based on household growth alone, 74 additional rental units are estimated to be needed over the next 20 years. Considering much of Edgewater's housing stock is aging and not income restricted, they may be subject to redevelopment. If all naturally occurring affordable housing was replaced with market rate units, then the need for additional affordable units would be approximately 460. These 460 units will need to be serving households at less than 80% of AML (\$78,000 for a two-person household).

In addition, Edgewater has opted in to the state voter-approved Proposition 123 program which provides funding for affordable housing provided that a certain number of affordable units are built within a three year period. Further details are forthcoming.



Finally, the analysis considered the impact of home size and number of bedrooms. Edgewater has historically been a community with smaller household sizes than other Denver area and Jefferson County jurisdictions. Unlike other jurisdictions, however, Edgewater has seen a slight increase in overall household sizes in recent years with the prevalence of homes that are 4+ bedrooms on the rise. Although household sizes are still smaller, Edgewater is now on par with other jurisdictions.

Edgewater has a relatively high percentage of studios, one- and two-bedroom units. Encouraging a range of unit sizes (studios to help provide affordability, three- and four-bedroom units) can help provide a large range of housing options.

#### COMMERCIAL ANALYSIS

As a companion to the housing analysis, the consultant team conducted a parallel commercial analysis. The analysis evaluated real estate development conditions and trends, assessed site attributes for preservation or re-development, estimated demand for development by use, and assessed the high-level financial feasibility of desired development types. While the commercial market is limited, there are opportunities to address that demand as well. Sales tax data indicates that Edgewater's retail sector is very healthy and continues to grow.

- The Edgewater Public Market represents a new trend in restaurant dining and is a significant regional draw.
- Restaurants and other services along 25th and the Sheridan corridor also continue to be popular draws for local and regional households.
- Target is locally popular; however, as a national retailer, its business decisions will be dictated from its headquarters.

Based on forecast household and employment growth over the next 20-25 years, an estimated 70,000 square feet of commercial space (a combination of retail and office) is potentially needed to address future service needs in the City of Edgewater. In looking at retail and office more specifically:

- Edgewater's regional and city-wide retail and office markets are relatively healthy. Vacancy rates are low at 3.8% in the region and less than 1% in Edgewater.
- Retail sales have been steadily increasing in Edgewater (even during the COVID-19 Pandemic).
- Edgewater's retail and restaurant offerings are regional draws bringing in households outside of Edgewater who spend on Edgewater's restaurant and retail offerings.
- Based on household growth and household retail expenditures, potential for approximately 10,300 square feet of additional retail and restaurant space in Edgewater can be accommodated through the Comprehensive Planning process.
- The office sector has been tremendously affected by the COVID-19 Pandemic and its aftermath. Policies around remote work are continuing to evolve with many offices increasingly adopting a hybrid model which allows employees to work from home as well as in-person. The result has been an overall decreased office space need.
- Downtown Denver like major city downtowns across the country, is currently seeing high office vacancy rates approaching 30% with ongoing discussions about the feasibility of converting older office space to residential. Regional office space vacancies are much lower at an estimate 4%.
- The potential for office uses is based on forecasted jobs growth. DRCOG forecasts 440 additional jobs in Edgewater in the next 20-25 years.

- Main Street areas like 25th Avenue, smaller commercial nodes (similar to 24th Avenue and Eaton Street), or in close proximity to existing retail businesses are the most viable areas for future office uses. While Edgewater's current zoning does not allow it, in the future should the community allow a mixture of uses (commercial and residential) in some areas of the city, ground floors of mixed-use buildings also can be a good location to help fill the demand for an estimated 60,000 square feet of office space over the next 20 years.
- Office types that are potentially the most viable include small entrepreneurial or creative businesses, coworking or medical office users drawn to the proximity of surrounding residential neighborhoods and a Main Street walkable atmosphere.

#### ADDITIONAL TECHNICAL ANALYSES

Beyond the market analysis, additional technical memos were produced during this process - primarily a high-level code review and an infrastructural analysis. These full memos are located in the appendix.



# 4

Edgewater 2040's Vision and Guiding Principles were determined from a number of outreach touchpoints with the community throughout the spring of 2023. The project team heard values, themes, issues, and opportunities through in-person events such as the Spring Fiesta and the Community Meal and Conversation, as well as through a large online survey. The common elements and themes from these results were synthesized with the recent Council Strategic Priorities. Equity, diversity, and inclusion priorities were also woven throughout the process of crafting the Guiding Principles, as shown by the diagram on the following pages.



“

*When you're here,  
you're one of us.*

”

— Edgewater Resident



EDGEWATER IS A **DIVERSE AND TIGHT KNIT COMMUNITY** WITH OPEN ARMS, WARM HEARTS, AND A **UNIQUE ARRAY OF OPPORTUNITIES FOR ALL RESIDENTS AND VISITORS TO LIVE, WORK, PLAY, AND LEARN.** EDGEWATER IS **WELL-CONNECTED** TO ITS NEIGHBORS, BUT MAINTAINS ITS STRONG IDENTITY AS A **SAFE AND WELCOMING SMALL TOWN** WITH AN EVOLVING MOSAIC OF COMMUNITY-FOCUSED **CULTURAL RESOURCES, HOUSING OPPORTUNITIES, RECREATIONAL AMENITIES, AND THRIVING SMALL BUSINESSES.** EDGEWATER'S WALKABLE AND INCLUSIVE NEIGHBORHOODS AND COMMERCIAL DISTRICTS CELEBRATE THE PAST, EMBRACE THE PRESENT, AND INVITE EVERYONE TO CONTRIBUTE TO THEIR FUTURE.

**COUNCIL STRATEGIC PRIORITIES**

-  Diversity, Equity, Equality, and Inclusion
-  Community Safety and Well-Being
-  Sustainability and Resiliency
-  Business Community and Economics
-  Housing
-  Community Experience
-  Plan Alignment and Implementation

**GUIDING PRINCIPLES**

**Build Upon Community Pride and Neighborly Connections**

Facilitate human connections and enhance a sense of community through culturally diverse events and programming. Foster welcoming relationships with individuals, organizations, and businesses to increase community trust and build upon what many Edgewaterites value most: connection to their community.

**Support the Creation of Housing that Caters to a Spectrum of Community Needs**

Encompass a broad spectrum of housing needs, not only focused on affordable, or workforce, but all types of housing for people with a diversity of needs. Support housing that is attainable and accessible to a wide range of incomes, ages, and social status to maintain a diverse, healthy, and prosperous community. New housing opportunities aim to maintain existing community character.

**Emphasize Safety in the Public Realm**

Ensure Edgewater's streets, sidewalks, and public infrastructure are well-maintained and prioritize pedestrian and bicycle safety. Enhance public safety throughout the community with trust-building and partnerships between neighbors, businesses, and city employees.

**Promote Urban Greening and Climate Adaptability**

Guide new development with sustainable planning and management practices with the goal of meeting present-day needs while setting future generations up for success. Promote more livable neighborhoods by considering water conservation, urban forestry, and interconnected green spaces.

**Identify and Provide Neighborhood Resources for the Wellbeing of All**

Support a wide range of options and resources to support residents' ability to live, work, play, and grow within Edgewater. Promote multi-dimensional social services to complement existing and new development and support residents through challenges and growth.

**Support Small Businesses and Employment Opportunities**

Establish and grow a vibrant business community that provides opportunities to new and existing small businesses through innovative growth and entrepreneurial programs.

**Carry Out all City Functions with Transparency and Integrity**

Manage City responsibilities with an inclusive and neighborly focus to take advantage of the small-town character of Edgewater and possibility of close relationships with neighbors. Provide City services in a forward-thinking, cost-effective and efficient manner.

**DIVERSITY, EQUITY, EQUALITY, AND INCLUSION**

Diversity, Equity, Equality, and Inclusion are the foundation of each Guiding Principle noted to the right. These aim to highlight unique differences in individuals and the community, provide equal access and opportunity, and foster a sense of value and empowerment amongst the collective.



# 5

The Edgewater 2040 Comprehensive Plan (Edgewater 2040) outlines a strategic vision for the city's future focusing on maintaining Edgewater's vibrant community. The plan emphasizes enhancing and supporting diverse, equitable, and authentic residential neighborhoods. This includes providing a spectrum of housing opportunities to meet identified gaps, incentivizing accessible design methodologies, updating zoning for Accessory Dwelling Units (ADUs) and small-scale multi-family housing, and creating programs to mitigate eviction and support affordable housing. It also highlights the need to

- Maintain vibrant commercial nodes and corridors;
- Support small-town community character and design;
- Uplift residents through supportive services and programming;
- Create opportunities for businesses and employees to flourish;

- Celebrate diverse arts, culture, and events;
- Enhance shared outdoor spaces;
- Ensure safe and efficient movement throughout the city; and
- Provide programming and recreation opportunities for all generations of residents.

Furthermore, Edgewater 2040 proposes specific strategies under each element, such as establishing a program for home modifications, creating pre-approved plans for ADU designs, promoting public safety in commercial areas, and supporting aging residents through community programs. It suggests initiatives to enhance economic development, celebrate local arts and culture, improve mobility and infrastructure, and expand recreational offerings.



The plan underscores the importance of collaboration with neighboring jurisdictions, maintaining efficient local government processes, and ensuring diverse voices are heard during community outreach efforts. Additionally, it advocates for the preservation of green amenities, the promotion of sustainable transportation options, and the implementation of equitable engagement practices.

Overall, Edgewater 2040 aims to address a wide range of issues and topics crucial for Edgewater's long-term vibrancy, including housing, commercial areas, community character, supportive services, economic development, arts and culture, outdoor spaces, mobility, infrastructure, city services, and collaboration with neighboring jurisdictions. The following recommendations, whose organization is summarized in the diagram on page X, provides a detailed roadmap for the city's future investments, reflecting a holistic and inclusive approach to urban planning and community development.



