Sheridan Comprehensive Plan 2015

Table of Contents

Chapter	Page
i- Acknowledgments	4
ii- Citizen Participation	7
1- Introduction	9
Why Plan	9
Why Neighborhoods are Important	10
Neighborhoods of Sheridan	11
2- History of Sheridan	17
3- Past Sheridan Comprehensive Plans	23
Accomplishments of the 2004 Plan	24
Expanding the City's Tax Base	24
Civic Improvements	26
Image and Visibility Improvements	26
Resolving Land Use Conflicts	28
Improvements to Take Advantage of Light Rail	29
Infrastructure Improvements	31
Park and Trail Improvements	33
Potential Annexations	35
4- The People of Sheridan	36
Demographics	36
Education	37
Ethnicity	37
Health	38
Housing	39
Economy	40
Sales Tax	42
5- Vision	43
6– Citywide Goals, Objectives and Actions	
Community Engagement and Special Events	46
Growth and Economic Development	52
Land Use and Community Design	61
Recreation, Open Space and Culture	77
Transportation and Utilities	83
Community Image	93
7- The Neighborhoods of Sheridan	101
Goat Hill	103
The Bottoms	109
River Point	116
Santa Fe Business Park	120
Civic Center	126
East Federal	131
Fort Logan Northgate	136

Table of Contents

8- Citywide and Neighborhood Implementation Measures 141

Appendix

- Citywide Implementation Matrix
- Neighborhood Implementation Matrix
- Vicinity Map
- Combined Neighborhood Maps
- SWON Map
- Future Land Use Map
- Current Land Use Map
- Current Zoning Map
- Sanitation District Facilities Map
- Citizen Survey and Combined Results

Acknowledgements

"A visionary is a leader of excellence who sees what others do not see, who achieves for now and plans for the future, who positively impacts different generations and raises up other visionaries."
Onyi Anyado

Sheridan Citizens
This plan has been created with your help and with you in mind. You are what makes this community. You bring life, vitality, vision, energy and character to this City. Implement this plan wisely for it holds your legacy.

Sheridan Celebrates and National Night Out participants
Thank you for taking the time to fill out a survey and tell us about your neighborhoods. You gave insight into your portion of the community.

City Council
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Citizen Participation

All through 2013, City staff and RG and Associates analyzed each chapter of the 2004 plan to identify what had been accomplished, what was still left to be done and what, if any, goals were no longer important to the City. During that year, Planning Commission and City Council met jointly three times to discuss the findings of the review of the 2004 Plan as well as discuss the new goals of the City. Also during this time, staff created a survey—a copy of which, along with results, is in the Appendix of this Plan. This survey was given at the 2013 National Night Out and the 2013 Sheridan Celebrates event. The City received over 150 surveys from those events. The survey was also put in the December 2013 Sheridan Newsletter and over 20 surveys were completed and returned to the Planning Department.

Kids at Sheridan Celebrates planning booth

The comments from the surveys as well as discussions at the joint Planning Commission and City Council meetings led to the realization that Sheridan did not necessarily have the small town character that was discussed in the 2004 Plan. But instead, Sheridan had evolved into a series of urban neighborhoods each with their own unique character and development opportunities. Seven neighborhoods were identified and, in August of 2014, the neighborhoods were revealed at National Night Out for public comment. Support for the neighborhoods is strong and encourages people to identify what is important and different about their neighborhood from other areas of the City.

Tri-County employee talking to a Sheridan resident

Also at National Night Out in August 2014 and Sheridan Celebrates in September 2014, Tri-County Health had a booth where they asked the public their thoughts on health issues such as accessibility to sidewalks and trails, how close healthy food is to their home to purchase, and how do they think new development could improve their health. Tri-County staff found that residents were already accessing a variety of destinations on foot, particularly schools and public buildings in the Northgate and City Center neighborhoods. Residents also helped identify missing sidewalks and retail or commercial destinations they would like to access but are

currently unable to due to distance or pedestrian safety concerns.

In November 2014, the City conducted a workshop where the draft of the 2014 Comprehensive Plan was revealed and comments were gathered. There were several maps and boards with checklists that were discussed and input was given to staff on what still needed to be addressed in the plan such as lighting in neighborhoods and the need for road and sidewalk repairs. There were approximately 20 people in attendance. The Plan was also available for viewing and comment on the City website in late 2014.

Chapter 1: Introduction

Why Plan?

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community. This is done through a Comprehensive or Master Plan.

A Comprehensive Plan is a community's general guide for making decisions that will positively impact the City in the future. These decisions include how the City can engage its community to make the City a better place to live. It also addresses how public infrastructure improvements should occur. One of the biggest decisions that a Comprehensive Plan addresses pertains to land use. In this capacity, the Plan typically describes how the community wants to grow, where the community wishes the different land uses to occur and what the community wants those developments to look like. The plan then can be used to govern major land use decisions.

