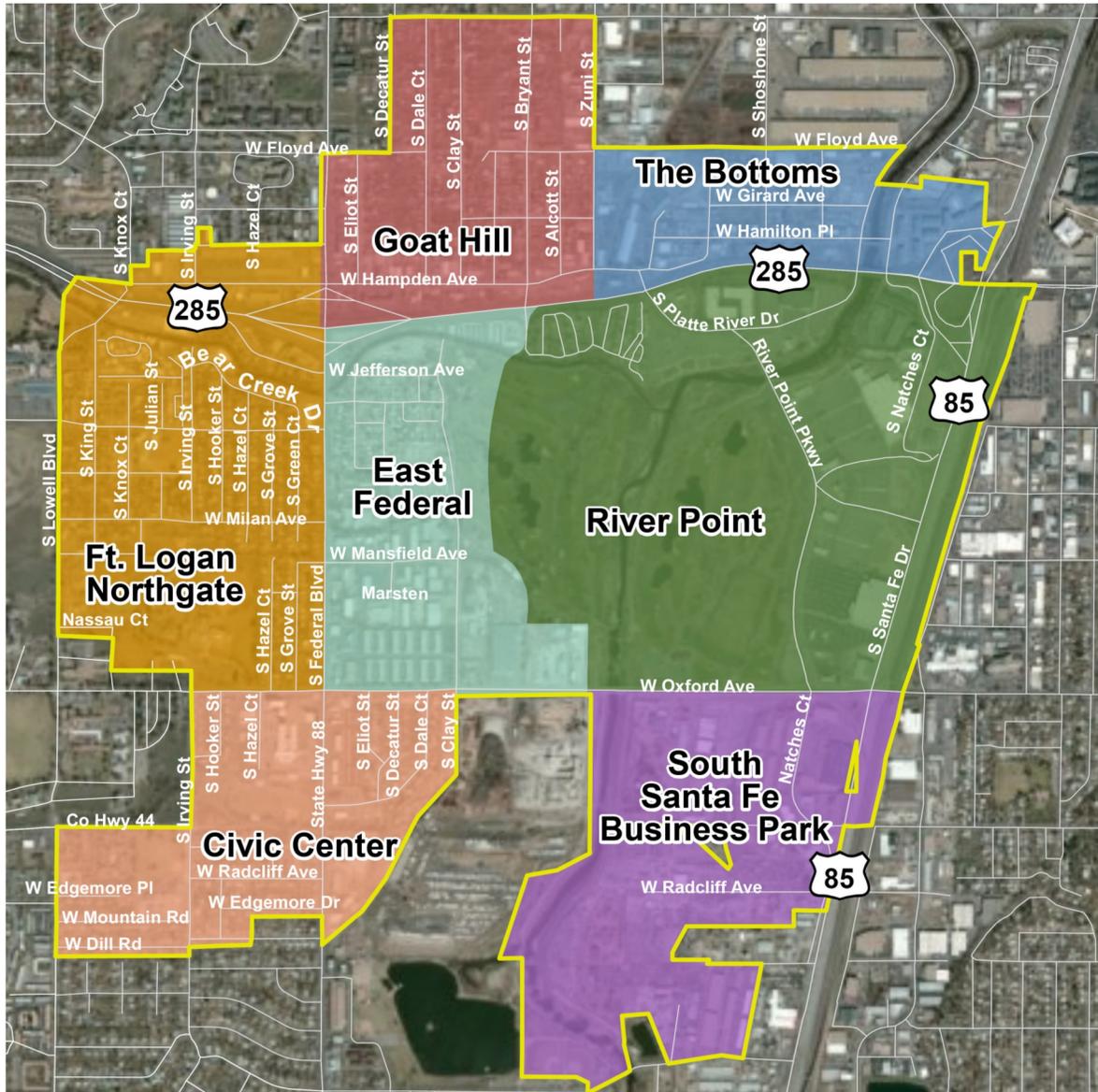


## Chapter 7: The Neighborhoods of Sheridan and Development Opportunities



# Neighborhoods of Sheridan

### Welcome to the Neighborhoods of Sheridan

Typically, comprehensive plans are created from a broad, general perspective that can be applied to the entire City as a whole. As a result, big-picture goals such as “make public safety a top priority”; “improve the City’s transportation system”; “increase the acreage of park space”; and “ensure that land is zoned appropriately to meet the needs of the community” are commonly found in most comprehensive plans.

However, while the big picture is important from a general policy and overall guidance standpoint, the specific needs of most communities are much more granular, and they tend to vary, sometimes drastically, from one part of the City to the other. As a result, solutions often require more time be spent in a specific area of the community on issues that will not always necessarily directly benefit the City as a whole.

Getting into the specifics of how to address the needs of individual areas of the City is often beyond the scope of many comprehensive plans, so more specific corridor, neighborhood, or area plans are often created to help implement the comprehensive plan. More detailed transportation, parks and open space, sustainability and housing plans are common as well in this regard.

The first part of the Sheridan Comprehensive Plan provided an over-arching vision, and a broad set of goals and objectives for the entire city. However, this plan also contains what can be described as “mini” area plans for each of the seven identified neighborhoods in the City. Providing both big-picture guidance as well as more detailed strategies for specific areas is relatively uncommon in a comprehensive plan, particularly for a smaller city such as Sheridan. However, Sheridan’s neighborhoods are so different from one another, and their needs are so diverse, that community leaders and staff felt that it was imperative to take an approach that provided a

# Goat Hill

more customized finished product that would be more usable to citizens, staff and developers alike.

The next part of the Sheridan Comprehensive Plan provides goals, objectives and action steps for each of the seven neighborhoods. For each neighborhood area, an overview of each area is given, followed by a brief analysis of some of the area's strengths and challenges, and a list of fine-grained, location-specific goals, objectives, and action steps designed to preserve strengths and overcome challenges. A separate implementation table has also been provided for these neighborhoods.

## Goat Hill



The Goat Hill neighborhood is the most rural in character in Sheridan. The name "Goat Hill" has a few different origins. This area is called Goat Hill after several large goat farms that were in the area. Today, most individuals refer to this area as the Hill because of the unique topography. A steep hill rises out of Bear Creek just south of Old Hampden Avenue and US Highway 285 up to Dartmouth Avenue with a vertical gain of nearly 100 feet. The grade change provides unique opportunities to take advantage of amazing views.

The Goat Hill neighborhood is primarily a single-family residential area, with almost 73% of the parcels throughout the neighborhood devoted to residential uses. The area



*Poor road conditions in Goat Hill*



*Condemned property in Goat Hill*



Old Hampden Avenue looking west

has another 7% devoted to other residential uses, including duplex/triplex, multi-family residential properties, and manufactured housing. The uses which are the second and third most frequent in the neighborhood are warehouse/storage and vacant. With 24 vacant properties available for development, there are still ample opportunities to build in the Hill area. The Hill is the second smallest neighborhood (160.87 acres) in the community in terms of size, but has the second most parcels (403). From a transportation standpoint, this portion of the community is served by bus routes along Dartmouth to the north and Federal to the west.