Edgewater Public Market rooftop



Old Edgewater Municipal Building

# PLACES

The first section of Edgewater 2040, Places, provides recommendations to enhance and respond to the needs of Edgewater's land use and built form. These are the physical environment we interact with every day in our community – what types of homes do we live in and what do they look like, where can we work, where do we go to school, and where do we shop?

The places where we live, work, and play have a huge influence on our well-being. Elements of the built environment determine where we can live, go to school, shop, work, and access services. The built environment contributes to housing costs, economic development, and the characteristics of a human-scaled and welcoming city. This was the focus of Phase 2 engagement. How can we ensure that Edgewater is a collection of Places that are welcoming, safe, and provide equitable and sustainable growth opportunities?

The associated recommendations are intended to balance competing interests by protecting the environment, supporting economic development, promoting social equity, mitigating risks, and enhancing overall quality of life in Edgewater. Within the Places section, there are three elements, each with their own specific goals and strategies. These elements include Housing and Neighborhoods, Commercial and Mixed-use, and Community Character and Design.

# PEOPLE

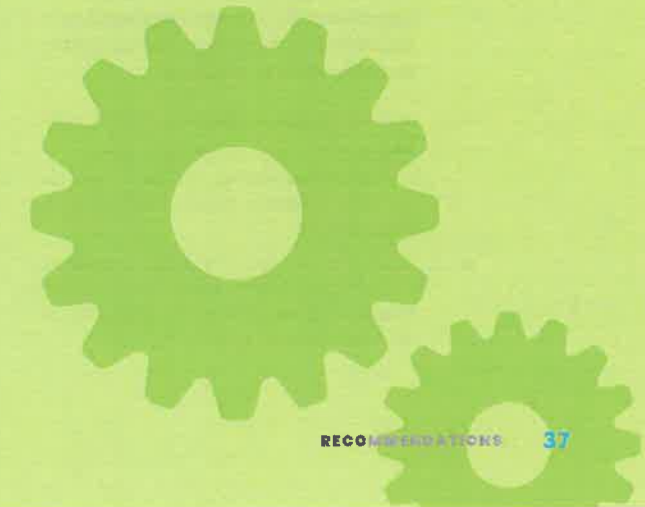
The second section of Edgewater 2040 outlines recommendations to support the people of Edgewater. These recommendations are intended to uplift Edgewater's residents, visitors, and employees with programmatic elements that will celebrate a diversity of cultures, allow for economic and social success, and provide opportunities and connections between neighbors. Within this section, goals and strategies are organized under three main elements – Support Services and Programming, Economic Development, and Arts, Culture, and Events.

The people of Edgewater, including residents, employees, and visitors, make up the rich fabric of the city. This section dives into recommendations intended to enhance social cohesion, cultural representation, and community support. This Section was the focus of Phase 3 engagement. How can we ensure that Edgewater's residents, visitors, and employees feel supported and are provided with opportunities for success?



# SYSTEMS

Edgewater's systems are what makes the city sustainable, resilient, and efficient. Ensuring connectivity, innovation, and flexibility, Edgewater's systems support the ways the community wants the vision implemented alongside recommendations from other the sections Places and People. This section was the focus of Phase 3 engagement. How can Edgewater's systems support safe and accessible mobility, opportunities for recreation and health, and efficient city processes? The following elements included within the Systems section are Parks, Trails, and Green Amenities, Mobility, Streetscapes, and Infrastructure, and Recreation, Community Facilities, and City Services.





## PLACES Recommendations

### A. HOUSING AND NEIGHBORHOODS

Housing prices in and around Edgewater have increased significantly in the last decade for both renters and home-buyers. The following recommendations intend to enhance diverse, equitable, and authentic residential neighborhoods through the careful consideration of Edgewater's urban form. Specifically, these recommendations address how projects, policies, and programs can provide housing options for all while maintaining the rich and charming small-town feel of Edgewater's residential form.

#### A. 1. Provide a spectrum of housing opportunities to meet Edgewater's identified housing gaps through the Housing Market Analysis.

- A. 1. a. Update zoning to strategically allow for ADUs.
- A. 1. b. Update zoning to strategically allow for small scale multi-family and mixed-use that considers the design and scale of the existing neighborhood.
- A. 1. c. Develop an amnesty and technical assistance program prioritized for owner-occupied homes to successfully bring nonconforming ADUs or Duplexes into compliance.

- A. 1. d. Determine a set of pre-approved plans for ADU designs and other missing middle housing products that reflect the existing character of Edgewater and have been vetted by the permitting department for fast-track approval with the intention of decreasing development costs. If feasible, purchase these plans and materials in bulk to reduce costs.
- A. 1. e. Collaborate with local and regional initiative programs and organizations (such as the Denver Regional Council of Governments) to provide technical support in the form of informational meetings.
- A. 1. f. Provide financial education and resources to streamline the process of ADU permitting and construction to make them a more equitable and accessible housing solution.

## ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) is a small residence that shares a single-family lot with a larger, primary dwelling.

- An ADU can provide rental income to homeowners and an affordable way for renters to live in single-family neighborhoods
- An ADU can enable family members to live on the same property while having their own living spaces — or provide housing for a hired caregiver
- Unlike tiny houses, ADUs are compact but not teeny, so they're a more practical option for individuals, couples and families seeking small, affordable housing
- For homeowners looking to downsize, an ADU can be a more appealing option than moving into an apartment or, if older, an age-restricted community
- ADUs can help older residents remain in their community and "age in place"
- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with minimal visual impact
- ADUs typically use significantly less energy for heating and cooling

Recently, Colorado passed HB24-1152, which requires subject jurisdictions to allow ADUs and remove restrictive design standards, owner-occupancy restrictions, and parking regulations. The annual survey also asked, "If legally allowed, which of the following parameters do you think the City of Edgewater should impose upon ADUs?". The highest response showed that 57% of respondents would like to restrict the number of ADUs on a single property.



#### Community Survey

In the spring of 2024, Edgewater ran a city-wide annual survey that asked residents varied questions about Edgewater's present and future. One of the questions in this survey asked, "Do you support or oppose Edgewater allowing ADUs on single-family home properties?". The results showed that **81% of respondents support** ADUs in Edgewater.



**A. 2. Ensure that housing options in Edgewater are accessible to residents of all abilities and allow residents to age in place.**

- A. 2. a. Partner with existing resources and consider a citywide program and/or guide for home modifications that older adults, people with disabilities, and others may use to increase the accessibility of their homes.
- A. 2. b. Incentivize the inclusion of accessible/universal design methodologies in new and infill development to allow for aging-in-place and better accommodation of residents with disabilities.



## MISSING MIDDLE HOUSING

This housing type refers to a range of housing types that fall between single-family homes and large apartment buildings in terms of density, scale, and affordability. These housing types are often absent from many contemporary urban and suburban neighborhoods due to zoning regulations, development patterns, and market forces that have favored single-family homes or large multifamily developments.

Missing middle housing is important to provide a range of diverse options for both renters and buyers, works to ensure affordability within a neighborhood, promotes sustainable development by promoting infill and locating housing closer to amenities, and can contribute to a rich community character by blending harmoniously into existing neighborhood form.

Examples of missing middle housing include duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and small-scale multi-unit buildings. These housing types typically offer a greater density than single-family homes but are less dense than high-rise apartment buildings. They often blend into existing neighborhoods more seamlessly than larger developments and can provide diverse housing options within communities.



**A. 3. Preserve existing housing stock and create affordable housing policies and programs that support the community.**

- A. 3. a. Partner with existing resources to create a citywide program to mitigate eviction through tenant and landlord counseling.
- A. 3. b. Coordination with rent-to-own organizations such as Home Partners of America to identify eligible properties in Edgewater to allow existing or future residents to rent a home with the option to purchase over time to lower the barrier to home ownership, increase housing stability, and provide wealth-building opportunities.
- A. 3. c. Leverage city resources including the city's capital improvement plan and the Edgewater Redevelopment Authority to help support the development of affordable and attainable or missing middle housing – a variation of housing types other than single family including duplexes, triplexes, fourplexes, etc.

- A. 3. d. Use state funds available through the Colorado Office of Economic Development and International Trade (OEDIT), Colorado Housing and Finance Authority (CHFA), and the Department of Local Affairs (DOLA) to promote and provide technical assistance to support private developers for developing and preserving affordable housing.
- A. 3. e. Explore zoning updates to incentivize the preservation of older existing single family homes and allow more square feet for additions

**A. 4. Generate housing opportunities for renters and homebuyers to live in Edgewater.**

- A. 4. a. Incentivize property upgrades to existing larger-scale rental housing.
- A. 4. b. As existing rental housing projects age and become redevelopment targets, consider housing policies to incentivize the inclusion of affordable units in redevelopment to help supplement units that may have been "naturally" affordable due to age or condition.
- A. 4. c. Participate with regional efforts for supportive housing to support those experiencing homelessness.
- A. 4. d. Provide workshops in partnership with regional experts to inform interested current residential property owners about infill or redevelopment options that can incrementally add new housing to the market.

- A. 4. e. Collect data on the usage of existing surface parking lots in both residential and commercial areas, and underutilized properties, including church properties, to determine whether a zoning change may incentivize residential infill or redevelopment opportunities, as appropriate to adjacent neighborhoods.
- A. 4. f. Explore zoning updates along 26th Avenue to allow for townhome and smaller-scale apartment buildings, while considering the adjacent context.
- A. 4. g. Investigate opportunities for zoning updates along Harlan Street to allow for duplexes or townhomes while being mindful of the context of the Harlan neighborhood's existing residential setbacks.

## B. COMMERCIAL & MIXED-USE

Currently, Edgewater's commercial uses are primarily clustered along 25th Avenue, Sheridan Boulevard, and 20th Avenue. The following recommendations aim to maintain and further enhance a vibrant community with prosperous commercial nodes and corridors.