Similar to other communities in the metro area, Sheridan has seen a large demographic shift since 2004 when the most recent comprehensive plan was developed and adopted. The population, ethnicity, and age has diversified, and is now similar to the metro area with a mix of ages and ethnicities. This shift is seen in Census data as well as in the responses that were received from the surveys conducted by City staff in 2013.

This mix of people from all walks of life is most likely why the citizen surveys indicated that Sheridan does not have a small town feel anymore, where everyone knows everyone else. However, the changing demographics and the diversification of the Sheridan economy has lead to the creation of pockets of residential and commercial neighborhoods that still have a certain sense of intimacy.

"A goal without a plan is just a wish. Have a plan to make it happen."

"In many ways, a Comprehensive Plan is a reflection of a community's values and, over time, those values change."

In many ways, a Comprehensive Plan is a reflection of a community's values and over time these values change. Changing values necessitate the need for a new or updated Comprehensive Plan for a community. In Sheridan's case, new recommendations are needed for each neighborhood of the community due to their unique character.

Why Neighborhoods are Important

Neighborhoods are where "community" should be found. In this ever growing world where technology seems to be taking over, community cannot be forgotten. Sheridan is creating the intimacy of community through its neighborhoods. During the year-long analysis of the 2004 Plan, a neighborhood theme emerged which led to the identification of seven distinct neighborhoods in Sheridan. Each neighborhood has its own character and uniqueness that needs to be acknowledged and built upon with any future development.

The neighborhoods north of US Highway 285 (Hampden Avenue) are some of the oldest in the City. They have a variety of different housing from smaller mid-1930s bungalows to a smattering of attached homes with three to six units. There are also some newer, larger homes on the half-acre plus lots. On the eastern part of this area, there are also several light industrial facilities.

The area to the south of US Highway 285 is a mix of two residentially dominated neighborhoods and three commercial/industrial neighborhoods. The residential neighborhoods have a similar post World War II feeling with ranch style housing on uniform size lots set on a grid pattern of streets. The streets connect easily to arterial roads such as Federal and Oxford. There are a variety of automobile-oriented and other service-oriented shops dotting the arterial roads. East of Federal are the commercial/industrial neighborhoods including the crown jewel of Sheridan re-development, River Point Shopping Center. South of Oxford lies an area ready for some attention and planning, but

currently the area is full of heavy industrial uses such as salvage recycled auto part lots and yards and automotive maintenance facilities.

This diversification of neighborhood types puts Sheridan in a unique economic position. There are a vast number of economic opportunities associated with hundreds of rooftops in each neighborhood to create an economic base that is quite beneficial to a community the size of Sheridan.

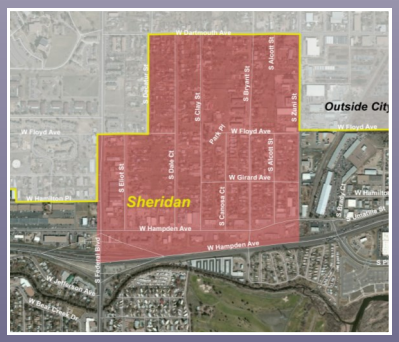
These unique neighborhoods are briefly summarized below and are explored in more detail later in this plan.

The Neighborhoods of Sheridan

The Neighborhoods of Sheridan

Goat Hill

The Goat Hill neighborhood is the most rural in character in the city. For many years, this neighborhood was the home to a large goat farm and was affectionately referred to as Goat Hill. Large, nearly one acre residential lots, originally platted by the Boulevard Gardens Annexation Subdivision plat, are the predominant land use with older commercial buildings along the southern end of the neighborhood bordering old Hampden Avenue. This neighborhood is home to some newer commercial development such as the Zakhem Commercial Center and a 7-11 convenience store, both on Federal. The Goat Hill neighborhood is generally bound by Dartmouth to the north, US Highway 285 to the south, Federal to the west, and Zuni to the east.



Goat Hill

The Bottoms

The Bottoms neighborhood is generally bounded by Floyd Avenue (the northern-most part of Sheridan at this location), US Highway 285 to the south, Zuni Avenue to the west and South Platte River to the east. The neighborhood historically was referred to as the Bottoms because it is the river bottom area. A portion of the area also lies in a flood plain, and compared to the rest of the City, is very flat with very little grade change. Poor drainage plagues this neighborhood. This is an area that is in transition with a wide variety of

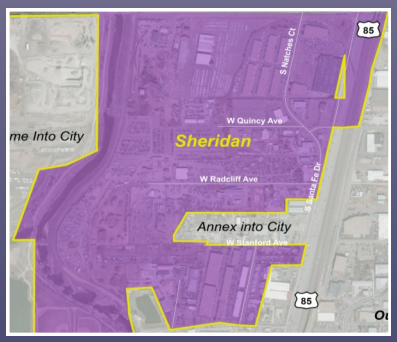
The Bottoms

single-family and multi-family homes ranging in size and affordability. Also in the mix are small businesses and more industrial type buildings with retail, automotive, and storage uses. Part of this neighborhood was originally the home of the Cinderella Twin Drive-In Movie Theater, which was the spot to be in the South Central metro area during the early 1970s for entertainment. In 2005 the drive-in was demolished and a large luxury apartment complex was constructed. These apartments provide for the majority of multi-family housing options in the City.

