



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



City of Edgewater

Framework Plan Map



Land Use Designations		
Category	Characteristics	Location(s)
Commercial	A commercial use is a non-residential activity carried out for financial gain. Such uses are engaged in the exchange or buying and selling of goods and services. Commercial uses include an occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee.	Existing areas are located along the Sheridan Boulevard Primary Corridor from 17th to 26th Avenue and in the Edgewater Marketplace.
Mixed-Use	This is a new designation that refers to development containing two or more different uses that are mutually supporting, such as, but not limited to residential, office, commercial or civic/public uses, in a compact urban form. Horizontal mixed-use is when a development contains a mix of uses in separate buildings. Vertical mixed-use is when a building or group of buildings contain a mix of uses, with commercial uses typically found on the ground level and residential and/or office uses occupying the upper floors of buildings.	Potential areas will be along 25th Avenue from Sheridan Boulevard to Gray Street; along the east side of Ames Street from 24th Avenue to 26th Avenue and the west side of Ames Street between 24th and 22nd; from Ames Street to Depew Street from 20th Avenue to 22nd Avenue.
Civic/Public Facility	This designation is applied to public land including libraries, schools, parks and civic buildings.	Existing areas are located throughout the City.
Low Density Residential	This designation provides a setting for traditional single-family residential development. Lot sizes average 6,250 square feet, with a minimum size of 5,000 square feet and an overall density limit of six (6) dwelling units per acre. Complimentary residential civic uses and accessory dwellings are allowed.	The majority of the City's land area, roughly from Ames Street to Pierce Street between 20th Avenue and 26th Avenue.
Medium Density Residential	This designation provides a setting for developments of two to four (2-4) residential units. Lot areas range from 5,000 square feet to 11,500 square feet. Overall density is limited to ten (10) dwelling units per acre.	Along and around 26th Avenue from Ames Street to Lamar Street; on and around 20th Avenue from Depew Street to Pierce Street.
High Density Residential	This designation provides a setting for multi-family developments of five or more residential units. Overall density is limited to eighty-five (85) dwelling units per acre.	Existing areas are: north of 26th Avenue between Kendall and Harlan Streets, Depew and Fenton Street, and at Gray Street; south of 24th Avenue at Eaton Street; Depew Street north of 17th Avenue to 20th; west of Pierce Street between 24th and 25th Avenues.

Areas of Opportunity		
Category	Characteristics	Location(s)
Sheridan Boulevard Opportunity Area	Sheridan Boulevard is Edgewater's "front door," providing both neighborhood and regionally-serving commercial opportunities. Development here will focus on improving the pedestrian environment and capitalizing on views to Sloans Lake.	Along Sheridan Boulevard, running from just south of 17th Avenue to just north of 26th Avenue.
Water's Edge Opportunity Area	This area offers Edgewater's greatest opportunity for transformation through High-Density Mixed-Use development designed to maximize views of Sloans Lake, the Denver skyline and provide a buffer between commercial development along Sheridan Boulevard and the lower-density residential areas in the core of the city.	From Ames to Depew Street between 20th and 24th Avenues, (excluding Citizens Park and the Edgewater Elementary School Campus).
Main Street Opportunity Area	25th Avenue is Edgewater's Main Street. It provides opportunities to preserve and build upon its unique character through pedestrian-scale mixed use development.	Along and around 25th Avenue from Sheridan Boulevard to Gray Street.

Gateways and Corridors		
Category	Characteristics	Location(s)
Primary Commercial Corridor	Sheridan Boulevard is the city's principal commercial corridor and forms the eastern boundary of the city, connecting the city to its neighbors (Wheat Ridge, Lakewood and Denver). It is a key target for redevelopment and will accommodate high quality urban design and appearance over time.	Along Sheridan Boulevard, running from just south of 17th Avenue to just north of 26th Avenue.
Secondary Commercial Corridor	20th Avenue is the city's secondary corridor providing an east-west connection across the city. It forms the southern boundary of the Water's Edge Opportunity Area wherein the City will work with partners to focus on assembling and redeveloping outdated and underutilized properties.	Along 20th Avenue between Sheridan Boulevard and Harlan Street.
Main Street Corridor	25th Avenue is positioned as Edgewater's 'Main Street.' This pedestrian-friendly corridor will host high-density residential uses, small-scale mixed-use infill and redevelopment activities.	Along 25th Avenue between Sheridan Blvd and Gray Street.
Neighborhood Corridor	Harlan Street is the city's only neighborhood corridor that provides north-south connectivity through the community. It is envisioned to provide opportunity for streetscape enhancements, pedestrian and bicycle amenities to increase vitality, create a 'sense of place' and to encourage walking and biking within the community and to adjacent neighborhoods	Along Harlan Street between 18th Avenue and 26th Avenue.
Gateways	Gateways are major entry points into the Edgewater community. Efforts will be taken at these locations to provide unique and unified signage, landscaping and/or streetscape improvements to welcome travelers to the community.	Pierce Street at 20th and 26th Avenues; Harlan Street at 20th and 26th Avenues; Sheridan Blvd at 17th, 20th, 24th, 25th and 26th Avenues.

