



**EDGEWATER PLANNING AND ZONING
MEETING**

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

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August 12, 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. Roll Call**
- Item 3. Pledge of Allegiance**
- Item 4. Public Comment**
- Item 5. General Business**
 - 1. Transit Oriented Communities Project - Consultant Team Update
- Item 6. Commissioner Comments**
- Item 7. Discussion of upcoming Agendas; Staff and City Council Liaison Comments**
- Item 8. WORK SESSION ADJOURNMENT**

Memorandum

To: Edgewater Planning and Zoning Commission
From: Community Development Department
Date: August 12th, 2026
Subject: Transit-Oriented Communities (TOC) Planning Project — Project Update

Purpose

The purpose of this memorandum is to provide the Planning and Zoning Commission with an update on the City's Transit-Oriented Communities (TOC) planning project, summarize work completed to date, and introduce preliminary findings from the project's Existing Conditions, Housing Market, and Economic Feasibility analyses.

The City's project consultant, Matrix Design Group, will present a project update to the Planning and Zoning Commission at its **August 12, 2026 meeting**. The presentation is intended as an informational session and an opportunity for Commissioners to ask questions and provide early policy-level feedback as the project transitions from analysis into development of housing, land use, transportation, and implementation strategies.

Project Background

The Edgewater Housing and Transportation Study is being undertaken in coordination with the Denver Regional Council of Governments (DRCOG) and is intended to help the City respond to changing housing and transportation needs as well as recent State of Colorado legislation.

The project is particularly intended to inform Edgewater's response to **HB 24-1313**, which establishes housing planning and zoning capacity requirements for designated Transit-Oriented Communities, while also coordinating with other state housing requirements and programs, including **HB 24-1152, SB 24-174, and Proposition 123**.

The project is examining opportunities to increase housing diversity and affordability, support transit-oriented and corridor-based infill development, reduce displacement risk, improve multimodal connectivity, and identify regulatory and financial strategies that can realistically be implemented within Edgewater's built-out community context. These objectives are also being coordinated with the City's ongoing comprehensive Zoning Code Update.

Progress to Date

The project has moved through much of its initial research and analysis phase. Major work completed or substantially completed to date includes:

- **Existing Conditions Review and Preliminary Recommendations.** The consultant reviewed existing City plans, policies, zoning and development regulations, housing conditions, transportation systems, and other relevant background information. This work identified existing goals, policy gaps, development constraints, and preliminary opportunities related to housing and transit-oriented development.

- **Housing Market Study.** The consultant analyzed Edgewater's existing housing stock, household characteristics, housing affordability, renter and homeowner demand, and potential housing gaps. Particular attention has been given to the relationship between household income and the housing currently available within the community.
- **Economic Feasibility Analysis.** The project has evaluated the economic feasibility of different housing types and potential regulatory strategies. This analysis is intended to distinguish between theoretical zoning capacity and housing that is realistically likely to be produced under current land, construction, financing, and market conditions.
- **Community Engagement.** Stakeholder interviews are underway with local and regional organizations, housing agencies, businesses, neighborhood representatives, and other partners. The City has also launched an online community survey and the ID Places interactive mapping tool to collect community feedback. Additional public engagement, including a pop-up event at Hometown Fest, is anticipated in September.
- **Coordination with Other City Initiatives.** Staff continues early coordination between the TOC project and the City's Zoning Code Update and other housing, transportation, and infrastructure planning efforts. The aim is that recommendations emerging from this project can inform future City policy and regulatory decisions.

The next phase of work will focus increasingly on **housing strategies, regulatory and implementation tools, multimodal transportation and connectivity, displacement mitigation, and development of the final recommendations and implementation plan.**

Preliminary Findings

The consultant's work to date identifies several broad housing and development challenges facing Edgewater.

- **Housing affordability remains a significant concern for both renters and prospective homeowners.** Home prices have increased substantially relative to local household incomes, with the consultant estimating that current home prices generally require household incomes approaching **\$200,000 annually**. While Edgewater's rental housing remains comparatively affordable within the surrounding market, affordability pressures are concentrated among lower- and moderate-income renters. Approximately **85 percent of renter households earn below 80 percent of Area Median Income (AMI)**.
- **Edgewater's existing affordable rental housing is heavily dependent on naturally occurring affordable housing (NOAH).** The market analysis identifies approximately **981 NOAH rental units**, compared with 82 income-restricted units and 406 market-rate units. Because these units generally lack long-term affordability restrictions, redevelopment, rehabilitation, or market rent increases could result in the loss of housing currently serving lower- and moderate-income households. Preservation of existing affordable housing and mitigation of displacement therefore represent important considerations as the City evaluates future growth and reinvestment.
- **The City's housing stock does not fully correspond with changing household characteristics.** The analysis identifies a shortage of smaller homes and apartments despite a growing number of single-person households. Further, the analysis indicates

there is an undersupply of mid-sized homes for 2-3 person households. These findings suggest an opportunity to expand housing choices through smaller units, missing-middle housing, accessory dwelling units, and appropriately scaled multifamily development.

- **Senior households represent an additional area of concern.** The consultant estimates that approximately **68 percent of senior renters are housing cost-burdened**, indicating that aging residents may have increasingly limited options to remain within the community as housing costs increase.
- **Housing capacity alone does not necessarily translate into housing production or affordability.** The economic feasibility work suggests that land values, construction costs, financing conditions, development regulations, and achievable rents or sales prices significantly influence what types of housing the private market can realistically produce. Consequently, regulatory changes that increase theoretical housing capacity may need to be paired with incentives, public funding, partnerships, or other tools where the City's objective is to produce housing affordable to lower-income households.

Emerging Policy Considerations

Collectively, the preliminary work points toward several policy areas that will require further consideration as the project moves into its recommendations phase. These include:

- aligning future housing production with identified affordability needs;
- preserving existing naturally occurring affordable housing;
- increasing opportunities for smaller and more diverse housing types;
- concentrating appropriate infill and redevelopment opportunities along corridors and other areas capable of supporting additional housing;
- evaluating zoning, parking, and other development regulations that may affect project feasibility;
- identifying financial incentives, partnerships, and State funding programs capable of supporting affordable and attainable housing;
- balancing redevelopment opportunities with displacement prevention and neighborhood stability; and
- improving pedestrian, bicycle, and first/last-mile connections between neighborhoods and transit services.

These issues will also need to be considered in the context of the City's obligations under recent State housing legislation (HB24-1313) and the regulatory framework being developed through the Zoning Code Update.

August 12 Planning and Zoning Commission Discussion

At the August 12 meeting, Matrix Design Group will provide the Commission with an overview of the project, completed deliverables, preliminary findings, ongoing community engagement, and upcoming work. The consultant presentation identifies the next major deliverables as the **Housing Strategy, Multimodal Transportation and Connectivity Analysis, and Final Report and Recommendations**, including a phased implementation plan with timelines and measurable outcomes.

At this stage, staff is not requesting formal action from the Commission. Rather, the presentation provides an opportunity for the Commission to become familiar with the findings to date, identify questions of the consultant team, and begin considering the policy implications of the work before specific recommendations are brought forward later in the project.