River Point

River Point

River Point was the result of an extensive urban renewal development in the early 2000s and the primary focus of the 2004 Comprehensive Plan. Originally the site of several landfills for decades, extensive environmental and relocation efforts created this commercial center. This neighborhood is generally bounded by US Highway 285 to the north and Oxford Avenue to the south. The South Brady Court Street alignment and the vast majority of the Broken Tee Golf Course create the western edge of this neighborhood and South Santa Fe/US Highway 85 the eastern edge. The neighborhood is commercial and recreational with a mobile home park in the northwest corner of the neighborhood.



South Santa Fe Business Park

South Santa Fe Business Park

This neighborhood is completely industrial in nature. There is a lack of public streets, sewer, and water in this area. The area is generally bounded by Oxford on the north, Union Boulevard to the south, the South Platte River to the west and Santa Fe to the east. There are several salvage yards, automotive parts recycling, and storage yards in this neighborhood. However, the western edge is beautiful with the South Platte River running along it. There is economic potential in this neighborhood that is currently underutilized.

East Federal

The East Federal neighborhood is a mix of manufactured homes and businesses. There is a large and very well-maintained mobile home community on the north side of the

neighborhood. The southern half contains a series of business parks hosting a variety of different types of operations from manufacturing to warehouse/office space. This business area is known historically as the old Prestress property. 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.

East Federal

Fort Logan Northgate

This neighborhood, platted as part of Sheridan Hills, sprang to life when Ft. Logan became an Army Post in October 31, 1887. There is the old tavern, Monaghan's, that has been in operation since 1908. There are a handful of structures that could be submitted for historical designation. There are also homes in this area that are in desperate need of rehabilitation along with apartment complexes and duplexes. The new Fort Logan at Northgate School is in this neighborhood as well. The old Fort Logan Elementary site is in the heart of this neighborhood and is slated for residential redevelopment. The neighborhood is bounded on the north by the City limits just north of US Highway 285 and Oxford Avenue to the south. Lowell provides the western-most boundary and Federal Boulevard the east boundary.

Fort Logan Northgate

Civic Center

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. Oxford Avenue provides access to the civic functions of Sheridan, such as City Hall, the new Sheridan library and Sheridan High School. Besides the commercial development along Federal which bisects this neighborhood, the area is primarily made up of mid-20th century residential homes, platted as the Rose Gardens Subdivision. In general, the lots and houses are well maintained.

Civic Center

Layout of the 2015 Comprehensive Plan

The 2015 Comprehensive Plan focuses on these neighborhoods and what is envisioned for each one. However, prior to a more in-depth discussion of each neighborhood, the Plan lays out the history of Sheridan and how it evolved from a military support town to a thriving and diverse suburb of Denver.

Chapter Two provides the history of Sheridan. Platted as a Town along the Santa Fe Trail, Sheridan became home to a military post and then grew into a City. It survived a devastating flood and even bankruptcy to become the growing suburb it is today.

When creating a new Comprehensive Plan or updating one, it is important to look back on previous plans and determine what has been done, what is still left to be accomplished and what goals may have changed in the last decade. Chapter Three is dedicated to the accomplishments of the 2004 Plan.

Chapter Four delves into just how diverse Sheridan is demographically and economically. The 2000 population statistics are compared to the 2010 census information. This shift in demographics provides the setting for why the 2004 Comprehensive Plan accomplished what it did and how the 2015 Plan will allow Sheridan to provide for the shifting population needs.

Chapters Five and Six provide a new vision for Sheridan and general goals and actions for the City to take to improve the economic development, land use, transportation and recreation opportunities throughout the City. There is also a section dedicated to setting goals for improving Sheridan's community image. These goals apply to the City as a whole with an eye to improving the economic position of the City through improvements in each of the categories mentioned above. As the cost of living continues to rise, people want to

live closer to work and places to shop where they do not always have to drive in their car to get where they need to go. The goals, objectives and actions outlined in this chapter provide an overarching "to do list" for the City to meet the ever changing needs of Sheridan's population and improve the City's economic position in the Denver metro area.

Chapter Seven focuses on the economic development, land use, transportation, and utility opportunities that lie within each specific neighborhood in the City. This chapter digs deeper into the opportunities that lie within each of these neighborhoods, both economically and from a land use perspective. Also addressed is the current climate and feeling in each of the neighborhoods, from who the people are to how the neighborhood looks physically.