The commercial opportunities in this neighborhood are along Federal, Old Hampden Avenue, and Zuni Street. In citizen surveys and public meetings, there was a general desire to revive Old Hampden Avenue to the thriving business district that it once was with a mix of retail shops on the lower levels of buildings and residential opportunities on the second floor of buildings. The citizen surveys also indicated that the poor condition of streets and lack of sidewalks in this neighborhood may be preventing reinvestment and interest in living and working in this area.

The following goals, objectives, and actions are meant to guide redevelopment and new development in the Hill neighborhood. The goals are broken into economic development, commercial design and residential design ideas.

***Goal: Restore Old Hampden (between Federal and Zuni) to its previous role as the economic hub and gathering place of the Goat Hill Neighborhood and northern Sheridan. NH 1***

***Objective:*** Capitalize on the high car counts along Federal and US Highway 285 to attract new businesses. **NH 1.1**

***Action:*** Ensure appropriate zoning is in place to encourage the types of businesses desired for the corridor. **NH 1.1.1**

# Goat Hill

**Action:** Explore incentives the City could provide to encourage businesses to relocate to this corridor.

**NH 1.1.2**

**Action:** Provide Code Standards which allow for urban levels of development to occur. **NH 1.1.3**

**Objective:** Update the Old Hampden streetscape. **NH 1.2**

**Action:** Address infrastructure problems including roadway and sidewalk repair, drainage improvements, addition of street lights, installation of fiber optics, providing “hotspots” to promote use of Wi-Fi in public places, etc. **NH 1.2.1**

**Action:** Encourage renovation of building facades through the establishment of a revolving loan fund, urban renewal program, or other funding sources.

**NH 1.2.2**

**Action:** Start an “Adopt-a-Street” program comprised of business owners along Old Hampden. **NH 1.2.3**

**Action:** Encourage the installation of street trees and street furniture through the establishment of a revolving loan fund, urban renewal program, or other funding sources. **NH 1.2.4**

**Action:** Work to encourage the existence and use of public transportation in the area by working with RTD and other organizations to increase levels of service along Hampden Avenue, Federal, and Zuni Streets.

**NH 1.2.5**

**Objective:** Hold regular public events along old Hampden to increase levels of foot and vehicular traffic in the area.

**NH 1.3**

**Action:** Explore the idea of a farmers market that would be held during the summer months in a business parking lot along Hampden Avenue. **NH 1.3.1**



*Weekend farmer's market in Wheat Ridge*

# Goat Hill



Example of bump-outs at a crosswalk



View from the Goat Hill Neighborhood

**Action:** Encourage regular block parties with live music, and other community building activities during the summer months in Persinger Park. **NH 1.3.2**

**Action:** Establish a Christmas market to be held during the holiday season along Old Hampden Avenue. **NH 1.3.3**

**Goal: Model Old Hampden Avenue after Olde Town Arvada or Main Street Littleton. NH 2**

**Objective:** Encourage walkability . **NH 2.1**

**Action:** Consider the installation of bump-outs at heavily used crosswalks to increase the comfort levels of pedestrians crossing Hampden. **NH 2.1.1**

**Action:** Provide sidewalks and trails in the area where none currently exist and ensure that all existing trails and sidewalks in the area are in good repair and connect to one another. **NH 2.1.2**

**Objective:** Encourage “live above, work below” land use and building configurations. **NH 2.2**

**Action:** Explore the possibility of amending the Zoning Ordinance to allow for mixed use buildings along Hampden. **NH 2.2.1**

**Action:** Look to rezone properties as needed to accommodate multiple uses in one building. **NH 2.2.2**

**Action:** Use PUD overlays to encourage developers and redevelopers of property along Hampden to create “live-work” units. **NH 2.2.3**

**Objective:** Create design standards for arterial streets which emphasize buildings built at the ROW line. **NH 2.3**

**Action:** Encourage a PUD overlay for this stretch of Hampden to provide redevelopment opportunities. **NH 2.3.1**

# Goat Hill

**Goal:** Update the infrastructure of the residential portions of the neighborhood while simultaneously preserving its rural feeling.

## **NH 3**

**Objective:** Capitalize on the “Hill” as the dominant, defining feature of the neighborhood. **NH 3.1**

**Action:** Develop entryway monuments, possibly historical in nature, in strategic locations to emphasize neighborhood access points. **NH 3.1.1**

**Action:** Incorporate public vantage points into new development or infrastructure upgrades designed to promote the views from the hill. **NH 3.1.2**

**Objective:** Preserve the great views from the neighborhood. **NH 3.2**

**Action:** Ensure that new building height maximums preserve views. **NH 3.2.1**

**Action:** Develop neighborhood design guidelines that contemplate specific types of uses, structures, and the mass and scale of these structures designed to take advantage of the views. **NH 3.2.2**

**Action:** Create a trails plan for the neighborhood which identifies the existing trails and opportunities to expand the trail network and capitalize on vantage points in the neighborhood. **NH 3.2.3**

**Objective:** Identify funding sources to help maintain and expand the existing park and trail network. **NH 3.3**

**Action:** Consider allocating a portion of City sales tax and Open Space funds for such uses. **NH 3.3.1**

**Action:** Apply for GOCO and other grants. **NH 3.3.2**



*Vacant lot in the Hill Neighborhood*

**Action:** Continue to identify properties to purchase and create an east-west street connection in this neighborhood.

**NH 3.3.3**

**Action:** Work with property owners to establish conservation easements within which trails can be constructed. **NH 3.3.4**

**Action:** Continue to use Arapahoe County Open Space Shareback Funds and Conservation Trust Fund dollars for parks and trails. **NH 3.3.5**

**Goal: Encourage new construction of single family homes on available vacant lots and on properties in need of extensive rehabilitation.**  
**NH 4**

**Objective:** Use existing infrastructure in the most effective means possible to promote new development in this neighborhood. **NH 4.1**

**Action:** Work with the Realtor Association and Home Builders Association to make them aware of vacant properties.

**NH 4.1.1**

**Action:** Work with construction companies to improve infrastructure as new homes are built. **NH 4.1.2**

# The Bottoms

## The Bottoms



The Bottoms neighborhood is generally bound by Floyd Avenue to the north, US Highway 285 to the south, Zuni Avenue to the west and South Santa Fe Drive to the east. This neighborhood was once the home of the Cinderella Twin Drive-in Theater, a draw for the entire metro area. However, declining ticket sales forced the drive-in to be sold to a developer in 2005. In its place a luxury apartment complex was developed.

West of the apartment complex, the neighborhood has historically been referred to as The Bottoms. The reason for this nickname is the area is one of the lowest points in the City and is immediately adjacent to the South Platte River. The zoning here has Business Light industrial along the west, south, and east borders with residentially zoned properties in the middle. Within the residentially zoned property area are several businesses, which create unique challenges with noise and appearance.