- B. 1. Identify strategic commercial and/or mixed-use opportunities that offer amenities in close proximity to residential areas.**
  - B. 1. a. Amend the current zoning regulations to include a mixed-use zoning classification or overlay and apply to identified areas. Flexibility should be maintained with the mixed-use zoning classification to respond to market conditions. Consider ground floor transparency design guidelines in critical areas.
  - B. 1. b. Establish a façade improvement program in conjunction with the Edgewater Redevelopment Authority (ERA) to support the viability and sustainability of local businesses and existing commercial spaces.
  - B. 1. c. Explore adapting existing underutilized commercial surface parking lots to accommodate community uses, pop-up spaces and/or for redevelopment.
  - B. 1. d. Promote public safety through the application of Crime Prevention Through Environmental Design (CPTED) principles in commercial areas and parks.

## WHAT IS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)?

Crime Prevention Through Environmental Design (CPTED) is a planning and development concept, coined by criminologist C. Ray Jeffery, that seeks to reduce crime and improve safety through strategic changes to the physical environment. CPTED stipulates that physical design can not only have a direct impact on feelings of security, safety, and welcome, but can also influence general behavior – such as how many people use a space and in what ways – which further affects whether a space feels safe or not. Elements such as lighting, presence and placement of walls, fences, and landscaping, as well as overall sightlines can have a dramatic impact on perceptions of safety. Additionally, CPTED stipulates how maintenance and upkeep are important factors in providing a welcoming and safe environment. Broken glass, trash, or drug paraphernalia can also make a space feel unsafe to many. When investigating and planning for a subjective topic such as safety, it is important to ask questions such as, “how is ‘safety’ defined?” and “safety for whom?” Circumstances that make a space feel threatening or unsafe to one person may offer sanctuary and feelings of belonging, safety, and comfort for another person.

For example, Black, Indigenous, and other people of color (BIPOC) communities and social justice advocates have called for planners and designers to reinvestigate the reasoning and values that drive certain principles of “safety” and “security” in the built environment, including CPTED. Such principles – referred to as “hostile architecture” – include design strategies that seek to regulate or prohibit specific activities and behaviors that are looked down upon or feared by dominant socioeconomic groups. However, these strategies simultaneously target and disproportionately impact historically marginalized and vulnerable communities and cultures, such as BIPOC, low-income, or the unhoused.

This small example of a CPTED intervention in Korea is intended to carefully illuminate a once-dark alleyway to provide a sense of safety and surveillance in the area.





## MIXED-USE FEASIBILITY ALONG SHERIDAN

Edgewater's retail sector is healthy and is trending towards continued growth over the next 20 years, especially in conjunction with the progressing Sheridan Corridor Multimodal Plan which will create a roadmap for changes along Edgewater's largest commercial corridor. This plan seeks to provide guidelines for land use changes or redevelopment potential that may occur over the next two decades. Much of the community outreach and feedback over the course of this planning process has shown that mixed-use development along Sheridan Boulevard is desirable, due to the scale of the area. Community input indicated that the community desires this mixed-use development, up to three stories in most places, also along 25th Avenue, at 20th Avenue and Marion, and along 20th Avenue's commercial node, all of which would be designed and constructed to fit within the existing and adjacent urban context. Further analysis of the eastern parcels along Sheridan Boulevard, in terms of redevelopment potential, revealed that many of the lots will likely not accommodate any potential new mixed-use redevelopment above three stories due to their limited depth. There are two areas, one south of 20th Avenue where the Edgewater Marketplace is and above 26th at the Burger King parcel that could support potential mixed-use redevelopment up to five stories. References can be made to the work of the Urban Land Institute Technical Advisory Panel (UI TAP), completed in May of 2024.

UI TAP is a program that provides cities with unbiased experts in planning to volunteer to bring relevant expertise to address real estate and land use challenges. During the UI TAP sessions in May of 2024, the team explored a number of strategies to address the vacant lot at 2401 Sheridan Boulevard and recommendations were explored in 4 categories:

- Financial
- Marketing
- Physical Improvements
- Policy

Learn more about the UI TAP's findings and recommendations in the Appendices.

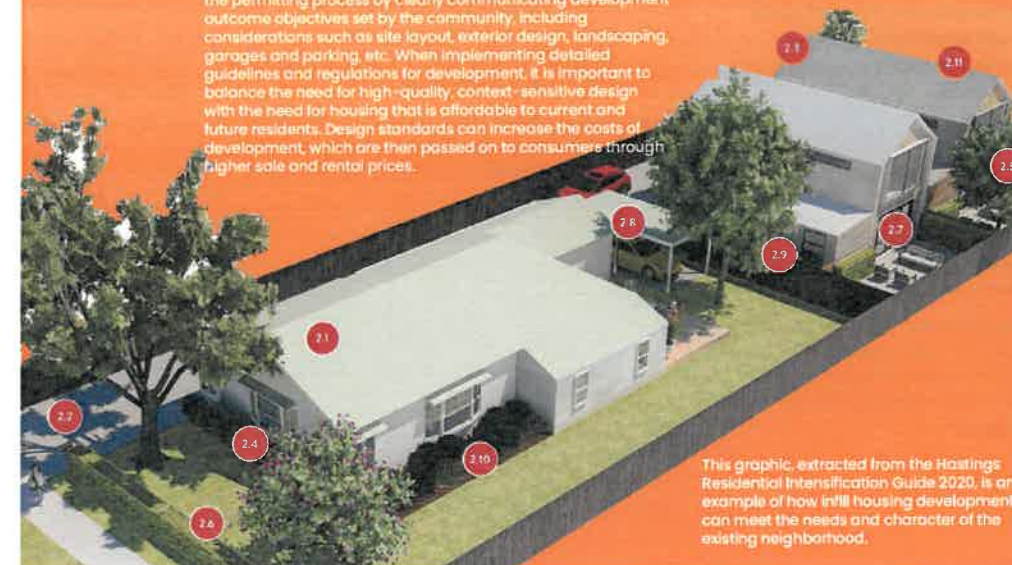
### B. 2. Ensure commercial redevelopment supports the needs and character of the community.

- B. 2. a. Create an Intensification Guide to help sensitively design and integrate proposed new and higher density development.
- B. 2. b. Allow for small-scale and context-sensitive commercial or mixed-use zoning along 26th Avenue.
- B. 2. c. Allow for three-story mixed-use zoning along the west side of Sheridan Boulevard to be a walkable mixed-use district in line with the implementation of the Sheridan Boulevard Multimodal Plan.
- B. 2. d. Explore design elements to integrate and join both ends of 25th Avenue to create a cohesive and unified "Main Street style" mixed-use corridor.

## WHAT IS AN INTENSIFICATION GUIDE?

Residential Intensification Guidelines (RIG) serve as a supplemental guidance document for neighborhood development and redevelopment, similar to standard design guidelines. However, RIGs serve the explicit purpose of preserving neighborhood character and ensuring compatibility while allowing for moderate density increases in residential units (a.k.a. "missing middle housing," including ADUs, duplexes, triplexes, quads, townhomes, etc.). RIGs are meant to streamline the permitting process by clearly communicating development outcome objectives set by the community, including considerations such as site layout, exterior design, landscaping, garages and parking, etc. When implementing detailed guidelines and regulations for development, it is important to balance the need for high-quality, context-sensitive design with the need for housing that is affordable to current and future residents. Design standards can increase the costs of development, which are then passed on to consumers through higher sale and rental prices.

While the objectives behind RIGs are gaining traction in the U.S., this approach of adopting additional guidelines specific to residential intensification have not yet been widely implemented. Huron County, Ontario and Hastings District, NZ each provide a useful model for adopted RIGs.



This graphic, extracted from the Hastings Residential Intensification Guide 2020, is an example of how infill housing development can meet the needs and character of the existing neighborhood.

### RELEVANT KEY DESIGN ELEMENTS

- 2.1 Retain existing pre-1950s buildings at the front of the property as these contribute to the character of the streetscape in these areas. Embrace character elements of existing buildings, and their bulk and location.
- 2.2 Create legible entrances with a high level of accessibility and place parking at the rear.
- 2.3 Encourage additional height where visual dominance or shading are not incurred.
- 2.4 Create a positive relationship (windows from a living room or kitchen overlook the street) between the building and public spaces.
- 2.5 Incorporate landscape elements, including trees where possible.
- 2.6 Create spaces which are safe but also provide privacy for residents.
- 2.7 Look to provide additional amenity for residents by creating private and sunny outdoor living spaces.
- 2.8 Create a high level of accessibility and place parking at the rear for the existing dwelling.
- 2.9 Locate service and storage areas away from public spaces, or at least screen them as a minimum.
- 2.10 Investigate opportunities to incorporate low impact design solutions where possible to reduce runoff.

## 2040 Framework

- B. 2. e. Allow for a walkable, mixed-use district at Edgewater Marketplace in the event of redevelopment opportunities.
- B. 2. f. Research the option to develop three-story the development of three-story mixed-use zoning at the southern corner of Harland and 20th Avenue.
- B. 2. g. Update Edgewater's parking regulations using best management practices.
- B. 2. h. Implement innovative strategies from Edgewater's 2022 Parking Study to meet commercial parking demand and increase the efficiency of existing parking supply, such as shared parking, curbside management in commercial and adjacent nodes, parking wayfinding, and an employee parking program.

The map on the following page depicts Edgewater's future *framework*, similar traditional future land use map typically seen in comprehensive plans. This framework map proposes which land characteristics and overall development patterns could be in the following decades to meet the vision and goals of this plan. This map was generated from a base understanding of existing land use in Edgewater based on existing zoning (see page 21) and through extensive community engagement to determine what uses may look like to meet Edgewater's needs. This map also uses the 2013 Comprehensive Plan as a starting point, including key elements to be carried through the next two decades of planning such as gateways and areas of change.