Another unique feature of the 2015 Comprehensive Plan is the incorporation of health into the goals, objectives, and action steps of several chapters in this Plan. Tri-County Health Department (TCHD), the local health department for the City of Sheridan, worked with the City of Sheridan to conduct a Health Impact Assessment (HIA) alongside the comprehensive plan process. HIA is a systematic process that helps evaluate how a proposed plan, project, or policy affects community health before it is implemented. The purpose of the Sheridan Comprehensive Plan HIA was to assess the potential health outcomes through the Comprehensive Plan. While the HIA is designed to be a tool for Planning Commission and City Council, the decision-makers in the Comprehensive Plan process, the findings and recommendations in the HIA Report are a resource for other groups and processes in Sheridan to optimize positive health outcomes.

A flaw of so many Comprehensive Plans is that they are not user-friendly. These plans then just sit on a shelf and are only referenced by staff as a mandatory part of presenting new development to the Council. The 2015 Comprehensive Plan is meant to be a living document that is used not only by City staff but also citizens and developers to guide development and the future of the City of Sheridan. In that light, this plan

concludes with the “cliff notes” version of the plan in the form of an Implementation Matrix. The Matrix takes the recommendations of this update and identifies possible funding sources and partners. If there is no time to go through the entire Plan to know what type of development is desired in Sheridan, one can start with the Matrix and have a very good sense of what the City’s vision is for a particular area.

Chapter 2: History of Sheridan

Settlement

John McBroom came to this area as a wagon master with the Army in 1858. He claimed land along the Platte River and Montana Creek (now called Bear Creek) and built a cabin. Others followed, including his brother, Isaac McBroom, and Swedish immigrant Peter Magnus, who arrived and began farming in 1859. Magnus is credited with introducing sugar beets to Colorado.

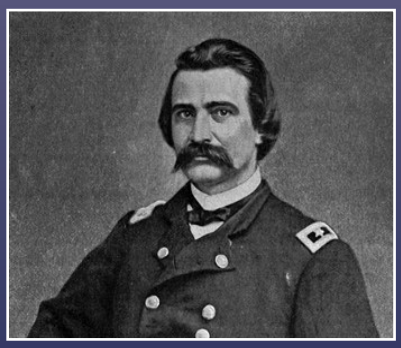
John McBroom cabin

Platting and Incorporation

In 1873, Peter Magnus platted the first town in the area and named it Petersburg in what is now the Bottoms neighborhood. Petersburg became one of the principal towns south of Denver on the Santa Fe Trail. As the area became more settled, the citizens began to request that the Army build a military post in the vicinity, and on May 19, 1886, Senator Henry M. Teller introduced S.2477, which authorized a post and appropriated $250,000.00 to build it. President Cleveland signed it on February 17, 1887.

General Phillip H. Sheridan

Phillip H. Sheridan, Army General, arrived on March 20, 1887, in the area and chose the 640 acre "Johnson Tract" near the McBroom family and Petersburg as the site for the authorized military post. There were eleven sites around the area under consideration for the military post. The committee overseeing the selection campaigned vigorously for Sloan Lake, but General Sheridan was more interested in a location in close proximity to the Morrison branch of the DSP&P Railroad. Originally, the post was called "the Camp near Denver" and the "Sheridan Post". However, General Sheridan requested that a fort near Chicago be named after him. John Alexander Logan worked for the approval for the camp near Chicago, which was then named for General Sheridan. The Camp near Denver was then named Fort Logan, for Colonel John Alexander Logan.



General John Alexander Logan

Isaac McBroom filed the plat 'Sheridan' on November 16, 1887. Divided into six blocks, the street on the west was

Former officer housing at Fort Logan

Early automobile

Sheridan Avenue, now known as Lowell Boulevard. The far east street had no name, but was "L"-shaped, the long portion being along Sheridan Avenue. The corner of the plat was on Brady Street, [now Mansfield] with the rest of the platted land along Mansfield. In 1889 he filed a second plat, 1st Addition to Sheridan, which filled in the center of the L-shaped plat.

Isaac McBroom, along with a handful of other prominent men at the time, was instrumental in incorporating The Town of Sheridan, which began on January 14, 1890, when a petition was filed by a group of citizens in the area. A small election was held in February 1890, with 69 ballots being cast, and it was recorded with the District Court April 14, 1890. Businesses, bars, railroads and their stations, hotels, boarding homes, and stores mushroomed to serve the military and their families. The Southern Pacific and the Denver Rio Grande both had spur lines directly to the Fort.

In 1890, Peter Magnus donated land for the creation of a railroad station. In 1915, at the urgings of Englewood and Sheridan, this station was re-built and renamed as the Englewood Depot. It was built by the Atchison, Topeka, and Santa Fe Railways Company (AT&SF). Although the Depot was named Englewood by the AT&SF as the official stop, the building was actually in Sheridan Town limits. The depot was important for the citizens, merchants, and military. It ceased operations in the late 1970s and was moved in 1994 with the consent of Sheridan City Council it was designated the "Englewood Depot" by the State Historical Society.