More than any other neighborhood, The Bottoms neighborhood has a mixture of uses and zoning throughout the area. Two land uses, single-family (61 parcels) and warehouse/storage (39) are the most prevalent in this neighborhood. From a valuation standpoint, the warehouse/storage facilities dominate this neighborhood, with 76.4% of the assessed value. From an area standpoint, the warehouse/storage uses in the neighborhood have 44.67% of the land devoted to their uses, the multi-family buildings in the



*Homes in the Bottoms*

neighborhood have 17.51% and single-family has 16.72%. There are still a wide variety of single-family and multi-family units ranging in size and affordability in this neighborhood along with a mix of small businesses and more industrial type buildings with retail, automotive, and storage uses. This affords the neighborhood greater opportunity to provide a healthy mix of land uses that would make this area an inviting and desirable corner of the community to live in, recreate and redevelop. With an increase in the number of people living in the neighborhood, and a transition to provide uses which those residents need, this area could become a more “stand-alone”, walkable neighborhood in the City.

***Goal: Examine how this neighborhood can capitalize on the Englewood light rail station located a half a mile east of the neighborhood.***  
**NB 1**

***Objective:*** Increase overall connectivity between the neighborhood, other portions of Sheridan and the metro area as a whole. **NB 1.1**

***Action:*** Continue to work with Englewood via the Next Steps Study funded by DRCOG to explore ways to connect the communities via a road or path such as Floyd Avenue that would go underneath or over Santa Fe and the railroad tracks. **NB 1.1.1**

***Action:*** Engage RTD to maximize public transit in the area. **NB 0.1.1**

***Objective:*** Spur reinvestment in the Bottoms Neighborhood. **NB 1.2**

***Action:*** Examine the zoning in the area to determine if an appropriate mix is present to develop in a manner that is complementary to the objectives of the neighborhood. **NB 1.2.1**

# The Bottoms

**Action:** Explore rezoning as appropriate to encourage redevelopment of the neighborhood.

**NB 1.2.2**

**Action:** Analyze the infrastructure in the neighborhood to see how much and what type of development the existing streets and utilities can support. **NB 1.2.3**

**Action:** Work with Englewood to explore the possibility of connecting Floyd Avenue across or beneath Santa Fe.

**NB 1.2.4**

**Goal:** Use the Riverton on the Platte luxury apartment community as a catalyst for new development in the neighborhood. **NB 2**

**Objective:** Encourage the development of restaurants, art galleries, and shops to serve the residents and business owners in this neighborhood as well as others who would explore this area. **NB 2.1**

**Action:** Ensure that the area is zoned appropriately for such uses and not over zoned with heavier Industrial type uses. **NB 2.1.1**

**Action:** Review the existing uses permitted in the current zone districts and determine if they fit with the proposed vision for this neighborhood. **NB 2.1.2**

**Action:** Work with the South Denver Metro Chamber of Commerce to attract new businesses to the Bottoms neighborhood. **NB 2.1.3**

**Action:** Develop a suite of incentives designed to attract desirable businesses to the neighborhood, such as tax incentives, permit fee reductions, impact fee discounts, and others. **NB 2.1.4**

**Objective:** Update the streetscape, including building facades, in the neighborhood to match the new landscaping installed with the Riverton on the Platte Apartment Complex.

**NB 2.2**



*Storage yard less than a quarter of a mile from the Englewood light rail station*



*Riverton on the Platte Apartment Complex*

# The Bottoms



Local farmers market in neighboring community

**Action:** Address infrastructure problems including roadway and side walk repair, drainage improvements, addition of street lights, installation of fiber optics, providing “hotspots” to promote use of wi-fi in public places, etc. **NB 2.2.1**

**Action:** Encourage renovation of building facades through the establishment of a revolving loan fund, urban renewal program, or other funding sources. **NB 2.2.2**

**Action:** Encourage the installation of street trees and street furniture through the establishment of a revolving loan fund, urban renewal program, or other funding sources to increase walkability. **NB 2.2.3**

**Action:** Work to encourage the existence and use of public transportation in the area by working with RTD and other organizations to increase levels of service in the area along Floyd and Platte River Drive. **NB 2.2.4**

**Objective:** Encourage regular public events in the neighborhood to increase levels of foot and vehicular traffic between the apartment complex and the amenities in this neighborhood and immediately adjacent to the area. **NB 2.3**

**Action:** Establish a farmers market that would be held during the summer months in a business parking lot not used on the weekends. **NB 2.3.1**

**Action:** Hold regular block parties with live music during the summer months. **NB 2.3.2**

**Action:** Establish a Christmas market to be held during the holiday season in Barnes Park or in one of the businesses. **NB 2.3.3**

# The Bottoms

**Goal:** *Model The Bottoms neighborhood after neighborhoods in Denver, such as the Highlands and South Pearl, that have transitioned from primarily residential to a mix of residential and commercial properties that are complimentary to one another. NB 3*

**Objective:** Encourage walkability throughout this neighborhood and connecting to adjacent neighborhoods.

## **NB 3.1**

**Action:** Consider the installation of bump-outs at heavily used cross walks and streets to increase the comfort levels of pedestrians. **NB 3.1.1**

**Action:** Provide connecting sidewalks and trails in the area where none currently exist and ensure that all existing trails and sidewalks in the area are in good repair. **NB 3.1.2**

**Action:** Provide a system of sidewalks in the neighborhood that safely connect to the South Platte River Trail. **NB 3.1.3**

**Action:** Install a pedestrian path under or over Hampden at Brady Court or other suitable location. **NB 3.1.4**

**Objective:** Encourage “live above, work below” land use and building configurations. **NB 3.2**

**Action:** Explore the possibility of amending the Zoning Ordinance to allow for mixed use buildings along Hamilton Place. **NB 3.2.1**

**Action:** Use PUD overlays to encourage developers and redevelopers of property along Hamilton Place to create “live-work” units. **NB 3.2.2**

**Action:** Examine the City Code to encourage urban design standards. **NB 3.2.3**



*Main Street in Littleton showing residential and commercial uses mixed on same block*

# The Bottoms



*Drainage issues in the Bottoms*



*Old Sheridan Fire Department currently used as a storage facility for the Public Works and Police Departments.*

## **Goal: Work to preserve the rich history of The Bottoms Neighborhood NB 4**

**Objective:** Develop a historic preservation program designed to offer resources to residents. **NB 4.1**

**Action:** Reach out to historic preservation experts (government agencies, volunteers and/or consultants) for help in establishing an historic preservation program. **NB 4.1.1**

**Action:** Identify potential funding program sources either outside or internally for a historic preservation program. **NB 4.1.2**

**Action:** Create a firefighter memorial in Barnes Park. **NB 4.1.3**

**Objective:** Once a historic preservation program is established, conduct a survey of historic buildings in the area and create a register. **NB 4.2**

**Action:** Reach out to organizations such as History Colorado for guidance in developing a strategy, and potential funding strategies for conducting the survey. **NB 4.2.1**

**Objective:** Develop a marketing campaign designed to promote the history of the area. **NB 4.3**

**Action:** Hold regular events designed to promote the history of Sheridan. **NB 4.3.1**

**Action:** Identify noteworthy historical events and buildings, and identify with plaques, brochures, etc., and create a walking tour of the neighborhood. **NB 4.3.2**

# The Bottoms

**Goal:** *Work with Urban Drainage and Flood Control District, the City Public Works Department, and the neighborhood to address flooding issues. NB 5*