## C. COMMUNITY CHARACTER & DESIGN

A well-designed built environment that reflects the unique character of a community can enhance residents' quality of life. Pleasant streetscapes, attractive public spaces, and cohesive architectural styles contribute to a more enjoyable and visually appealing living environment. For Edgewater, these elements, including the scale of the blocks, the density of the tree canopy, and the relationship of the homes to the sidewalks, work in concert to highlight a distinct area within the Denver metro. The recommendations introduced below aim to celebrate Edgewater's small-town feel and support context-sensitive growth to meet the needs of current and future Edgewaterites.

### C. 1. Provide adequate support and oversight to ensure that Edgewater's neighborhoods and commercial areas retain their existing character and a welcoming, comfortable environment.

C. 1. a. Dedicate funds and/or support a volunteer program to provide enhanced lighting and streetscape maintenance along key commercial corridors like Sheridan Boulevard, 25th Avenue and 20th Avenue.

C. 1. b. Explore opportunities with businesses and property owners to consider a local maintenance or business improvement district (BID) to help support beautification, maintenance as well as broader cohesive marketing within Edgewater's commercial corridors.

C. 1. c. Update design guidelines for new mixed-use or commercial nodes, as well as areas identified for infill or redevelopment (e.g. Sheridan Boulevard).

C. 1. d. Establish residential design guidelines for new residential development, to retain the character and feel of Edgewater's residential neighborhoods.

## COMMUNITY CHARACTER

During Phase 1, the majority of the community identified that the "community feel-genial and small town environment" of Edgewater was important when asked what the most important priority to maintain over the next 20 years. There are many factors that contribute to Edgewater's small town feel, including the friendly faces, day to day conversations between neighbors, and fun community events, all characteristics that were carefully considered in the People and Systems recommendations. The project team wanted to better understand what physical elements of the community contribute to the genial and small town environment in Places. What about Edgewater's built environment gives it a community feel? During Phase 2, the community was asked what are the characteristics of existing residential and commercial development that should be protected and included in future development? For residential community character, the most popular responses included height, front porches and yards, and green space/landscaping. For the character of commercial areas, respondents mentioned height, the building's relationship to the street and sidewalk, and green space/landscaping as the most important elements. These responses were considered and incorporated when crafting Places recommendations and strategies.

67% of survey respondents noted that building height is important to Edgewater's community character.

The majority of survey respondents noted that green space and landscaping is the most important element to be protected and included in future housing development.

52% of survey respondents noted that a front porch is important for community character.

- C. 1. e. Ensure that Edgewater's sign code compliments the city's existing community character and design.
- C. 1. f. Incentivize murals, gateways, and other identifying and placemaking elements.
- C. 1. g. Promote preservation of existing buildings by incentivizing adaptive reuse to incorporate existing quality architectural elements (such as stone and brick field materials, notable columns, distinct window treatments and rooflines, etc.) into redevelopment projects.



**C. 2. Support green infrastructure and environmentally sustainable initiatives to celebrate and build upon the principles of a biophilic community and maintain Edgewater's small-town feel.**

- C. 2. a. Follow the guidance of the 2024 Urban Forest Master Plan to enhance existing tree canopy and add more trees in parks and public areas throughout the community to reduce the urban heat island effect.
- C. 2. b. Create a Pollinator Corridor by encouraging residents and businesses to incorporate diverse native plants into the existing urban landscape through a pollinator guide and/or funding opportunities. Encourage pollinator gardens in vacant or underutilized spaces.
- C. 2. c. Research options for allowing small scale agriculture in residential neighborhoods.
- C. 2. d. Explore options to create a Green Infrastructure Implementation Strategy to guide further guide green infrastructure efforts.
- C. 2. e. Establish green-infrastructure requirements and guidelines for new development and public improvements such as permeable pavement, bioswales, planter boxes, and trees.

## WHAT IS A BIOPHILIC COMMUNITY?

A biophilic city is an urban landscape that integrates nature throughout such as increased tree canopy trails, native plantings, stormwater mitigation, green roofs, and other elements. Research has demonstrated that nature is critical for the health and wellbeing of both cities and the people who live in them. Having healthy, resilient, equitable, and sustainable systems of nature within a city helps mitigate the effects of climate change, promotes job growth and community development, provides civic spaces for gathering and relaxation, and are proven to benefit social and physical health including increasing community safety. Biophilic cities also emphasize the importance of nature distribution, rather than centralized spaces for these benefits. Nature across cities and neighborhoods can ensure exposure and subsequent benefits for all.







## PEOPLE Recommendations

### D. SUPPORTIVE SERVICES & PROGRAMMING

Uplifting all Edgewater residents, employees, and visitors requires equitable approaches to city services and programming. Edgewater aims to support the welfare and opportunity for all, especially those who are lower income, children, and older adults. The following recommendations, in the form of programming and technical or financial support, are put forth to enhance the quality of life for all Edgewaterites.

#### D. 1. Continue to explore opportunities to support Edgewaterites of all ages.

- D. 1. a. Partner with local businesses and adjacent communities to offer additional senior and/or multigenerational social activities and events.
- D. 1. b. Increase after-school offerings for school aged children at the Civic Center and/or in conjunction with other community organizations.
- D. 1. c. Expand partnership with existing after-school programs and schools like the Gold Crown Foundation, Edgewater Elementary, Lumberg Elementary, and Jefferson Junior/Senior High School.

- D. 1. d. Provide enhanced services to support aging residents and ensure the ability to age in place in Edgewater; explore local partnerships for home maintenance, access to health services, and financial wellbeing; explore the creation of a city-led Community Aging in Place, Advancing Better Living for Elders (CAPABLE) program.
- D. 1. e. Continue to establish community volunteer opportunities to support neighbors in need (i.e., similar to Snow Angels program).
- D. 1. f. Explore partnerships with local non-profits that support Edgewater residents in need.

#### D. 2. Partner with existing county and non-profit agencies to provide a system of support low-income residents and those facing financial hardship.

- D. 2. a. Support future efforts for opportunities for knowledge sharing such as a managed bulletin board space (physical and online) where local residents can post available housing units, jobs, childcare options, or advertise small business services.
- D. 2. b. Expand educational programs and regional partnerships to share information regarding attainable rental housing, including subsidized affordable housing, supportive housing for folks experiencing homelessness, and workforce housing.

- D. 2. c. Expand the sharing of information regarding regional support services available, such as job training and preparation, educational opportunities, mental health and medical services, and supportive housing services from DRCOG, Lakewood, Jefferson County, Denver County, nonprofits, etc.
- D. 2. d. Partner with regional agencies or non-profits to support renters through program such as cost-assistance, emergency rental assistance, and pro-bono legal assistance.



## E. ECONOMIC DEVELOPMENT

Edgewater 2040 aims to provide access to diversity of economic opportunities for businesses and employees in Edgewater to flourish. Continued economic vibrancy in Edgewater will support and ensure cultural representation, community connection, and economic health.

### E. 1. Support local businesses and encourage local commercial growth.

- E. 1. a. Deploy an annual survey to all Edgewater businesses to collect information on how the city can be supportive of their success.
- E. 1. b. Establish partnerships with entities to support an entrepreneurship program to support new local businesses through financial and technical assistance; prioritize promotion and enrollment for women, veterans, low-income, and/or Black, Indigenous and People of Color (BIPOC) individuals.
- E. 1. c. Celebrate long-term local businesses in Edgewater through the creation of a legacy business program, and in particular highlight the community's BIPOC-owned businesses that contribute to Edgewater's cultural identity and diversity.

- E. 1. d. Position Edgewater as a leader for diversity and inclusion by providing multi-lingual business resources and language classes for Edgewater's workforce.
- E. 1. e. Work with local businesses to co-create campaigns and other ways to encourage residents and visitors to visit local businesses such as the creation of a local punch card, passport, or discount program.
- E. 1. f. Create an incentive program to promote transit use and carpooling for all employees commuting from outside of the city into Edgewater.
- E. 1. g. Continue to advocate with the Regional Transportation District (RTD) to ensure dependable and functional transit serving Edgewater.

### E. 2. Support economic success and growth of commercial uses along Sheridan Boulevard and 25th Avenue from Sheridan west to Harlan Street.

- E. 2. a. Expand the frequency and promotion of local community events located in and around major commercial nodes such as 25th Avenue or Sheridan Boulevard.
- E. 2. b. Continue to amplify conversations with Edgewater's business community and Edgewater's Redevelopment Authority (ERA), about establishment/creation of an independent business support group for coordination and cooperation between businesses in the community.
- E. 2. c. Partner with schools and other nonprofits to create networking and job opportunity exposure and partnerships for youth.

- E. 2. d. Explore the feasibility of a partnership with financial institutions and other business support programs to offer micro-loan and technical assistance for small business start-ups.
- E. 2. e. Explore options to create a small-business incubator space intended to support and accelerate the success of start-ups through a low or no-cost workspace and access to mentorship, investors, and/or capital.

## F. ARTS, CULTURE, AND EVENTS

Edgewater 2040 aims to celebrate the diverse and rich backgrounds of Edgewater residents and the history of the community. The following goals and strategies intend to increase participation in the arts, embrace the diversity of Edgewater's community through arts and cultural representation, and expand the opportunity for community connection, civic participation, and cultural celebration through events.

### F. 1. Support and encourage local art that represents diverse resident identities and cultures.

- F. 1. a. Encourage and coordinate new public art created by local artists, such as murals or sculptures that represent resident identities, backgrounds, and values.
- F. 1. b. Evaluate Edgewater's Zoning Code and business regulations to allow and encourage more live-work residences, studios, and maker spaces that support the creativity and success of artists.
- F. 1. c. Support artists and local businesses through promotion and features at city-sponsored events.

- F. 1. d. Ensure future planning efforts such as the 2024 City-Wide Wayfinding Plan establish a cohesive and branded signage, wayfinding and public art program unique to Edgewater's commercial corridors including 25th Avenue from Sheridan Boulevard to Gray Street to visually connect different nodes across Edgewater and provide storytelling opportunities.
- F. 1. e. Explore additional projects and external partnerships to increase public art opportunities such as with the 40 West Arts District.
- F. 1. f. Explore opportunities to establish an alleyway mural program for commercial businesses along commercial areas.