As the area continued to grow, Fort Logan School District #75 school was built in 1923 to serve children on the western side of the area. It was originally a two-story building with no more than five to six classrooms, starting with about sixty students, later schooling around 150 children. The first addition to relieve the overcrowding was a regulation size gymnasium which was built by the soldiers, during WW II. It provided an exercise area for the troops at Fort Logan Military Post. After the war, the school board gained four of the barracks from the fort and added them to the south side of

the gym. This complex was known as Fort Logan Elementary school until 2014.

The Town of Sheridan began to expand with the filing of the Boulevard Gardens plat in 1925 and several more plats in the years to follow. The 1920s also brought about widespread use of the automobile, which required the development of adequate roadways, and the citizens clamored for public transportation. Oxford and Hampden were paved with concrete by the military in 1931, which was usual for the time. A private bus company was formed, connecting Sheridan to both Littleton and Englewood.

With the town growing, the need for an established firehouse was recognized, and a firehouse was built in 1936 with an addition in 1949. The growing community also had a need for a high school, so the Sheridan Union School District was formed in 1951. This led to a new high school being built on the corner of Federal and Oxford. The school later became Sheridan Middle School for several decades. It now houses the pre-school and Sheridan School District offices.

The 1950s and 60s brought major employer Martin Marietta to the South Denver area, which provided the impetus for further housing and school construction in the district west of Federal-now the Civic Center and Fort Logan Northgate neighborhoods.

Sheridan firehouse

1965 Flood damage

Sheridan Becomes a City

In 1959, the Town of Sheridan was deemed large enough by the State of Colorado, and Sheridan officially became a city. The long standing position of Town Marshal switched over to Police Chief and this position worked with the Volunteer Sheridan Fire Department to police and protect the citizens of Sheridan. Also around this time, the schools were starting to again become overcrowded so the district built Ora G. Oliver Elementary, which school officials claim was built in 1952 on land that was deeded to the District by the Federal Government. In 1966, several small schools merged to create

the Sheridan School District #2. When a school bond issue finally passed, plans were quickly put into effect and the new Sheridan High School was completed in 1972. The grades were separated and sixth, seventh, and eighth grades attended the old high school on Federal and Oxford, which was renamed Sheridan Middle School. Ninth through twelfth grades moved into the new school, which is the present day High School.

The 1965 Flood

In 1964, a new two-story firehouse at 1995 West Hamilton Place was built with the labor of the volunteer firemen, designed by Fire Chief John Stanfield, who supervised the building. The sturdiness of the work would be tested in the summer of 1965 when the South Platte River experienced a 100 year flood. After weeks of rain, a cloudburst to the south hit both the South Platte and Plum Creek, which joins the South Platte south of Littleton. A tremendous wall of water charged downstream, taking away houses, mobile homes, businesses, trees, bridges, and anything else in its way. The electricity and phone service in the area was out for about a week.

1965 Flood damage

On June 12, 1965, the Fire Department recorded the following entry in their journal: "At night the worst flood ever on the Platte River. About 3 feet of mud and water in the fire house. About half the firemen suffered from minor damage to losing everything they had but their car."

Access across the river was limited by the destruction of both bridges at Hampden and the one at Oxford. Members of the Colorado National Guard were called in to prevent looting and residents were required to show identification to prove they lived in the area.

Most of The Bottoms neighborhood was completely flooded, and many houses were lost. The firehouse, now called the Old Firehouse, was reconstructed. The City Hall and the majority of its records unfortunately were not so lucky. The building

was condemned and knocked down, leaving the City without a meeting place. After a time, the three employees settled in a small grocery store with an adjoining house at 4001 South Federal Boulevard, renting at first and later purchasing the property for the new City Hall. City Hall moved again in the late 1960s. By the late '80s, the police space was crowded and there was a strong feeling that the Fire Department should be part of the Municipal Complex. The City decided that they needed a new City Hall. In 1987 shortly after the position of City Administrator was created, City Hall moved to its current location at the southwest corner of Oxford Avenue and Federal Boulevard.

Recent History

In December 1992, Kmart announced the sale of the Pace Warehouse at the Corner of Santa Fe and Oxford. The store closed by January 1, 1994. This loss of tax revenue threw the City into a budget crisis. One third of the City budget, about one million dollars, was slashed overnight and roughly seventeen positions, including City Administrator, were cut. Even with all this effort, the City soon began having difficulty making lease payments for the City Hall building. Once negotiations with the bondholders broke down, the City officials started looking for new quarters. They rented and moved to 3231 South Zuni on September 19, 1997. Perhaps the office on Zuni would have been a permanent home if the City had not been able to come to an agreement with the Trustee in December 1998 after many negotiations and new financing. They did have one advantage going into the negotiations: the building, having been built as a municipal complex, did not lend itself to other uses, and costs to remodel it were large. The City moved back in and remains there to this day.

In 2001, a home rule charter committee was elected to frame a charter that covered all the needs for a Home Rule City. In 2002, the electorate approved this Home Rule Charter and the City became a Home Rule City.

