



**EDGEWATER PLANNING AND ZONING
MEETING**

**HELD AT 1800 N HARLAN ST,
EDGEWATER CO 80214**

JOIN VIRTUALLY THROUGH:

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United States: +1 (646) 749-3122

Access Code: 665-049-109

April 8, 2026

6:00 PM

****Requests for ADA accommodations (including American Sign Language interpretation or CART) can be made by emailing 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 Board or Commission members may attend this meeting

- Item 1. WORK SESSION CALL TO ORDER**
- Item 2. Public Comment**
- Item 3. General Business**
 - 1. CDOT Sheridan Boulevard Presentation
 - 2. Transit Oriented Community Presentation
 - 3. Proposition 123, Affordable Housing Fast Track Supporting Policy
 - 4. Technical Formation Group Nomination
- Item 4. Commissioner Comments**
- Item 5. Discussion of upcoming Agendas; Staff and City Council Liaison Comments**
- Item 6. WORK SESSION ADJOURNMENT**

MEMORANDUM

To: Edgewater Planning & Zoning Commission
From: Community Development Staff
Date: April 8, 2026
Subject: Sheridan Corridor Multimodal Plan Update – Project Overview and Timeline

Project Overview

The Sheridan Corridor Multimodal Plan Update reflects ongoing coordination between the City of Edgewater and the Colorado Department of Transportation (CDOT) to advance safety and accessibility improvements along Sheridan Boulevard between 17th and 26th Avenues. Sheridan Boulevard is identified as a **high-injury corridor** where existing conditions prioritize vehicle travel over pedestrian, bicycle, and transit safety.

The project builds upon the [Sheridan Corridor Multimodal Plan adopted by City Council in October 2022](#), with CDOT currently leading design and engineering efforts. Construction of improvements is currently anticipated to begin in **late 2026**.

The overall goal of the updated design is to **increase safety benefits for all modes of transportation**, with a special emphasis on **vulnerable road users (VRUs)** including pedestrians, cyclists, and transit users. CDOT's current design maintains consistency with the City's adopted plan while incorporating modifications that improve constructability and address funding limitations.

Key safety enhancements include:

- ADA improvements along the entire corridor
 - Enhanced pedestrian crossings and shorter crossing distances
 - Floating islands, curb extensions, and median treatments
 - Accessible pedestrian signals ([APS](#)) at signalized intersections
 - Lighting enhancements and improved signal infrastructure
 - Traffic calming through lane configuration and median treatments
 - Mid-block (22nd Ave.) High-intensity Activated cross Walk ([HAWK](#)) signalization.
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Summary of Key Design Changes

West Curb Line / Traffic Calming

The original Edgewater plan proposed shifting the west curb approximately eight feet east in several locations to reduce the overall travel lane area and create traffic calming. Due to

significant drainage and pavement costs, CDOT’s design instead utilizes **floating islands, curb extensions, and turn bay modifications** to achieve similar safety outcomes. These treatments also remove the long continuous outside turning lane (southbound, westernmost lane), which is expected to slow traffic and improve safety for pedestrians.

Intersection Operations

The design includes signal timing analysis and consideration of:

- Leading Pedestrian Intervals ([LPIs](#))
- Pedestrian recall (automatic walk signals)
- Accessible pedestrian signals ([APS](#))
- Stop bar setbacks and lighting improvements

CDOT owns the signals along Sheridan, while signal timing is implemented by the local jurisdiction.

17th Avenue Intersection

The updated design is generally consistent with the adopted plan, with a slightly tighter northeast corner to slow right-turning vehicles and reduce crossing distances.

20th Avenue Intersection

Changes include:

- Relocation of the southbound bus stop to the south side of the intersection
- Retention of the diagonal crosswalk on the north leg due to right-of-way constraints
- Additional signal timing considerations to address turning conflicts identified by residents

Anticipated Project Timeline

- **2021–2022**
 - Sheridan Corridor Multimodal Plan development
 - **October 2022**
 - Plan adopted by City Council
 - **2024–2025**
 - CDOT design and engineering
 - **2025–2026**
 - Final design and property coordination
 - **Late 2026 (Estimated)**
 - Construction begins
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Summary

The Sheridan Corridor Multimodal Plan Update reflects continued progress toward improving safety and accessibility along Sheridan Boulevard. While some design elements have evolved due to funding and constructability considerations, the overall safety objectives of the adopted plan remain intact or improved.

Staff will provide a **visual presentation** of the updated design, timeline, and changes at the upcoming Planning & Zoning Commission meeting.

Memorandum

To: Edgewater Planning and Zoning Commission
From: Community Development Department
Date: April 8th, 2026
Subject: Transit-Oriented Communities (TOC) Planning Project — Background and Scope Overview

Purpose

This memo provides a brief overview of the State of Colorado Transit-Oriented Communities (TOC) requirements, background on recent legislation, and an introduction to the City of Edgewater’s consultant-led TOC planning project. This summary is intended to orient the Planning and Zoning Commission to the project. Staff will provide a more detailed presentation at the upcoming Planning and Zoning Commission meeting.

Background — Transit-Oriented Communities (TOC)

Recent State legislation, including [House Bill 24-1313 \(Housing in Transit-Oriented Communities\)](#), establishes requirements and incentives for local governments to plan for additional housing opportunities near transit corridors and stations. These requirements generally apply to communities located near:

- High-frequency bus corridors
- Light rail stations
- Major multimodal transportation corridors

The intent of the legislation is to:

- Increase housing supply near transit
- Improve housing affordability
- Support multimodal transportation options
- Reduce vehicle miles traveled
- Encourage sustainable and compact development patterns

The legislation also provides **grant funding and infrastructure investment opportunities** for communities that proactively plan for transit-oriented housing and adopt supportive policies.