### F. 2. Encourage civic participation and events that build community and social cohesion.

- F. 2. a. Continue to schedule and allocate funds for community-building activities such as city-sponsored cleanup days to improve the appearance and health of Edgewater and bring together residents around a common goal.
- F. 2. b. Expand programmatic event offerings and partnerships with local organizations to celebrate Edgewater's diverse array of cultures. Consider potential language needs for all events.
- F. 2. c. Pursue opportunities to partner with schools to develop or fund extracurricular activities and programs such as sustainability audits and community art and theater projects.
- F. 2. d. Working in partnership with the community, launch a campaign or more than one campaign that aims to increase neighborhood safety to reduce barriers to community connectedness; such a campaign may take the form of postcards, weekly events, or formal meetings between neighbors.

## COMMUNITY SAFETY CAMPAIGN

Research shows that neighbor relationships promote safety and security, both perceived and real. Neighbors who know and trust one another are more likely to provide favors, like taking in the mail and trash when someone is out of town, or reaching out for help on behalf of one another if needed. In the face of rising non-violent crime rates in Monash, Australia, City Council implemented a neighborhood campaign to promote resident connections, comradery and trust. Through the program, the City sent postcards to neighborhood households, encouraging them to introduce themselves to other residents nearby and sharing simple tips to improve their sense of security and safety. In addition, the City promoted and supported local gatherings and activities to boost neighborhood interaction and conviviality.



## SYSTEMS Recommendations

### G. PARKS, TRAILS, AND GREEN AMENITIES

Building upon Edgewater's existing parks and green amenities will enhance the experience and quality of shared outdoor spaces throughout the city to support healthy lifestyles, social connectedness, and environmental benefits.

#### G. 1. Preserve and expand access to parks and open space for all Edgewater residents.

- G. 1. a. Preserve Edgewater's existing tree canopy and green spaces as valuable assets that provide shade, beauty, wildlife habitat, and green infrastructure services such as carbon sequestration and natural stormwater management.
- G. 1. b. Follow the guidance of the Parks and Recreation Master Plan to expand park offerings to serve a wider array of intergenerational and cultural needs and interests.
- G. 1. c. Explore a joint land use agreement with larger private entities to provide public recreation opportunities in and around high density housing.

- G. 1. d. Increase community events, block parties, and other programming in city park spaces that improves neighbor to neighbor connections across the city.

#### G. 2. Ensure connectivity, walkability, and access to parks, green spaces and trails across Edgewater and into neighboring cities.

- G. 2. a. Identify and map regional trail networks that lead to major Edgewater destinations such as the Civic Center, schools, parks, and commercial nodes.
- G. 2. b. Map connected trail networks that provide safe and easy access a connected trail network that provides safer and easier access to neighboring cities and amenities such as Sloans Lake. Establish future trail connections through Edgewater if any gaps are found within the city.

### H. MOBILITY, STREETSCAPES, & INFRASTRUCTURE

Edgewater 2040 provides recommendations for improving streets, sidewalks, and transportation options to ensure the safety, efficiency, and accessibility of new and existing mobility options in Edgewater. This element also reviews the analysis of infrastructure and utilities to suggest recommendations to support the community's future. Overall, mobility, streetscapes, and infrastructure recommendations aim to ensure the safety, comfort and efficiency of all movement by all modes of travel throughout Edgewater.

#### H. 1. Prioritize walkability throughout Edgewater's multimodal transportation system.

- H. 1. a. Research options to adopt a formal Complete Streets policy and plan to ensure that all capital improvement projects (CIP) and transportation improvement projects (TIP) incorporate multimodal infrastructure and traffic calming.





## WHAT ARE MOBILITY HUBS?

Mobility hubs are small areas where different types of transportation merge, which can help create a seamless and efficient experience for transit users. For example, a bus stop may also be a great opportunity for secure bike parking, electric scooter drop off, or designated ride-share pick-up or drop-off. They may also include elements such as information or ticket kiosks, live traffic or transit information, or passive comfort elements such as benches and shade. Mobility hubs are important because they can help users access public transportation, use active transportation types such as walking and biking, and reduce dependency on vehicles, and therefore promoting sustainable travel options all in one place.



- H. 1. b. Pursue funding to complete a micromobility feasibility study to enhance transportation access and the suite of multimodal options available within Edgewater.
- H. 1. c. Ensure sidewalk safety and ADA compliance and prioritize improvements that provide connectivity within commercial and future mixed-use nodes and meet design standards for safe and complete streets where possible.
- H. 1. d. Investigate potential future mobility hub locations near commercial nodes, schools, or parks to increase multimodal transportation options and improve access to community assets.
- H. 1. e. Improve bike connectivity into adjacent neighborhoods by improving facilities and connections between Lakewood, Denver, and Wheat Ridge in alignment with other jurisdiction's bicycle networks. An example of this connectivity includes sharrows along 17th Avenue to Depew Street to connect the path between 17th and 20th Avenues on Depew Street.

### H. 2. Prioritize safety for all roadway users.

- H. 2. a. Provide safe and comfortable pedestrian crossings at signalized, uncontrolled, and mid-block locations that adhere to national guidance and best practices (MUTCD and NACTO). Consider adopting an Uncontrolled Pedestrian Crossing Guidelines policy.
- H. 2. b. Implement the toolkit of traffic-calming measures introduced through prior planning efforts like the Traffic Calming and Mobility Plan and the Edgewater School Transportation Plan at strategic locations throughout the city.
- H. 2. c. Follow the guidance of the 2024 Edgewater School Transportation plan to foster safe routes to schools for updates such as improved traffic flow, curbside management, pedestrian signage, and crossing improvements.

### H. 3. Build a sustainable, resilient, and equitable street network through transportation investments that improve health, equity, and environmental quality.

- H. 3. a. Plant more trees and native vegetation along city streets through implementation of the Urban Forest Master Plan recommendations.
- H. 3. b. Implement Capital and Transportation Demand Management (TDM) Projects to reduce transportation-related emissions and improve air quality.
- H. 3. c. Implement complete streets across all major city corridors to ensure safe and equitable mobility for all.
- H. 3. d. Reference Edgewater's Traffic Calming & Mobility Plan (2019) and the subsequent plan update (2023) to prioritize implementation of key intersection and corridor improvements.

## TEMPORARY STREET TREATMENTS

Temporary street treatments are short-term interventions or changes made to streets and typically use low-cost materials. These treatments are often used as pilot projects or experiments to test out new ideas for improving street safety, mobility, and creating new public spaces for active or passive gathering. They can be implemented quickly compared to permanent infrastructure changes, which allows cities and communities to gather feedback and data before making long-term infrastructure decisions. Some examples include pop-up parklets, temporary bike lanes, open street events, pilot bus and transit lanes, and street murals and art installations.



- H. 3. e. Establish mid and long-term recommendations from the 2022 Parking study to ensure the accessibility and activation of existing parking such as establishing time-limits in high demand areas, implementing parking enforcement, establishing a Residential Parking Permit program, or implementing paid parking in high demand areas.
- H. 3. f. Create a program to implement new and innovative street treatments through demonstration and pop-up projects with community partners; data collected before, during, and after trial periods can inform the design and implementation of permanent installations.
- H. 3. g. Continue to conduct a parking study biannually (i.e., every other year) to track the needs and status of parking in commercial nodes.

### H. 4. Support the condition and maintenance of existing and proposed utilities and physical infrastructure.

- H. 4. a. Develop a prioritized plan to seek funding for valve replacements. Potential funding sources could include a city funding set-aside, development impact fee, use fee, and/or federal funding opportunities such as Small Communities Water and Wastewater Grants (SCG) or WaterSMART grants.
- H. 4. b. Coordinate with the ongoing Sheridan Boulevard Corridor Design Project (building upon findings from the Sheridan Boulevard Corridor Plan) to understand potential impacts to the meter at 26th Avenue and Sheridan Boulevard and coordinate replacement, if feasible.
- H. 4. c. Investigate funding opportunities to begin mapping curb stop locations and flagging upgrading needs. Consider an outreach program to residents to stress the importance of keeping curb stops visible.





- H. 4. d. Mile High Flood District has developed a Master Drainage Plan which calls for regional solutions, including building a large stormwater outfall to eliminate the Ashland Drainageway Floodplain. If this regional project arises, Edgewater should look for opportunities to support and participate in its development.
- H. 4. e. Update Edgewater's city code to prohibit companies from installing utility boxes within sidewalks/right-of-ways and look for opportunities during redevelopment to move utility boxes obstructing sidewalks.
- H. 4. f. Conduct a detailed analysis to determine the construction needs and funding strategy for utility upgrades necessary to support new and upgraded commercial nodes. This analysis can occur when existing systems (ie. Water and sewer) are updated.
- H. 4. g. Develop a plan to upgrade older pipes for water lines to newer PVC material.



## I. RECREATION, COMMUNITY FACILITIES & CITY SERVICES

The final element builds upon Edgewater's transparent and efficient city services to suggest improvements and continued civic participation, and resident participation and connection with city officials. Outside of city affairs, this element also aims to provide programming and recreation opportunities for all generations of Edgewaterites through the central use of the Civic Center and Library.

- I. 1. **Preserve and expand recreational offerings for Edgewater's residents to support healthy lifestyles and social connection.**
  - I. 1. a. Partner with neighboring jurisdictions to consider opportunities for shared recreational resources and programming.
  - I. 1. b. Preserve and expand offerings to serve a wide array of needs and interests, such as partnering with local businesses to offer senior, multigenerational, or youth-focused social activities and events outside of traditional city-managed spaces.
  - I. 1. c. Encourage the inclusion of community-serving facilities and amenities within larger new redevelopment, such as plazas to accommodate food trucks or events or publicly accessible open space (through community benefits agreements and/or strategic development partnerships).
  - I. 1. d. Provide multilingual signage and wayfinding in and around Edgewater, as well as in community facilities.
  - I. 1. e. Research options to create a city-youth mentorship and professional development program that connects Council and various Edgewater commissions with local youth. Explore this through partnerships with Gold Crown and Jefferson Junior/Senior High School.