In 2004, the citizens of the City approved a use tax and an occupational tax. All proceeds from the two new tax sources were dedicated to the police, fire, and public works departments. In 2005, the City started a massive Urban Renewal project located east of the South Platte River, north of Oxford, west of Santa Fe and south of US 285/Hampden Avenue. The project transformed underutilized properties that contained landfills, junkyards, small underperforming businesses, and car dealerships into what now is the River Point Shopping Center.

In 2013, a bond was approved by the citizens of Sheridan to support a new school for the Sheridan School District. The new Fort Logan Northgate 3-8 school opened in January of 2014. This school moved students from Fort Logan Elementary and Sheridan Middle School. Fort Logan Elementary and Ora Oliver Elementary were demolished.

New school-Grand Opening of Ft. Logan Northgage 3-8 School

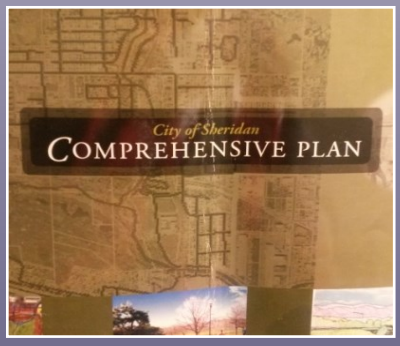
Chapter 3: Past Sheridan Comprehensive Plans

Sheridan's earlier Comprehensive Plans were prepared in 1972, 1973, 1978, 1980, 1985, and 1986. In 1994 and 1995, University of Colorado students prepared a plan based on focus group input. In 2004 the City hired a consultant who, through a series of work sessions with the Council and Planning Commission, community meetings, and review by City departments, created an update to the Comprehensive Plan. Community input was sought out; however, little participation occurred.

Since one of the purposes of the Comprehensive Plan is to guide development according to the goals and needs of the community, the Plan should change as the needs of the community change. If it is to be an effective guide for decision-making, the Plan should be kept reasonably current. Key to keeping the Plan current will be to regularly dedicate funds for future Plan updates. This means that the Planning Commission and City Council should amend the Comprehensive Plan as often as necessary to reflect changes in City policy directions and needs. Ideally, a Comprehensive Plan should be updated every five to seven years.

It has now been eleven years since the Sheridan Comprehensive Plan was last updated. Thanks to the forward-thinking direction of the 2004 Plan, the City has benefited from economic growth and some much needed investment in the infrastructure of the City. There is still much to accomplish that was outlined in the 2004 Plan, but it is important to celebrate what the City has achieved since the last plan was adopted.

The rest of this chapter outlines the accomplishments of the City since 2004, many of which were addressed in the previous Comprehensive Plan. There are also several goals outlined in the 2004 plan that no longer seem applicable to the City. This change of direction is also addressed.



2004 City of Sheridan Comprehensive Plan

Aerial view of the River Point area—2004

River Point directional sign

Salvage yard in 2003—now site of River Point Shopping Center

Accomplishments of the 2004 Plan

Urban Renewal Project

At the time the 2004 Plan was written, the City was in the midst of creating an urban renewal project to attract developers' attention and eventually bring major retailers to the area. In conjunction with this project, a new multi-family residential development was being planned to redevelop the former drive-in theater property on the banks for the South Platte River just north of US Highway 285. The Park at Sheridan, now referred to as the Riverton Apartments, was completed in 2010 and offers over 300 luxury apartments.

The urban renewal project is now known as River Point at Sheridan. It is home to a Costco, Super Target, Chick Fil-A and a number of different retail shops and restaurants. The project transformed landfills into a thriving economic driver for the community. The City has seen more interest in development in the City as a whole since River Point was constructed, though leasing was slow at first due to the Great Recession. Even though there are still several vacant pad sites as well as store fronts, leasing improves each year. A 40,000 square foot Conn's Home Plus retail store opened in late Fall 2014 and a Sportsman Warehouse is expected next to Conn's by late 2015.

Expanding the City's Tax Base Opportunities for Major Commercial Development

In addition to the Sheridan Urban Renewal Area (River Point) the 2004 Comprehensive Plan addressed three other potential areas of the City to redevelop into retail and mixed use to increase sales tax revenue. These areas were the South Santa Fe District in the southeast corner of Sheridan, Old Hampden between Santa Fe and Federal, and the area around the intersection of Federal and Oxford.

The following is a brief synopsis of these areas as well as the challenges that they currently face and what the 2004 Comprehensive Plan recommended for these areas.