**Objective:** Undertake formal study process to identify areas most prone to flooding. **NB 5.1**

**Action:** Conduct neighborhood outreach to develop an idea of where the problem spots are. **NB 5.1.1**

**Action:** Review and implement City drainage plans and recommendations made in the 2012 Capital Improvements Plan designed to address the problems. **NB 5.1.2**

**Objective:** Once flood-prone areas are identified, work to obtain funding to offset some of the costs associated with mitigation. **NB 5.2**

**Action:** Develop a strategy for obtaining, managing and distributing the funds once obtained. **NB 5.2.1**

**Action:** Form a Special Improvement District (SID) to fund drainage and street improvements in this neighborhood. **NB 5.2.2**



*Hamilton Place with no curb or gutter to direct drainage away from properties*

## River Point



Abandoned building in early 2000s



The River Point neighborhood is the result of an extensive Urban Renewal development in the early 2000s and the primary focus of the 2004 Comprehensive Plan. This area was a dump, literally and figuratively, before 2004, filled with a series of landfills, junk car lots and deteriorating buildings. The neighborhood is now home to the thriving River Point Shopping Center and the Broken Tee Golf Course.

This neighborhood is generally bounded by US Highway 285 to the north, Oxford Avenue to the south, Clay Street to the west and US Highway 85/South Santa Fe Drive to the east. The primary land uses are commercial and recreational. There is a 162-space RV park in the northwest corner of the River Point neighborhood that would be an ideal location for a medium density residential development if the property was redeveloped.

The River Point neighborhood is like no other in Sheridan. The land uses within this area are dominated by a golf course and a shopping center. Additionally, with several parcels categorized as vacant, there is ample opportunity for further development. Most of those vacant parcels are located in the River Point shopping area. Of all the neighborhoods in Sheridan, this area is the largest, and contains 30.65% of the land area in the community. River Point is within walking distance of two light rail stations on the east side of Santa Fe and has a bus line that skirts the



River Point shops

# River Point

southern edge of this neighborhood along Oxford Avenue. Bus service is also available at the two light rail stations.

After the River Point retail center opened in 2007, the Great Recession severely slowed the growth of retailers in the metro area. The anticipated revenues in this development were significantly less in the first few years of the center's existence. In the past two years, River Point has seen steady growth in the number of retailers and restaurants. There are still pad sites and in line retail opportunities at the center that need to be built out as soon as possible to help maintain the financial bond repayment schedule.

**Goal: Work to maintain existing economic centers in the neighborhood while simultaneously encouraging other sources of growth. NRP 1**

**Objective:** Ensure that the River Point shopping center – the “Jewel in Sheridan’s Crown” – remains a regional draw and continues to be a strong economic driver for the City. **NRP 1.1**

**Action:** Maintain the aesthetics and the supporting infrastructure for the retail center. The following are some improvements that may be needed in the next five years:

**NRP 1.1.1.**

- Parking lot resurfacing and restriping
- Building façade improvements
- Signage updates
- Landscape replacement
- Road widening (turn lanes, etc.)

**Action:** Use the existing resources of the Sheridan Urban Renewal Authority while working to establish other sources of revenue, such as a Business Improvement District (BID), to make needed improvements. **NRP 1.1.2**

**Objective:** Diversify the neighborhood’s overall economic base by encouraging growth outside of the River Point Shopping Center. **NRP 1.2**



*Flying Saucer RV Park located just west of River Point Shopping Center*



*Golden Corral Restaurant in River Point*



Broken Tee Golf Course Club House



Golfers on the Broken Tree Golf Course

**Action:** Create an economic development program for the neighborhood and the City whereby new businesses are recruited. **NRP 1.2.1**

**Action:** Encourage multi-family residential development along Hampden near the intersection with River Point Parkway. **NRP 1.2.2**

**Action:** Encourage mixed residential and commercial uses throughout the River Point Neighborhood to allow additional development opportunities while preserving and enhancing the retail base. **NRP 1.2.3**

**Action:** Work to attract a higher end hotel in this neighborhood. **NRP 1.2.4**

**Action:** Consider working with the owners of the Flying Saucer RV Park to incorporate permanent residential homes and more retail development in the neighborhood, and more sales tax for the City. **NRP 1.2.5**

**Objective:** Work to attract and retain recreation-oriented businesses that capitalize on the waterways and trails in the City. **NRP 1.3**

**Action:** Work with outdoor-oriented business owners to develop incentives and maintain an environment where such businesses can thrive. **NRP 1.3.1**

**Goal: Continue to work with the City of Englewood and the South Suburban Parks and Recreation District to offer recreational opportunities to the citizens of Sheridan.**  
**NRP 2**

**Objective:** Ensure that the land occupied by the golf course remains in accord with Sheridan's agreement with the City of Englewood. **NRP 2.1**

**Action:** Pursue funding of the proposed River Run Park on the southwest corner of the Broken Tee Golf Course.  
**NRP 2.1.1**

# River Point

**Action:** Provide more trail connections between the golf course and the shopping center. **NRP 2.1.2**

**Action:** Every ten years evaluate with the City of Englewood the profitability of the golf course. **NRP 2.1.3**

**Action:** If at some point the golf course closes, encourage the development of a recreation-based mixed-use residential community. **NRP 2.1.4**

# South Santa Fe Business Park

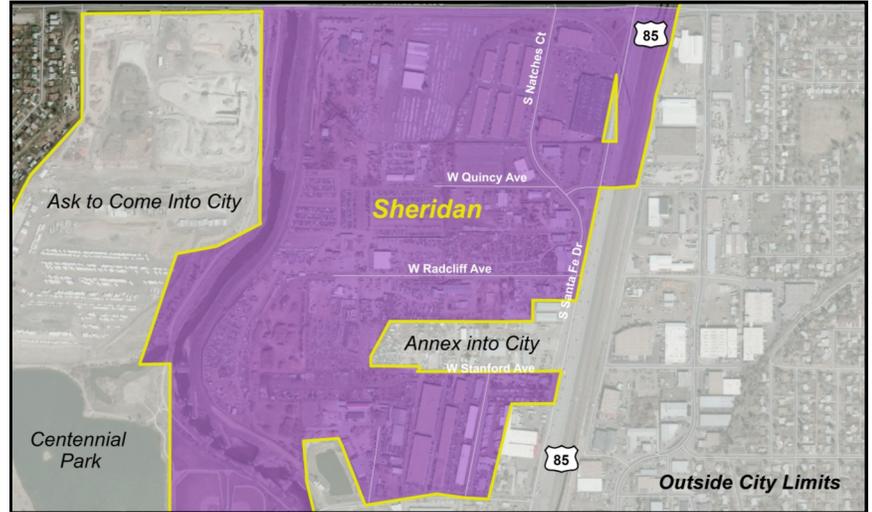
## South Santa Fe Business Park



*Building material storage yard along Oxford Avenue*



*Auto salvage and outdoor storage occupy much of the land area in the South Santa Fe Business Park*



Another unique neighborhood is the South Santa Fe Business Park, which is relatively underdeveloped compared to the rest of the community. This neighborhood is the second largest in area at 206.30 acres. In terms of relative value, this neighborhood is the second lowest from an appraised value standpoint, which helps support the premise that the area has less investment in it than might be expected. The neighborhood has 80 parcels which puts it at the second fewest number of parcels in a Sheridan neighborhood. While 20% of the properties in this area are categorized as being vacant, there appears to be a significantly higher percentage of land that has outdoor storage. The warehouse/storage use has the highest number of parcels in the neighborhood, and while some of those properties are developed with structures, many are not.