**I. 2. Provide efficient and informative city government processes and continue to support the partnerships between residents, businesses, and city departments.**

- I. 2. a. Generate and follow an engagement checklist and/or toolkit to ensure a diversity of voices are being heard during community outreach and engagement efforts related to planning and other community conversations.
- I. 2. b. Require community engagement efforts to explain how non-traditional voices, including communities of color, younger generations, renters, those with accessibility challenges, and others, are being incorporated into plans.
- I. 2. c. Continue to enhance hiring practices across city services that reflect the diversity of Edgewater residents.
- I. 2. d. Expand and publicize city translation services for all city events, public meetings, and written information provided on the city website or elsewhere.

- I. 2. e. Ensure response to inquiries are completed in an efficient and timely manner.
- I. 2. f. Continue to partner with adjacent cities to ensure consistent and high-quality investments are being made in infrastructure, amenities and programs; work to avoid provision of redundant offerings with neighbors if partnering opportunities exist.
- I. 2. g. Participate in Denver Regional Council of Government (DRCOG) policy and planning initiatives.
- I. 2. h. Coordinate with Colorado Department of Transportation (CDOT) to improve Sheridan Boulevard.
- I. 2. i. Maintain and enhance close collaboration with Jefferson County Public Schools in and around Edgewater.
- I. 2. j. Ensure outreach to older Edgewaterites includes education surrounding available accessibility resources.

## ENGAGEMENT CHECKLIST

Engaging a wide range of community members ensures that planning processes reflect the interests and perspectives of all stakeholders within a city, leading to more inclusive and representative decision-making. It is important to amplify the voices who have been historically underrepresented in the planning process to ensure future plans should empower and uplift cultural elements, richness, and representation from all community members in Edgewater. Edgewater 2040 aims to take steps forward in establishing a foundation of trust between underrepresented communities in Edgewater and the city, to benefit both parties in future planning and implementation efforts. To ensure diverse civic participation, it is important to consider the following guiding questions:

- Who encompasses the demographic groups that are typically overrepresented in the planning process?
- Who encompasses the demographic groups that are typically underrepresented in the planning process?
- What are the market trends as it relates to housing, accessibility, and race?
- How can we consider the needs and preferences of different cultural groups when crafting community engagement events?
- How can this project give agency and decision-making power to those who are typically underrepresented?
- How can community input be considered without tokenizing underrepresented groups?
- How can the community have more ownership over a planning project beyond simple consultation?
- What community partners, such as Latinas Community Connections Services, may be important for relationship-building and trust-building?
- How will the success of the project be measured after it is over?



# 6

Ongoing administration of Edgewater 2040 is necessary to bring to life the vision and goals outlined throughout the plan.

This final chapter is intended to help Edgewater turn a vision into action, ensure coordination across different parties, and promote future actions that are aligned with the plan.

Short-term recommendations are laid out in the plan and contain strategies that can be accomplished in under five years. A decision-making framework is included for when unexpected or unplanned-for challenges or opportunities arise.

Additionally, periodic review and assessment of the progress toward achievement of goals and strategies is necessary to ensure that public and private resources are producing the plan's desired outcomes. New opportunities and challenges will undoubtedly arise over the next two decades, which will necessitate that specific actions be reviewed, reconsidered, and augmented.

It is recommended that the Planning Commission conduct annual reviews of Edgewater 2040 to ensure the plan remains consistent with the community's vision, and provide recommendations to City leaders, as necessary.

Edgewater's Comprehensive Plan shall continue to be updated every ten years.

**Short-Term Strategies and Actions**

The following table pulls recommendations from the previous chapters. It is intended to be used as a starting point for short-term actions that can accomplish strategies and goals of Edgewater 2040 within the next five years.

PLACES			
Element	Priority Action	Strategy	Goal
Housing and Neighborhoods	Prepare and pre-approve ADU designs that fit within the character of Edgewater. Apply to become a "subject jurisdiction" to the Colorado Department of Local Affairs	<b>A.1.d</b> Determine a set of pre-approved plans for ADU designs and other missing middle housing products that reflect the existing character of Edgewater and have been vetted by the permitting department for fast-track approval with the intention of decreasing development costs. If feasible, purchase these plans and materials in bulk to reduce costs.	<b>A.1</b> Provide a spectrum of housing opportunities to meet Edgewater's identified housing gaps through the Housing Market Analysis
	Review existing home modification permitting and code.	<b>A.2.e</b> Create a program and/or guide for home modifications that older adults, people with disabilities, and others may use to increase the accessibility of their homes.	
	Update the Unified Development Code (UDC).	<b>A.3.e</b> Explore zoning updates to incentivize the preservation of older existing single family homes and allow more square feet for additions.	<b>A.3</b> Preserve existing housing stock and create affordable housing policies and programs that support the community
		<b>A.4.d</b> Provide workshops in partnership with regional experts to inform interested current residential property owners about infill or redevelopment options that can incrementally add new housing to the market.	
		<b>A.4.e</b> Collect data on the usage of existing surface parking lots in both residential and commercial areas, and underutilized properties, including church properties, to determine whether a zoning change may incentivize residential infill or redevelopment opportunities, as appropriate to adjacent neighborhoods.	
	Considering the signing of HB 1152, host educational workshops about ADU education, construction, and conversion opportunities.	<b>A.4.f</b> Consider zoning updates along 26th Avenue to allow for townhome and smaller-scale apartment buildings. Include design standards to ensure new development respects the adjacent context.	
	Identify existing parking lots and potential underutilized properties within Edgewater. Begin data collection and analysis of usage and necessity.	<b>A.4.g</b> Consider zoning updates along Harlan Street to allow for duplexes or townhomes while being mindful of the context of the Harlan neighborhood and following existing setbacks and zoning district adjacencies.	

Commercial and Mixed-Use	Update the Unified Development Code (UDC).	<b>B.1.a</b> Amend the current zoning regulations to include a mixed-use zoning classification or overlay and apply to identified areas. Flexibility should be maintained with the mixed-use zoning classification to respond to market conditions. Consider ground floor transparency design guidelines in critical areas.	<b>B.1</b> Identify strategic commercial and/or mixed-use opportunities that offer amenities in close proximity to residential areas.
	Work with the ERA to explore potential programming for commercial spaces.	<b>B.1.b</b> Establish a facade improvement program in conjunction with the Edgewater Redevelopment Authority (ERA) to support the viability and sustainability of local businesses and existing commercial spaces.	
	Pilot pop-up public spaces for rest and gathering in underutilized spaces throughout the city. Activate them with programming and events.	<b>B.1.c</b> Consider adapting existing underutilized commercial surface parking lots to accommodate community uses such as outdoor seating or pop-up space.	
Community Character and Design	Update the Unified Development Code (UDC).	<b>B.2.b</b> Allow for small-scale and context-sensitive commercial or mixed-use development along 26th Avenue.	<b>B.2</b> Ensure commercial redevelopment supports the needs and character of the community.
		<b>B.2.c</b> Allow for three-story mixed-use development along the west side of Sheridan Boulevard to be a walkable mixed-use district in line with the implementation of the Sheridan Boulevard Multimodal Plan.	
		<b>B.2.e</b> Allow for a walkable, mixed-use district at Edgewater Marketplace in the event of redevelopment opportunities.	
	<b>B.2.f</b> Research the option to develop three-story the development of three-story mixed-use zoning at the southern corner of Harland and 20th Avenue.		
Regularly convene local business and property owners along Sheridan and 25th Avenue to discuss the creation of a BID in the area.	<b>C.1.b</b> If supported by businesses and property owners, consider a local maintenance or business improvement district (BID) to help support beautification, maintenance as well as coordinated marketing within Edgewater's commercial corridors.	<b>C.1</b> Provide adequate support and oversight to ensure that Edgewater's neighborhoods and commercial areas retain their existing character and a welcoming, comfortable environment.	
Update the Unified Development Code (UDC).	<b>C.1.c</b> Update design standards for new mixed-use or commercial nodes, as well as areas identified for infill or redevelopment (e.g. Sheridan Boulevard).	<b>C.2</b> Support green infrastructure and environmentally sustainable initiatives to celebrate and build upon the principles of a biophilic community and maintain Edgewater's small-town feel.	
	<b>C.2.c</b> Consider updates to zoning code to allow for small-scale residential agriculture.		
	<b>C.2.e</b> Establish green-infrastructure requirements and standards for new development and public improvements such as permeable pavement, bioswales, planter boxes, and trees.		