South Santa Fe District

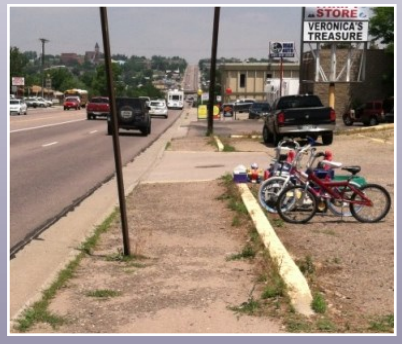
The South Santa Fe District in southeast Sheridan was identified in the 2004 plan as an area that had the potential to gradually become a mixed use center. The vision for this area was for the large expanses of auto-recycling yards to give way to commercial and office uses, mixed in with residential developments that will be attracted to the banks of the Platte River. Unfortunately, this area has still not realized its full potential. The predominant use remains auto-recycling yards with industrial uses mixed in. The area lacks water and sewer lines as well as street infrastructure which limits redevelopment opportunities. In 2006, property owners in this area petitioned the city to form a Special Improvement District (SID). The SID went to the voters and was approved. To date, the SID has never been implemented or funded. The City and property owners need to implement this Special Improvement District in the near future. Planning Commission agreed that this is still an area of the city where lighter industrial, commercial and possible residential uses along the River should be built.

Union Stanford properties in Santa Fe Business Park

Old Hampden

In 2004 Old Hampden between South Santa Fe and Federal was identified as an area with vast potential. It has the nearby residential population of the Riverton Apartment homes - which has the potential to attract small shops back into this area. The existing buildings have the walkability of a "downtown" type area as well. The 2004 Plan stated "with a little effort at upgrading its appearance, Hampden can continue to serve its auto-oriented customers and perhaps add other types of retail convenience stores and even a restaurant or two that could support the surrounding area." The improvement and economic viability of Old Hampden is still yet to be realized, but Planning Commission fully supports the continuation of this vision of Old Hampden being an area of economic improvement to the City.

Intersection of Federal and Oxford



Inadequate sidewalks along Federal

Federal Boulevard and Oxford

Federal Boulevard and Oxford represent the crossroads and geographical center of the City of Sheridan. In 2004, there were several automotive uses along Federal. For a time, a moratorium was in place that prohibited any new auto related business from locating on Federal. One of the goals of the 2004 plan was to decrease the amount of auto related business along Federal. The 2004 plan identified this area as a potential business district where, with additional tree-plantings on Federal, some sidewalk improvements, and the construction of a few infill buildings, a transformation of the area could occur while continuing to cater to the businesses that are already there. There are still several auto businesses, but more retail shops and restaurants are starting to take root. Unfortunately, inadequate sidewalks exist as well as multiple curb cuts that make pedestrian movement along Federal uninviting and somewhat dangerous. However, the few new buildings that have been constructed with wider sidewalks and street tree plantings are encouraging and the City needs to capitalize on these developments to create a positive domino effect to increase the aesthetic improvements and walkability in this area.

Civic Improvements Increasing the Livability of Sheridan

The 2004 Plan had an extensive list of aesthetic and functionality aspects of the City. Many of the items suggested have been completed. Below is a summary of the recommendations and where the City has accomplished them.

Image and Visibility Improvements

"Gateway" identification signage at key entry points

The Colorado Department of Transportation has installed Sheridan city limit signs along Santa Fe and Federal. However, the unique identification signs recommended for five different locations in the City have yet to be realized.

Funding was identified as the main reason that this has not occurred. Several ideas for these signs include hiring local artists to create them, but drawings have never been created. A contest to design the signs was suggested.

Corridor Improvements on both Oxford and Federal

The 2004 plan called for a streetscape design to be created for Federal and Oxford addressing both traffic needs and aesthetics, including sidewalks, street trees, bus stops, landscaping, lighting, on-street parking and pedestrian crossings. Such a plan has not been created for Federal. However, Oxford is a Federal TIP Project. CDOT administers the funding for the project. CDOT and the City are currently negotiating an Intergovernmental agreement (IGA) for this project. Preliminary design has been completed for this project and the City anticipates obtaining the IGA and Note to Proceed by Spring 2015. Once that is complete, final design and bid documents will be completed and hopefully bid in late Spring 2015 and under construction by Summer 2015, with the project completed by November 2015. The project will rebuild Oxford from Federal Blvd to South Clay Street including the total replacement of roadway, curb and gutter and sidewalk on the south side of the roadway as well as installing a raised median down the middle of Oxford. In addition, City Council is looking at weight restricting commercial traffic along Oxford Avenue west of Clay and requiring trucks to use Santa Fe to access Oxford Recycling and Western Metals.

Oxford Avenue - looking east from Clay Street

City-Wide Street Tree Plantings

A City-wide tree planting program has not been established. However, a change was made to the Municipal Code which now requires all new development to meet higher landscaping requirements, including the placement of trees, especially along major roads.

Redesign of City Logo and logo on all Sheridan street signs

The City Logo was redesigned and has been incorporated into all City communications as well as a select number of street signs.

The redesign of the Sheridan logo after the 2004 Plan

Code enforcement vehicle

Renaming of the RTD Oxford Station to Sheridan Station

Since the 2004 Plan, the Light Rail Station was renamed as the Oxford-City of Sheridan Station.