The South Santa Fe Business Park is a neighborhood that currently consists entirely of industrial properties. Historically, this area has been the eye sore of Sheridan. When the average metro area resident is asked what they know about Sheridan, "junkyards" usually come to mind. Public infrastructure consisting of dirt roads and no water or sewer lines in this neighborhood only adds to that image.

# South Santa Fe Business Park

The business park is generally bounded by Oxford on the north, Union Boulevard to the south, the South Platte River to the west and Santa Fe Drive to the east. There are several junk yards, automotive parts recycling and storage yards in this neighborhood. However, since the western edge of this neighborhood is formed by the South Platte River, this area lends itself to redevelopment that highlights the river. The South Platte River is the subject of much attention lately as the water flow, recreational outlets, and path system are enhanced via a consortium of government and private entities with an interest in the river. The consortium, known as the South Platte Working Group, created a vision for the South Platte River that includes significant improvements, development opportunities and recreational amenities in the South Santa Fe Business Park. The rejuvenation of the river and improved access to it will create an opportunity for recreational and economic development that embraces the river, rather than ignoring this amenity in the community.

In order for this rejuvenation of the neighborhood to occur, property owners in the area must come together to address basic health and habitat needs. Several years ago, the City tried to unite the property owners in this area to create a special district to help fund the needed infrastructure improvements, including water and sewer lines, as well as paved roads that connect with the rest of the City grid system. However, an agreement could not be reached and the district was not created. In order for development to occur in this neighborhood, a special district or significant private investment is needed. Given the lack of infrastructure, this area could benefit from the creation of an urban renewal district.



*Kayakers along the South Platte in the South Santa Fe Business Park*



*One of the auto recycling businesses in the South Santa Fe Business Park*

# South Santa Fe Business Park

**Goal:** *Redevelop the South Santa Fe Business Park into a high quality commercial and industrial job-producing district, with supporting high density residential area and recreational amenities, which contributes additional economic vitality to the City of Sheridan. NSF 1*

**Objective:** Work to halt the deterioration of the properties along the east side of the South Platte River and make them more productive through a concerted redevelopment strategy. **NSF 1.1**

**Action:** Work with property owners and/or prospective developers to create a specific redevelopment plan for the area. **NSF 1.1.1**

**Action:** Bring in a design group to explore design alternatives for potential future redevelopment options in this neighborhood. Present findings to property owners, City Staff, Planning Commission, and City Council. **NSF 1.1.2**

**Action:** Create an active adult community with attached patio homes or retirement complexes close to the Platte River. **NSF 1.1.3**

**Action:** Encourage a mixed-use development oriented toward the river, including restaurants with outdoor cafes, an outdoor event facility, and a community center with a pool. **NSF 1.1.4**

**Objective:** Continue to work alongside the South Platte Working Group to restore the South Platte River to its original beauty and to enhance the recreational opportunities and access to the river. **NSF1.2**

**Action:** Install a trail and public artwork along the east side of the Platte as is called for by the South Platte Working Group Vision prepared in 2013. **NSF 1.2.1**



*Platte River in the South Santa Fe Business Park*



*Salvage yard on Santa Fe*

# South Santa Fe Business Park

**Action:** Work with urban drainage to restore the water channel for the river into its natural state in accordance with the South Platte Working Group Vision. **NSF 1.2.2**

**Objective:** Create an economic entity to facilitate the redevelopment plan for the area and make infrastructure improvements. **NSF 1.3**

**Action:** Commission a cost/benefit analysis for the redevelopment for South Santa Fe Business Park. **NSF 1.3.1**

**Action:** Convene a meeting of landowners to assess level of interest in forming a special district to bring about revitalization/redevelopment in this neighborhood. **NSF 1.3.2**

**Action:** Have property owners work collectively toward the goals in this plan to provide fiscal incentives to property owners wishing to redevelop their properties. **NSF 1.3.3**

**Action:** Conduct a conditions survey for the area in order to determine if sufficient factors of blight exist in order to justify the use of urban renewal tools such as tax-increment financing. **NSF 1.3.4**

**Action:** Expand the Sheridan Redevelopment Authority to cover this area to provide incentives for redevelopment. **NSF 1.3.5**

**Action:** Determine what environmental issues may exist in the neighborhood. Work to mitigate them. **NSF 1.3.6**

**Action:** Extend the street system in the neighborhood so that West Quincy, West Radcliff, and West Stanford connect Santa Fe with the western edge of the neighborhood to improve access to the properties adjacent to the river and throughout this area. **NSF 1.3.7**



Auto parts store on Santa Fe

# South Santa Fe Business Park



Truck traffic along Oxford



Red and Jerry's

**Action:** Work with the appropriate sewer district and Denver Water to extend water and sewer services to this area in order to make the properties more appealing for developers and create opportunities for redevelopment.

**NSF1.3.8**

**Action:** Explore the opportunities that Brownfield Grants can provide to fund the necessary improvements in the area. **NSF 1.3.9**

**Action:** Work to encourage the existence and use of public transportation in the area by installing bus shelters and working with RTD and other organizations to increase levels of service in the area. **NSF 1.3.10**

**Goal:** *Work with the industrial areas located along the west side of Santa Fe and along Oxford to capitalize on the central location in the south metro area to bring new growth to the area. NSF 2*

**Objective:** Continue to support the area along Santa Fe as an industrial center and capitalize on high traffic counts in the area. **NSF 2.1**

**Action:** Work to promote economic development in the area through the South Metro Chamber of Commerce and other relevant organizations. **NSF 2.1.1**

**Action:** Evaluate current zoning district configurations in the area and identify properties that might benefit from rezoning. **NSF 2.1.2**

**Action:** Encourage a series of business/office/warehouse developments in this portion of the neighborhood; good location for distribution centers. **NSF 2.1.3**

**Action:** Evaluate ways to better utilize the underdeveloped southwest corner of the intersection between Oxford and Santa Fe given its proximity to the Sheridan light rail station. **NSF 2.1.4**

# South Santa Fe Business Park

**Action:** Encourage property owners to improve area curb appeal by making capital improvements such as installing landscape islands in the parking lot of Red and Jerry's and street trees along South Natches Court. **NSF 2.1.5**

**Objective:** Work to attract and retain businesses in the "creative industries" sector such as artisans. **NSF 2.2**

**Action:** Work with "creative industries" business owners to develop incentives and maintain an environment where such businesses can thrive. **NSF 2.2.1**



*Oxford Recycling along Oxford in unincorporated Arapahoe County*

## Civic Center



Homes in the Civic Center Neighborhood

The Civic Center neighborhood is generally bounded by Oxford to the north, the southern city limits to the south, Lowell to the west and Clay to the east. Besides the commercial development along Federal which bisects this neighborhood, the area is primarily made up of mid 20<sup>th</sup> century residential homes. In general, the lots and houses are well maintained.