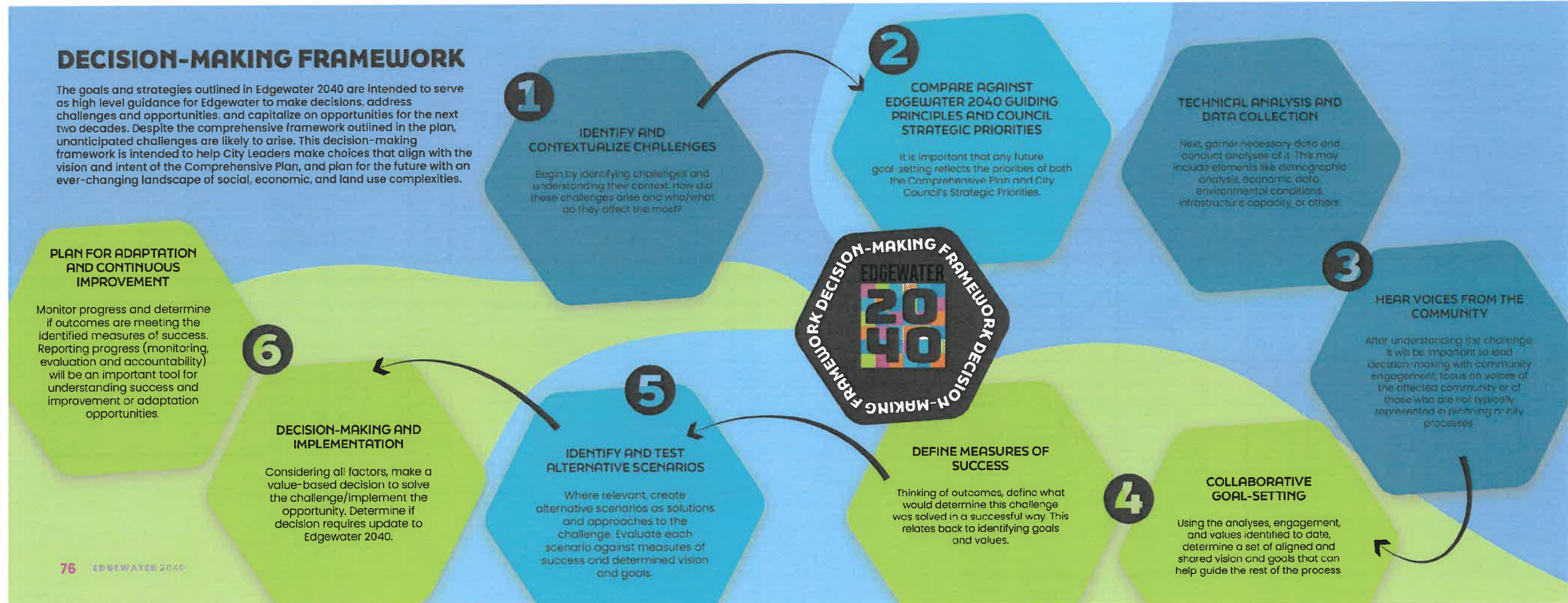


PEOPLE			
Element	Priority Action	Strategy	Goal
Supportive Services and Programming	Meet with existing organizations to understand capacity and offerings.	<b>D.1.b</b> Increase after-school offerings for school aged children at the Civic Center and/or in conjunction with other community organizations.	<b>D.1</b> Continue to explore opportunities to support Edgewaterites of all ages.
	Identify desirable spaces for shared bulletin board and information-sharing across the city both in person and online.	<b>D.2.a</b> Support future efforts for opportunities for knowledge sharing such as a managed bulletin board space (physical and online) where local residents can post available housing units, jobs, childcare options, or advertise small business services.	<b>D.2</b> Partner with existing county and non-profit agencies to provide a system of support low-income residents and those facing financial hardship.
Economic Development	Expand the Annual Community Survey RFP to include questions for local business owners. Identify questions that are most important.	<b>E.1.a</b> Deploy an annual survey to all Edgewater businesses to collect information on how the city can be supportive of their success.	<b>E.1</b> Support local businesses and encourage local commercial growth.
	Convene local business owners and employees.	<b>E.1.e</b> Work with local businesses to co-create campaigns and other ways to encourage residents and visitors to visit local businesses such as the creation of a local punch card, passport, or discount program.	
		<b>E.2.b</b> Continue to amplify conversations with Edgewater's business community and Edgewater's Renewal Authority, about establishment/creation of an independent business support group for coordination and cooperation between businesses in the community.	<b>E.2</b> Support economic success and growth of commercial uses along Sheridan Boulevard and 25th Avenue from Sheridan west to Harlan Street.
	Arts and Culture	Update the Unified Development Code (UDO).	<b>F.1.b</b> Evaluate Edgewater's Zoning Code and business regulations to allow and encourage more live-work residences, studios, and maker spaces that support the creativity and success of artists and artisans.
Ensure community members, business owners, and employees are consulted in the Wayfinding Plan efforts.		<b>F.1.d</b> Establish future planning efforts such as the 2024 City-Wide Wayfinding Plan for a cohesive and branded signage, wayfinding and public art program unique to Edgewater's commercial corridors including 25th Avenue from Sheridan Boulevard to Gray Street to visually connect different nodes across Edgewater and provide storytelling opportunities.	
Form a commission for public art. Create a grant program that offers local artists the resources to generate more public art. Partner and coordinate with property owners interested in the program.		<b>F.1.f</b> Establish an alleyway mural program for commercial businesses along commercial areas.	

SYSTEMS			
Element	Priority Action	Strategy	Goal
Mobility, Streetscapes, and Infrastructure	Pilot pop-up or demonstration street treatments such as chicanes, roundabouts, or protected bike lanes.	<b>H.3.f</b> Create a program to implement new and innovative street treatments through demonstration and pop-up projects with community partners; data collected before, during, and after trial periods can inform the design and implementation of permanent installations.	<b>H.3</b> Build a sustainable, resilient, and equitable street network through transportation investments that improve health, equity, and environmental quality.
	Begin an On-Call contract for consulting and technical analysis of parking throughout the city.	<b>H.3.g</b> Continue to conduct a parking study biannually (every other year) to track the needs and status of parking in commercial nodes.	
	Ensure community members, business owners, and employees are consulted in the Wayfinding Plan efforts.	<b>H.4.b</b> Coordinate with the ongoing Sheridan Boulevard Corridor Design Project (building upon findings from the Sheridan Boulevard Corridor Plan) to understand potential impacts to the meter at 26th Avenue and Sheridan Boulevard and coordinate replacement, if feasible.	<b>H.4</b> Support the condition and maintenance of existing and proposed utilities and physical infrastructure.
Recreation, Community Facilities & City Services	Develop a strategy for identifying language needs in Edgewater and for translation. Consider throughout the Wayfinding Plan process in 2024.	<b>I.1.d</b> Provide multilingual signage and wayfinding in and around Edgewater, as well as in community facilities.	<b>I.1</b> Preserve and expand recreational offerings for Edgewater's residents to support healthy lifestyles and social connection.
	Collaborate with Gold Crown and Jefferson Junior/Senior High School to explore youth mentorship and professional development programs. Determine areas of interest from staff.	<b>I.1.e</b> Research options to create a city-youth mentorship and professional development program that connects Council and various Edgewater commissions with local youth. Explore this through partnerships with Gold Crown and Jefferson Junior/Senior High School.	
	Conduct analysis on potential impacts of different planning efforts on different demographics in Edgewater. Lead planning efforts with equitable and non-traditional community engagement strategies. Reference community outreach checklist.	<b>I.2.b</b> Require community engagement efforts to explain how non-traditional voices, including communities of color, younger generations, renters, those with accessibility challenges, and others, are being incorporated into plans.	<b>I.2</b> Provide efficient and informative city government processes and continue to support the partnerships between residents, businesses, and city departments.
	Implement updated wayfinding and signage in multiple languages. Provide translation options for Council and other public meetings.	<b>I.2.c</b> Generate and follow an engagement checklist and/or toolkit to ensure a diversity of voices are being heard during community outreach and engagement efforts related to planning and other community conversations.	
	<b>I.2.d</b> Expand and publicize city translation services for all city events, public meetings, and written information provided on the city website or elsewhere.		

## DECISION-MAKING FRAMEWORK

The goals and strategies outlined in Edgewater 2040 are intended to serve as high level guidance for Edgewater to make decisions, address challenges and opportunities, and capitalize on opportunities for the next two decades. Despite the comprehensive framework outlined in the plan, unanticipated challenges are likely to arise. This decision-making framework is intended to help City Leaders make choices that align with the vision and intent of the Comprehensive Plan, and plan for the future with an ever-changing landscape of social, economic, and land use complexities.



**Existing Plan Recommendations**

During the Existing Conditions Analysis, existing city-adopted plans were analyzed for relevant recommendations to Edgewater 2040. The following matrices outline these recommendations and should be used as priorities for the general implementation of other plans.

**Edgewater Energy Action Plan**

Number	Strategy	Recommendation Type						Comments
		Program or Partnership	Special	Policy or Regulatory	Financial	Other	Potential Partners	
E1	Achieve annual energy savings equivalent to 3% or greater of its annual energy use.			x				
E2	Increase the use of clean renewable energy from the current 28% level to 40% by 2025.			x				Also in Sustainability Action Plan
E3	Further increase the use of clean renewable energy to 70% by 2030.			x				Also in Sustainability Action Plan
E4	Further increase the use of clean renewable energy to 100% by 2035.			x				Also in Sustainability Action Plan
E5	Support energy efficiency upgrades for multifamily properties.			x				
E6	Conduct a residential energy efficiency campaign for homeowners and renters.	x						
E7	Conduct a business energy efficiency campaign.	x						
E8	Support energy efficiency upgrades for non-profits.	x					Local nonprofits	
E9	Incorporate electric vehicles (EVs) into the City's fleet.			x	x			
E10	Invest in solar for City facilities.			x	x			This has begun at the Civic Center building.
E11	Conduct a residential renewable energy campaign.	x						
E12	Support renewable energy programs for low-income residents.	x						

*\*Indicates a completed strategy.*

**Edgewater Senior Assessment**

Number	Strategy	Recommendation Type						Comments
		Program or Partnership	Special	Policy or Regulatory	Financial	Other	Potential Partners	
C1	Create a list of questions from the assessment document.	x						
C2	Use assessment tool to evaluate projects/programs that the City does moving forward to ensure senior needs are addressed.	x						
C3	Seek ways to collaborate with adjacent communities' senior resources and local non-profits, with programs that can support our seniors' needs.	x					Jefferson County and adjacent municipalities: Wheat Ridge, Lakewood, and Denver.	
C4	Use the assessment information as a basis for the Comprehensive Plan update in 2021.	x						Comp Plan date has changed but this remains the intent.
C5	Look into AARP Age Friendly designation to see if appropriate for Edgewater to apply.			x				
C6	Continue to improve city infrastructure as budget allows to minimize and eliminate hazards and improve the ease of travel for older adults and others in the community.		x		x			
C7	Continue to provide accommodations as appropriate to enable older adults and others to participate in local government.	x						
C8	Create senior resource guide (similar to the new homeowner guide concept) for Edgewater seniors in print and online versions.			x				
C9	Create senior resource page on the City's website for seniors/families, etc. to find info (coordinate with resource guide document). Connect with other online resources to get Edgewater's information added/as appropriate.			x				Need to confirm is this was transferred over to new City website

