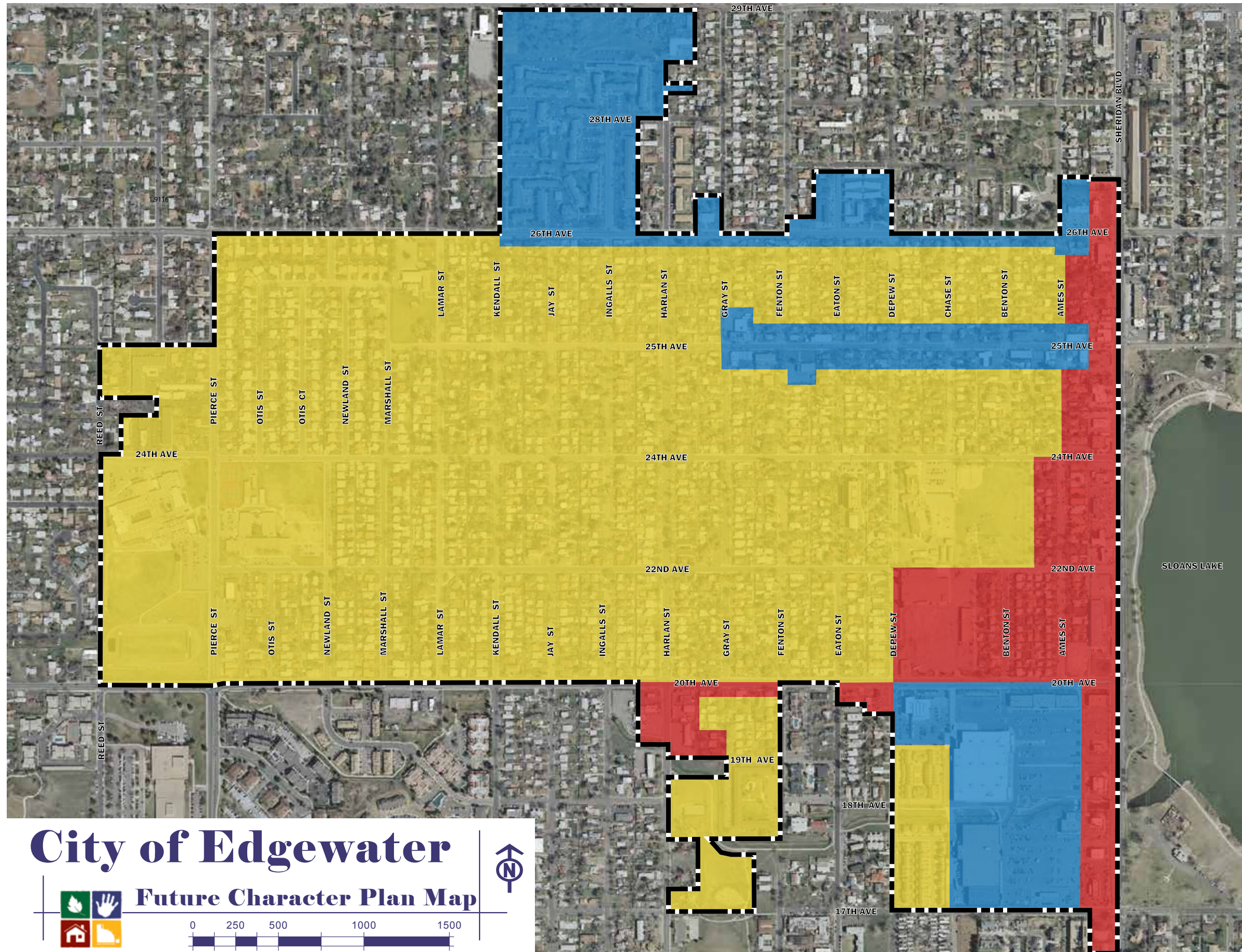City of Edgewater

Future Character Plan Map

Areas of Stabilization, Evolution & Transformation

LEGEND

Stabilization Areas
Evolution Areas
Transformation Areas

SCALE IN FEET
0   250   500   1000   1500

N

Date: January 3, 2013

Future Character Plan Map

The *Future Character Plan Map* was established as a framework to effectively guide future development in a way that will accomplish Edgewater's Vision and Guiding Principles. This *Plan* was based, in a large part, on defining two key issues: 1) the *Stabilization, Evolution* and *Transformation Areas* and 2) the relative intensity of future development. In order to establish the City's future character, it is important to know where change is desired and where it is not desired. These areas were identified as:

- *Stabilization Areas:* These are areas where the current residential character is maintained and enhanced. Actions identified within this *Comprehensive Plan* look to foster active neighborhood environments, focus on design and maintain/improve residential properties and streets.

- *Evolution Areas:* These areas may see some increase in density and/or changes in use that will evolve over time, but which are currently successful and not in need of major improvements. A main focus for these areas are design changes to improve the overall image and accommodate pedestrians, cyclists and public transportation.

- *Transformation Areas:* These are areas which may see dramatic changes in use or density in the future due to current design or under-utilization of property. These areas are based along Sheridan Boulevard, Edgewater's "Front Door," and focus on improving the City's image, defining gateways in to the City and capitalizing on the view of Sloans Lake and Downtown Denver.

Framework Plan Map

The *Framework Plan Map* provides a broad view on how specific areas of the City should redevelop and/or change in the future and corresponds with the guiding principles, goals and objectives throughout each *Plan* Element. It draws on current conditions and previous planning efforts and also reflects the market realities and fiscal analysis. It is intended to provide strategic guidance and general land uses for future redevelopment by graphically depicting the city's future land use designations and development priorities.