This neighborhood not only includes City Hall and two schools, but boasts 20% of the land area in the community. This portion of Sheridan is primarily residential, with the vast majority (83%) of the parcels devoted to single family residential uses. Interestingly, the single family uses account for 35% of the area in the Civic Center neighborhood, followed closely (29%) by public properties such as schools. Multi-family residential units represent only three parcels in the neighborhood, but they account for 11% of the land area. This neighborhood is one of the best served from a public transportation standpoint, with existing lines on the north and west side of the area, as well as a line that runs through the middle of the neighborhood on Federal.

Oxford Avenue provides access to the civic functions of Sheridan - City Hall, the Sheridan Library, Sheridan High School, and the Sheridan Recreation Center. Alice Terry

# Civic Center

Elementary School, the Sheridan Early Education Program, and the Sheridan School District Administration Offices are also in this neighborhood.

When speaking to citizens about their neighborhood, there was a sense of pride and affection from residents in the Civic Center neighborhood. They enjoy quiet streets, great neighbors, and good proximity to schools. A new trail along Irving and Quincy Streets provides better access for students walking to school and the library. The City is working on a trail extension to provide a pedestrian crossing at Federal along the Quincy right-of-way.

Some of the challenges that this neighborhood faces pertain to lack of street maintenance and close proximity to heavy industrial uses that are in unincorporated Arapahoe County. There is a large drainage issue in this neighborhood which causes sections of standing water to occur for days after a rainstorm. The City has provided temporary measures to address the issue, but a permanent solution is needed.

The heavy industrial uses east of this neighborhood create a significant amount of dust and noise that is not compatible with residential uses. The City and the County, along with the industries, continue to work together to address these environmental hazards.

***Goal: Continue to improve public infrastructure to better support the important community facilities in the neighborhood, such as Sheridan City Hall and Alice Terry School/Park. NC 1***

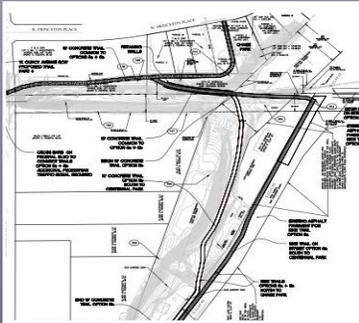
***Objective:*** Improve streets, sidewalks and curbs in this neighborhood, to include missing segments of sidewalks.

## **NC 1.1**

***Action:*** Develop an access control plan for Federal designed to increase driver safety by decreasing the number of access points and creating shared access for businesses. **NC 1.1.1**



*Road damage on Princeton*



Trail Options along Quincy right-of-way

**Action:** Add wider sidewalks, benches, landscaping and pedestrian friendly signage along Federal to create a more walkable streetscape. **NC 1.1.2**

**Action:** Consider a “road diet” for portions of Federal which could include treed medians for the purpose of taming traffic, providing a refuge for pedestrians, and visual buffer between the residential areas on the west side and the commercial uses on the east side. **NC 1.1.3**

**Action:** Determine if urban renewal resources, can be used such as “Public Improvement Financing” (PIF), “Business Improvement District” (BID) or other similar tools for financing public improvements. **NC 1.1.4**

**Action:** Work to provide a controlled pedestrian walkway across Federal near the Quincy right-of-way. **NC 1.1.5**

**Action:** Use Safe Routes to School Grants to provide flashing school speed limit signs near Alice Terry Elementary. **NC 1.1.6**

**Action:** Install way-finding signage to community facilities. **NC 1.1.7**

**Objective:** Fix drainage problems in the neighborhood east of Federal. **NC 1.2**

**Action:** Conduct a drainage study in the area and determine which of the recommendations are the most cost-effective. **NC 1.2.1**

**Action:** Use existing urban renewal resources, employ PIF, establish a BID, or use other similar tools for financing public improvements. **NC 1.2.2**

**Action:** Work cooperatively with Englewood and/or Arapahoe County to provide appropriate drainage for this area of the community. **NC 1.2.3**

# Civic Center

**Goal:** *Buffer residential areas from higher intensity commercial and industrial uses.*

## **NC 2**

**Objective:** Create a trail connection east of Federal to connect the new Quincy right-of-way trail between Irving and Federal to Centennial Park which will act as a buffer.

### **NC 2.1**

**Action:** Use existing Arapahoe County Open Space funds from the recent planning grant to develop conceptual plans and detailed construction drawings for the trail.

#### **NC 2.1.1**

**Action:** Obtain further grant funding to construct the trail.

#### **NC 2.1.2**

**Objective:** Work with Xcel Energy to create more of an open space buffer in their utility easement along Clay Street.

### **NC 2.2**

**Action:** Determine if the land uses located in the Xcel easement were established lawfully. **NC 2.2.1**

**Action:** Coordinate a meeting between Sheridan staff and Xcel representatives to determine whether or not Xcel is willing to make changes in the Clay Street corridor, and if so, chart a course towards that objective. **NC 2.2.2**

**Action:** Develop a corridor plan for Clay Street designed to identify opportunities for transforming the corridor into more of an amenity and buffer for the neighborhood that includes open space, trees and a trail along the Xcel easement. **NC 2.2.3**

**Objective:** Provide buffers for the residential area east of Federal from the heavy industrial recycling facility east of Clay. **NC 2.3**



*Clay Street separating residential uses and industrial uses.*



*Proposed location of trail just south of intersection of Clay and Federal*

**Action:** Consider using public funds to install fencing, walls or landscaping features including trees, bushes and/or berms in strategic locations, such as public right-of-way along streets, to screen heavier uses. **NC 2.3.1**

**Action:** Require new businesses requesting land use or building permits to install screening in the form of landscaping, walls or fencing where needed. **NC 2.3.2**

**Goal: Expand and connect the trails, open space and parks in the neighborhood to provide more activities for residents. NC 3**

**Objective:** Determine what activities are most desirable in each park. **NC 3.1**

**Action:** Conduct a survey of residents designed to identify specific needs and desires for local parks. **NC 3.1.1**

**Action:** Create a trails plan for this neighborhood that connects the public facilities to the existing trail system. **NC 3.1.2**

**Goal: Eliminate food desert issues. NC 4**

**Objective:** Address the need for healthy food access in this neighborhood. **NC 4.1**

**Action:** Encourage the establishment of a grocery store in this neighborhood. **NC 4.1.1**

# East Federal

## East Federal



The East Federal neighborhood is characterized by a blend of primarily commercial and light industrial land uses, with 45% of parcels devoted to warehouse/storage uses. This land use category also has 64% of the appraised land value. Of note is one parcel which is a manufactured housing park which has 20% of the land area and has 14% of the appraised value of the neighborhood. This housing community is well kept but occupies a prime piece of property within the City limits. Several homebuilders have approached the owners of the manufactured home park, but they are not interested in selling at this time. There are only two other residences in this neighborhood. The remainder of the East Federal neighborhood is occupied by retail shops, a landscape nursery and automotive repair shops along Federal and light industrial office/warehouses east of Federal.