The State legislation identified areas along **Sheridan Boulevard and other transit corridors** that may qualify as Transit-Oriented Community areas.

Edgewater Transit-Oriented Communities Project

The City of Edgewater, in partnership with **DRCOG (Denver Regional Council of Governments)**, has initiated a **consultant-led Transit-Oriented Housing Strategies and Action Plan**. The project is funded through the **DRCOG Livable Centers Program**, with DRCOG providing funding, project management support, and coordination assistance.

The project will develop recommendations tailored to Edgewater’s built-out, first-ring suburban context and focus on:

- Increasing housing diversity and affordability
 - Supporting transit-oriented infill development
 - Preventing displacement
 - Improving multimodal connectivity
 - Aligning local regulations with state requirements and funding opportunities
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Major Scope of Work Elements

The consultant scope includes seven primary tasks:

1. Existing Conditions Analysis

- Review zoning, land use, and development regulations
- Identify housing and transit-oriented development opportunities
- Evaluate displacement risk and redevelopment pressures
- Review relevant planning documents and studies
(Estimated Deliverable: April 2026)

2. Housing Market & Economic Feasibility Study

- Analyze housing demand and affordability gaps
- Evaluate financial feasibility of housing types
- Identify regulatory and economic barriers
(Estimated Deliverables: May–June 2026)

3. Community Engagement

- Stakeholder interviews and outreach
- Public engagement events
- Coordination with community partners
(Initial engagement plan: April 2026; Ongoing through project)

4. Housing Strategy and TOC Policy Recommendations

- Transit-oriented housing strategies
- Zoning and regulatory recommendations
- Anti-displacement strategies
- Infrastructure and funding opportunities
(Transit-Oriented Communities recommendations: August 2026)

5. Multimodal Transportation Analysis

- First/last-mile transit access improvements
- Bus stop accessibility and safety analysis
(Estimated Deliverable: October 2026)

6. Implementation Planning

- Action plan for adoption and implementation
- Funding and grant strategy

7. Final Report and Recommendations

- Consolidated policy and regulatory recommendations
(Estimated Deliverable: December 2026)

Project Timeline (Summary)

Spring 2026

- Existing Conditions
- Engagement Plan
- Housing Market Analysis

Summer 2026

- Feasibility Analysis
- Housing Strategy Development
- Transit-Oriented Communities Recommendations

Fall 2026

- Multimodal Analysis
- Implementation Planning

Winter 2026

- Final Report and Recommendations

These milestones are reflected in the consultant kickoff schedule and deliverable timeline.

Role of Planning and Zoning Commission

The Planning and Zoning Commission will:

- Receive periodic project updates
 - Provide technical and policy input
 - Review draft recommendations
 - Inform future regulatory and zoning updates
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Next Steps

Staff will provide a **visual presentation and overview** of the Transit-Oriented Communities project at the upcoming Planning and Zoning Commission.

MEMORANDUM

To: Planning & Zoning Commission
From: Community Development Department
Date: April 8, 2026
Subject: DOLA— Proposition 123, Affordable Housing Fast Track Supporting Policy

The purpose of this memo is to inform the Planning & Zoning Commission of the Colorado Department of Local Affairs (DOLA) Affordable Housing Fast Track initiative associated with Colorado Proposition 123, and to notify the Commission that staff is evaluating adoption of a Supporting Community Policy by Resolution to position the City of Edgewater for participation.

Staff will provide additional information and updates at the upcoming Planning & Zoning Commission meeting.

Background — Colorado Proposition 123

Colorado Proposition 123, approved by voters in 2022, established a dedicated statewide funding source to support affordable housing planning, policy development, and housing production. Communities that demonstrate a commitment to increasing housing supply and affordability are eligible to participate in funding opportunities and technical assistance programs administered through DOLA. The city outlined their original commitments to Proposition 123, in 2023, via resolution [2023-11](#).

One method for demonstrating this commitment is adoption of an Affordable Housing Fast Track policy, which establishes expedited or predictable review processes for qualifying affordable housing developments.

DOLA Affordable Housing Fast Track Initiative

DOLA is currently encouraging communities to adopt Supporting Community policies through its Affordable Housing Fast Track program. Communities that adopt qualifying policies by June 30, 2026 may be eligible for grant (\$45K) funding to support implementation of affordable housing strategies.

Key elements of the incentive include:

- Grant funding to support affordable housing planning and policy development
- No local match requirement
- Funding to support regulatory and zoning updates
- Technical assistance for implementation strategies
- Support for long-term affordable housing planning efforts

These resources could be used to help develop more robust affordable housing strategies and integrate those strategies into the City’s ongoing zoning code update.

Potential Supporting Community Policy

City staff is currently working with legal counsel to consider a Supporting Community Policy by Resolution that would:

- Demonstrate the City’s commitment to increasing housing opportunities
- Establish a framework for expedited review of qualifying affordable housing projects
- Position the City for Proposition 123 funding opportunities
- Support affordable housing strategies within the zoning code update

Adoption of this policy would not implement specific regulatory changes at this time but would establish a policy framework and position the City with guidelines for the development review process if a qualifying project is submitted. It would also align us for funding to be used for future implementation strategies.

Next Steps

Staff is currently:

- Reviewing DOLA program requirements
- Evaluating potential policy language

Staff will provide updates and seek Planning & Zoning Commission input at the upcoming May meeting.