*\*Indicates a completed strategy.*



Edgewater Traffic Calming & Mobility Plan

Number	Strategy	Recommendation Type						Comments
		Program or Partnership	Spatial	Policy or Regulatory	Financial	Other	Potential Partners	
K1	Complete the pedestrian network and enhance the walking environment through a Complete Streets approach.	x		x				
K2	Make connections safer to the places people need and want to go, at all times of day.			x				
K3	Provide access to transit and community assets.			x				
K4	Create streets as vibrant public spaces		x					
K5	Reduce the number of crashes and eliminate traffic-related injuries and fatalities.			x				
K6	Protect vulnerable users and populations, identifying pedestrian needs first in planning and design.		x	x				
K7	Set the target speed on residential streets to 20 mph and 25 mph on primary streets.			x				
K8	Educate to reinforce a culture of safety.	x						
K9	Make walking and cycling a normal part of everyday life in Edgewater through design choices and enforcement activities.	x						
K10	Prioritize projects to meet Edgewater's daily transportation needs, not peak hour commuter needs.			x	x			
K11	Make investments that improve health, equity and environmental quality.			x	x			
K12	Plant more trees and native vegetation.		x					
K13	Reduce transportation related emissions.			x				
K14	Improve air quality.			x				
K15	Maximize impact within existing capital investments by prioritizing investments and pursuing new funding.				x			
K16	Implement low-cost interim solutions.				x			
K17	Engage residents in demonstration projects and neighborhood traffic calming.	x					Community members	
K18	Collaborate with adjacent city, regional and state partners.	x					CDOT, DRCOG, Cities of Lakewood, Wheat Ridge, Denver	
K19	Document and celebrate your progress.					x		

\*Indicates a completed strategy.

Edgewater Parks & Recreation Master Plan

Number	Strategy	Recommendation Type						Potential Partners	Comments
		Program or Partnership	Spatial	Policy or Regulatory	Financial	Other			
P1	Create a visible connection between Memorial and Heritage Parks with pavement markings, linear pollinator garden, and trail.		x				Gold Crown Foundation		
P2	Add an outdoor classroom design to Heritage Park.		x				Gold Crown Foundation		
P3	Add fitness stations, other amenities to Memorial Park.		x						
P4	Establish programming and a physical redesign to promote Orum House and Community Garden.	x	x						
P5	Reorganize the Community Garden layout while keeping existing gardeners' plots.		x						
P6	Consider a wildlife habitat demonstration garden as part of Orum House, and seek NWF certification.	x					National Wildlife Federation		
P7	Redesign Citizen's Park to include new entrances, signage, amenities, access, and auto and bicycle parking.		x						
P8	Add a fenced dog park to Citizen's or Walker-Branch Park.		x						
P9	Add programming and extend hours at the Fitness Center.*	x						Implemented in 2023	
P10	Explore offering outdoor fitness classes.	x							
P11	Expand the existing trail near Walker-Branch Park into a citywide walking loop trail.		x						
P12	Design an additional trail loop to connect Memorial, Heritage and Citizen's Parks, Orum House, and main street businesses, possibly by widening existing area sidewalks.								
P13	Establish safer access to Sloan's Lake Park across Sheridan Blvd.*	x	x				Denver Parks and Recreation, CDOT	Partnership established, improvements in progress	
P14	Explore opportunities to acquire property for new parks on the west side of the City.		x		x				
P15	Partner with organizations that have relevant expertise for developing the pollinator and habitat gardens, and other new initiatives.	x					Jefferson County, CSU Extension, Great Outdoors Colorado, Butterfly		
P16	Track attendance at parks programs to inform grant applications and other needs	x							
P17	Add programming to encourage citizen re-engagement with public spaces.	x						This strategy was devised during the height of the Covid-19 pandemic, but remains relevant with limited adjustments.	
P18	Continue the increased level of communication with residents about parks programs, events, and policies.	x							
P19	Continue to engage with the City of Lakewood on the Walker-Branch Park master planning.	x					City of Lakewood		
P20	Conduct an additional survey to ensure park additions and updates are still meeting community needs.	x							
P21	Conduct a full revision of the Parks and Recreation Master Plan by 2030.	x							

\*Indicates a completed strategy.

Edgewater Sustainability Plan

Recommendation Type								
Number	Strategy	Program or Partnership	Spatial	Policy or Regulatory	Financial	Other	Potential Partners	Comments
S1	Save and protect our water for current and future residents.	x						
S2	Create, protect and sustain a robust natural ecosystem for a healthy community and its residents.	x						
S3	Increase residential waste diversion from 17% to national average of 34% by 2025.	x						
S4	Further increase residential waste diversion to 60% by 2030.	x						
S5	Develop a plan to reduce commercial waste.			x				
S6	Develop a plan to reduce public sector waste.			x				
S7	Increase energy efficiency opportunities for homes, businesses, government and transportation.	x		x				
S8	Increase the use of clean renewable energy from the current 28% level to 40% by 2025.			x				Also in Energy Action Plan
S9	Further increase the use of clean renewable energy to 70% by 2030.			x				Also in Energy Action Plan
S10	Further increase the use of clean renewable energy to 100% by 2035.			x				Also in Energy Action Plan
S11	Facilitate the expansion of small businesses to foster a culture of economic, social and environmental success for all parties.	x						
S12	Expand communication and outreach to better engage the community.	x						

*\*Indicates a completed strategy*

Edgewater Sidewalk Improvement Plan

Recommendation Type								
Number	Strategy	Program or Partnership	Spatial	Policy or Regulatory	Financial	Other	Potential Partners	Comments
W1	Use the Sidewalk Quality Index as a guide to prioritize sidewalk improvements.	x						
W2	For short-term sidewalk improvements, widen avenue routes first.		x					
W3	Construct new sidewalks at a minimum width of five feet.		x					
W4	Replace deteriorated sidewalks at a minimum width of four feet.		x					
W5	Construct and replace avenue sidewalks at a minimum width of six feet.		x					

*\*Indicates a completed strategy.*

### Code Review Memo

The Edgewater Code Review Memo, included in the Appendices, analyzes the city's existing development code and design standards and guidelines to understand how the code is functioning and where potential gaps may occur. This memo recommends priority updates to the code and any related guidelines. It considers new physical development types now in demand, long-time issues that may require more of the city's attention, and regulatory approaches for addressing these items. It also takes into account the results of community engagement results during Phase 1 and Phase 2 of Edgewater 2040 outreach. Major themes that rose to the top during these discussions include sustainable development, street activation, and housing opportunities.

### Annual Plan Review

Edgewater 2040 is intended as a living document that should be reviewed annually with a report on progress, a snapshot of recent successes, and critical review and reprioritization. A yearly community meeting hosted by Planning Commission would be a tool well suited for this purpose.







# TERM GLOSSARY

## 7

**Accessory Dwelling Unit (ADU):** Refer to p. 39

**Affordable Housing:** The US Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the gross income on the total housing, including utilities.

**Aging-in-Place:** The choice of staying in one's own home with family, friends and neighbors as one grows older.

**Accessible/Universal Design:** The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

**Biophilic Community:** Refer to p. 53

**Business Improvement District:** An area within which businesses elect to pay an additional fee (or assessment) to fund projects within the district's boundaries. A BID is not a tax. BID funds are collected and used for the exclusive benefit of the businesses that pay the fee/assessment.

**Community Character:** Refer to p. 51

**Community Safety Campaign:** Refer to p. 59

**Complete Streets:** An approach to planning, designing, building, operating and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

**Crime Prevention Through Environmental Design (CPTED):** Refer to p. 45

**Curb Stop Valve Replacement:** A valve placed in a water service or private water main, usually near the lot line. The valve is used to shut off the water supply in case of emergency.

**Engagement Checklist:** Refer to p. 69

**Incubator Space:** A specialized program, organization or facility that supports the development and growth of business early-stage startups and entrepreneurs. It provides resources such as office space, access to mentors and investors, shared services and networking opportunities.

**Infill/Redevelopment:** The process of redeveloping an underused site or property.

**Intensification Guide:** Refer to p. 47

**Maker Space:** A collaborative workshop where people can come together to create or invent things, using traditional crafts or technology.

**Main Street Style:** Smaller scale development/redevelopment and street elements that enhance the pedestrian experience.

**Micromobility:** Transportation using small, lightweight vehicles, such as bicycles or scooters, especially electric ones, driven by users personally.

**Missing Middle Housing:** Refer to p. 41

**Mixed Use Feasibility Along Sheridan:** Refer to p. 46

**Mobility Hub:** Refer to p. 62

**Plan Administration:** Ongoing administration of Edgewater 2040 is necessary to bring to life the vision and goals outlined throughout the plan. Chapter 6 is intended to help Edgewater turn a vision into action, ensure coordination across different parties, and promote future actions that are aligned with the plan.

**Pop-Up Space:** A temporary space that can meet the target audience at different points to communicate with the consumer in surprising ways and to create a memorable experience.

**Public Private Partnership:** A collaboration between the government and the private sector in the delivery of goods or services to the public.

**Small-Scale Multifamily:** Multifamily properties, typically containing no more than 4 to 15 individual residential units.

**Temporary Street Treatments:** Refer to p. 64

**Transportation Demand Management:** A set of strategies aimed at maximizing traveler choices and increasing the efficiency of the transportation system. The goal of TDM is to influence the demand for transportation by encouraging alternatives to the single occupant automobile and by altering local peak hour travel demand.

**Tree Canopy:** The amount of tree covering on both private and public property as viewed from above.

**Urban Form:** The physical characteristics and the built environment of a city.

**Uncontrolled Pedestrian Crossing:** A legal crosswalk across a roadway approach not controlled by a stop sign or traffic signal.



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