The neighborhood is generally bounded by US Highway 285 to the north, Oxford Avenue to the south, Federal Boulevard to the west and the Broken Tee Golf course to the east. The presence of the golf course creates unique development opportunities to capitalize on this inviting open space amenity. Bear Creek, which runs through the northern portion of the neighborhood, also provides a unique amenity to future development. This area would be ideal for an active adult community close to recreational and shopping opportunities. Ready access to RTD bus lines



*Office warehouse building*



*South Clay Street north of Mansfield*

along Oxford and Federal makes it attractive as well to the active adult population.

**Goal:** *Capitalize on existing amenities in and surrounding the neighborhood such as the Broken Tee Golf Course, Mary Carter Greenway Trail and Bear Creek Trail to rejuvenate the South Clay corridor and provide more open space opportunities for residents and business owners east of Federal Blvd. NEF 1*

**Objective:** Encourage new development adjacent to the golf course. **NEF 1.1**

**Action:** Evaluate the following property types for potential redevelopment projects such as residential developments for active adults and retirees: **NEF 1.1.1**

- Older industrial buildings adjacent to the golf course between West Mansfield and Oxford on the east side of South Clay Street.
- Residential and commercial properties west of Clay and north of Mansfield.

**Objective:** Work to improve pedestrian mobility for the homes and businesses that relate more directly to the less vehicle-traveled Clay corridor than to Federal to the west. **NEF 1.2**

**Action:** Explore the possibility of installing sidewalks or a multi-use trail along South Clay to connect Bear Creek Trail with the homes and businesses along this corridor. **NEF 1.2.1**

**Action:** Explore ways to connect future sidewalks or trails along South Clay to the Mary Carter Greenway Trail that runs along the South Platte River through the center of the golf course and connects to the Bear Creek Trail to the north. **NEF 1.2.2**



*Federal Boulevard with minimal streetscaping*

# East Federal

**Goal: Work to increase customer traffic for local businesses and improve image and overall aesthetics in the commercial area along Federal Boulevard between US Highway 285 and West Oxford Avenue. NEF 2**

**Objective:** Work to develop opportunities for “live-work” developments along Federal in order to increase the “24-7” presence of people in the corridor. **NEF 2.1**

**Action:** Change zoning along Federal from Bus-1 and Com-C to mixed use to encourage more residential opportunities. **NEF 2.1.1**

**Action:** Emphasize the desire for smaller scale, neighborhood commercial-type businesses in the area in future master and design plans. **NEF 2.1.2**

**Objective:** Make Federal more pedestrian-friendly to encourage surrounding residents to get out of their cars and use the neighborhood commercial businesses that are within a 10 minute walk. **NEF 2.2**

**Action:** Sidewalks exist along the east side of Federal in some places. Conduct a more detailed sidewalk survey to determine where the gaps are in coverage and work to connect the gaps. **NEF 2.2.1**

**Action:** Survey individual property owners to identify opportunities for acquisition of right-of-way or easements for the purpose of installing sidewalks. **NEF 2.2.2**

**Action:** Identify locations and funding for street furniture, bike racks and other infrastructure that would increase non-motorized traffic along the corridor. **NEF 2.2.3**



*Frontier Mechanical building on Federal Boulevard*



*Landscaping along a small portion of Federal Boulevard*

**Objective:** Create a business improvement district (BID) to provide funding for streetscaping, property agglomeration (to create bigger lots that are developable) and façade improvements. **NEF 2.3**

**Action:** Research requirements for creating a BID.  
**NEF 2.3.1**

**Action:** File the appropriate paperwork and appoint a board or commission to govern the district. **NEF 2.3.2**

**Action:** Develop a plan for how to use the funds acquired through the BID. **NEF 2.3.3**

**Objective:** Establish an identity for the corridor that capitalizes on its strengths. **NEF 2.4**

**Action:** Conduct a survey of local businesses and residents to determine what identity they would like to convey.  
**NEF 2.4.1**

**Action:** Develop a detailed Corridor Plan for South Federal Boulevard to include: **NEF 2.4.2**

- Incorporate red brick building at West Milan and South Federal in design component as an example of architecture to encourage
- Highlight Frontier Mechanical located on South Federal as an example of a good business image to expand upon

**Objective:** Create design plans for the streetscapes of Federal and Oxford. **NEF 2.5**

**Action:** Survey properties and owners to identify opportunities to provide a consistent streetscape design.  
**NEF 2.5.1**

# East Federal

**Goal: Work to improve circulation and safety for pedestrians and motorists throughout the neighborhood. NEF 3**

**Objective:** Encourage walking through the business park to commercial opportunities along Federal by improving pedestrian infrastructure. **NEF 3.1**

**Action:** Existing attached sidewalks along the north and south sides of West Mansfield terminate suddenly less than a block east of Federal. Acquire funding to install sidewalks along Mansfield to connect Federal with Clay. **NEF 3.1.1**

**Action:** Conduct a survey of neighborhood residents and business owners to identify existing pedestrian routes that should be prioritized for sidewalk installation. **NEF 3.1.2**

**Objective:** Explore the possibility of developing access control plans along Federal and Oxford designed to combine access points for businesses and increase pedestrian and driver safety in the area. **NEF 3.2**

**Action:** Research traffic counts and traffic accident data for the corridor and determine the need for an access control plan. **NEF 3.2.1**

**Action:** Work with property owners to develop an access control plan that eliminates the number of access points while preserving each individual business owner's property access through shared access configurations. **NEF 3.2.2**

**Action:** Identify sources of funding for recommended improvements. **NEF 3.2.3**



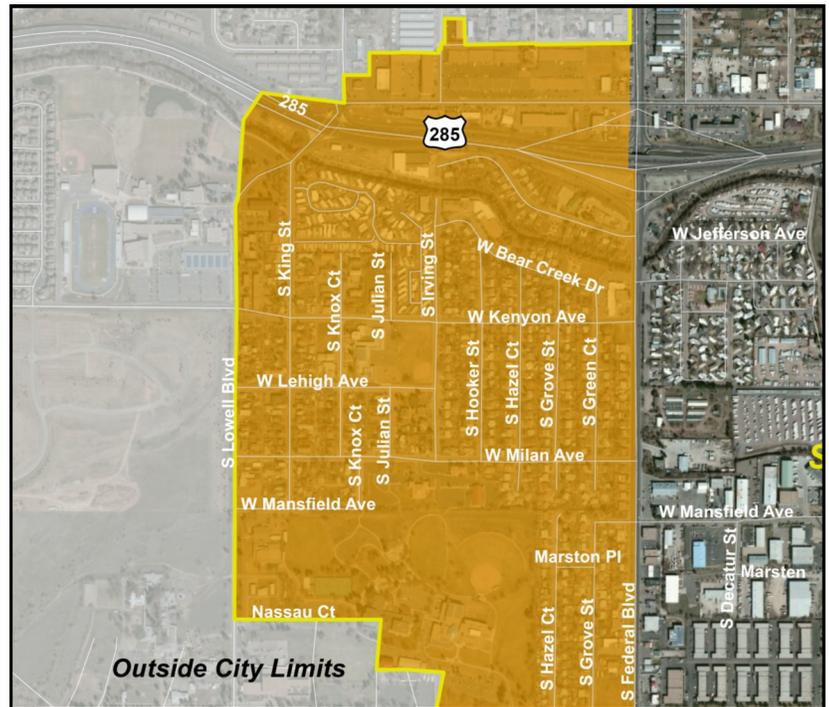
*Manufactured home park with no sidewalks*

# Fort Logan Northgate

## Fort Logan Northgate



Historic north gate of Fort Logan



In February 1887, President Grover Cleveland authorized the establishment of an Army fort near Denver. Lieutenant General Phil Sheridan came to Denver and selected a tract of land south of Bear Creek nearly 10 miles from downtown Denver for the new fort. On Oct. 31, 1887, troops moved onto the grounds of the "Camp Near the City of Denver," marking the official beginning of Fort Logan.

Historically, the major north/south street in this neighborhood, Lowell Boulevard, had a hotel and post office and small shops to serve Ft. Logan. Just a block east of Lowell, there is a historic bar, Monaghans, that has been in operation since 1892. Recently renovated to its turn-of-the-century uniqueness, this watering hole used to be the gathering place of the neighborhood. In addition to Monaghans, there are a handful of structures that could be submitted for historical designation in the neighborhood. There are also single-family homes in this area that are in need of rehabilitation along with apartment complexes and duplexes.

# Fort Logan Northgate

New development is occurring in this neighborhood and will spur additional investment. The new Fort Logan Northgate school for third through eighth graders opened in January of 2015. The new school leaves the old Fort Logan Elementary school vacant in this neighborhood. Due to the nature of the state grant that funded the new school, the old elementary school building and property will be sold and demolished. The property was recently bought by Habitat for Humanity and the school district desires a development of attached homes at this location.

This neighborhood is characterized by having the most parcels (530), the highest appraised value (28.49%) in the community, and the third largest sized neighborhood in Sheridan. Within the neighborhood, 78.49% of the parcels are utilized by single-family residences. When all residential uses are considered, 87% of the parcels are used by a variety of residential types including an older multi-family apartment complex and a senior housing apartment complex, Bear Creek Village, which is a manufactured home community. Other uses significant to the neighborhood are the new library, Sheridan's Community Park, and Sheridan High School which when combined, account for 29% of the land area in this neighborhood. The commercial uses of this neighborhood are concentrated along Federal Boulevard and Old Hampden.

## **Goal: Encourage more small-scale neighborhood-oriented businesses along Federal and Old Hampden. NN 1**

**Objective:** Ensure that the existing configuration of zone districts encourages these kinds of businesses. **NN 1.1**

**Action:** Evaluate the matrix of permitted uses in the zoning code to confirm that restaurants, dry cleaners, and other low-intensity retail businesses are allowable in the area. **NN 1.1.1**

**Action:** Ensure the size of properties can accommodate any intended use. **NN 1.1.2**



*New school under construction*



*Forte Farms Store on Federal Boulevard*



Road repair needed along Milan

**Action:** Provide a small grocery store to serve residents west of Federal. **NN 1.1.3**

**Action:** Rezone properties as needed to better promote a neighborhood-commercial business environment.

**NN 1.1.4**

**Objective:** Ensure that the land use code contains design standards that support smaller, neighborhood commercial uses. **NN 1.2**

**Action:** Create design guidelines for corridor development in the land use code that provides for small-scale, walkable urban design in these areas. **NN 1.2.1**

**Objective:** Develop a suite of incentives designed to attract small businesses to the edges of the neighborhood. **NN 1.3**

**Action:** Address outstanding infrastructure issues that detract from business in the area, such as deteriorating streets, lack of sidewalks and other problems. **NN 1.3.1**

**Action:** Develop criteria that staff can use to determine which businesses are eligible for incentives. **NN 1.3.2**

**Action:** Employ “Public Improvement Financing” (PIF), establish a “Business Improvement District” (BID) or use other similar tools for financing public improvements to support neighborhood commercial uses. **NN 1.3.3**

**Action:** Offer the following incentives (and others as needed): **NN 1.3.4**

- “Streamlined” development review process;
- Discounted planning, impact and/or building permit fees;
- Reimbursement for development costs through tax-increment financing;
- Reduction in amount of sales tax paid to the City for a set period of time.

# Fort Logan Northgate

## Goal: Promote walkability in the area. NN 2

**Objective:** Repair deteriorating roads, sidewalks, and trails and provide them where none currently exist. **NN 2.1**

**Action:** Evaluate the Capital Improvement Plan approved in 2012 to determine if a more detailed neighborhood-wide survey of street and sidewalk conditions is needed to identify deteriorating or missing infrastructure and develop a spreadsheet and map indicating the results of the survey. **NN 2.1.1**

**Action:** Employ PIF, establish a BID, or use other similar tools for financing public improvements to support neighborhood commercial uses. **NN 2.1.2**

**Action:** Improve pedestrian connection across US Highway 285 at Knox/Lowell Boulevard. **NN 2.1.3**

**Objective:** Capitalize on close proximity to trails and schools in this neighborhood. **NN 2.2**

**Action:** Start with the “low-hanging fruit” by adding trails and side walks as extensions of existing infrastructure and connecting destinations such as schools, parks and commercial areas. **NN 2.2.1**

**Action:** Conduct a community outreach campaign designed to identify areas where new trails and sidewalks would be most useful. **NN 2.2.2**

## Goal: Address deteriorating residential properties while still preserving historic structures. NN 3

**Objective:** Promote the post WWII/mid-century modern architectural style in the neighborhood. **NN 3.1**

**Action:** Research this style of development and clearly define it either in the development code or as an implementation measure of this plan. **NN 3.1.1**



*Bobcat Park along Bear Creek*



*Historic building along Lowell Boulevard*

# Fort Logan Northgate



*Historic Ft. Logan school building*

**Action:** Once the aesthetics of the desired style are clearly defined, establish methods of encouraging or requiring compliance with the vision for the area through amendments to the development code. **NN 3.1.2**

**Objective:** Maintain buildings that could be designated as historic. **NN 3.2**

**Action:** Conduct a survey of the neighborhood for the purpose of identifying the historic structures in the area. Pursue grant money for survey. **NN 3.2.1**

**Action:** Establish a local historic register that lists all of the historic structures in the neighborhood. **NN 3.2.2**

**Action:** Consider property tax rebates for properties on the historic register. **NN 3.2.3**

**Action:** Consider establishing historic districts with specific construction and renovation guidelines for areas where large numbers of historic structures exist. **NN 3.2.4**

**Action:** Develop a program whereby homeowners can apply for financial assistance (matching grants, low-interest loans, technical assistance) to renovate historic properties. **NN 3.2.5**

**Action:** Take code enforcement action as needed to address deterioration of historic structures. **NN 3.2.6**

**Objective:** Convert the Fort Logan Elementary School site into an infill development that reflects the historical character of the old school building. **NN 3.3**

**Action:** Encourage housing types that will spur rehabilitation of the neighborhood. **NN 3.3.1**