Sheridan's own Zip Code

Because Sheridan does not have its own post office, a unique Sheridan zip code cannot be assigned. This has led to lost mail and confusion as to who exactly lives and works in Sheridan. There does not seem to be a desire to continue pursuing the United States Postal Services for a City of Sheridan post office.

Relocation assistance for new and existing businesses

The 2004 Plan recommended that a business advisory board be formed to advise the Mayor and City Manager on the business climate in Sheridan. It was also recommended that a single point of contact at the City be provided to field inquiries and provide assistance to businesses seeking to locate or relocate in Sheridan be created. The City budget has not included this type of position and the City Manager and Planning Department currently act in an economic development capacity.

Resolving Land Use Conflicts

Code Enforcement for both businesses and residents

The City now has more code enforcement officers that enforce city ordinances pertaining to upkeep of properties, excessive storage, uninhabitable buildings and social disturbances. The City also now has an annual clean up day that has a high participation rate and helps keep the city clean.

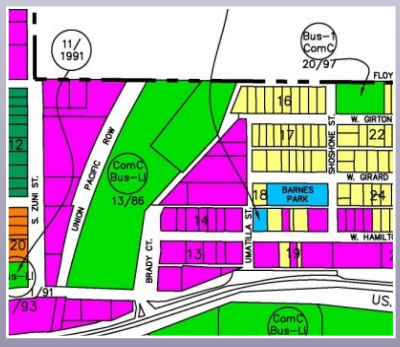
Spot zoning issues/Update City Zoning Code/Land Use Regulations

The 2004 Plan identified Sheridan's broad zoning categories as the cause of a number of spot zoning issues. Spot zoning is zoning a small area of land, or one or more properties, for a

use that is not in harmony with the normal zoning plan for the area, especially if a small area is rezoned in a way that does not conform with the surrounding neighborhood. Given this situation, the 2004 Comprehensive Plan recommended that new, more specific zone districts and zoning code definitions be adopted to mitigate and prevent further spot zoning occurrences in Sheridan. In 2009 the zoning code was re-written with the recommended new zone districts and more specific zoning code definitions.

Rezoning the Bottoms Neighborhood

Per the recommendation to gradually transition the Bottoms to business and business/commercial mixed uses, over 50% of the edge properties of the neighborhood have been rezoned to Business Light Industrial. More businesses have now moved into the area on these edge properties.



Revised zoning map for the Bottoms Sheridan neighborhood

Flood Prone Properties in Sheridan

The policy recommended in the 2004 plan for flood prone properties was adopted. This policy states that for health, safety and welfare reasons, flood prone properties be mitigated when proposed home or business improvements and/or redevelopment occurs. A study was prepared that identified all flood prone properties in Sheridan. A flood way designation was added to the Zoning Map. The City also adopted the requirements of FEMA for any new construction in the flood plain as well as the flood way.

Improvements to Take Advantage of RTD Light Rail

Oxford/City of Sheridan light rail stop

Pedestrian Bridge over Santa Fe

The City of Sheridan has its own Light Rail station. Unfortunately, it is very difficult for most of the residents of Sheridan to access since the station is on the east of Santa Fe and the railroad tracks. This was identified as a problem in the 2004 Plan and unfortunately still is an issue. A pedestrian bridge over Santa Fe was recommended, but so far, the cost of such a structure is prohibitive. In spring of 2014, the City of Sheridan partnered with the City of Englewood and was

RTD bus shelter

awarded a DRCOG Further Study grant to evaluate the best alternative to create a safe pedestrian crossing of Santa Fe along Oxford Avenue. The study estimated the cost of a pedestrian bridge over the railroad and Santa Fe to be approximately $9.2 million. An at grade crossing with narrowed turn lanes and island refuges is recommended for the Oxford/Santa Fe intersection.

Zoning for Transit Oriented Development (TOD)

As part of the Urban Redevelopment Project, the northwest corner of Oxford and Santa Fe was identified as a location suitable for transit oriented development. Transit-oriented development encourages higher concentration of residences and lower parking ratios-thus supporting light rail ridership. At the time of the 2004 Plan and up until 2013, the property was occupied by a large car supply store that generated a substantial amount of sales tax revenue for the City. Once that company went out of business, the City attempted to rezone the property to support mixed use development. However, at this time the City approved a new development at this location that would retrofit the current 45,000 square foot building into a car wash and several thousand square feet of retail space. No residential uses are planned for the site.

RTD Parking Garage at the SE corner of Oxford/Santa Fe.

The City of Englewood currently is reviewing a plan for mixed use development on this piece of land. The City of Englewood Light Rail Corridor Study does call for an RTD parking area within walking distance to the Oxford/City of Sheridan Light Rail Station.

Upgraded RTD Transit Stops

RTD did install some covered bus shelters within the City of Sheridan, especially along Federal and Oxford. However, due to significant graffiti and the high maintenance costs to remove the graffiti, the shelters along Federal were removed and replaced with benches that can be purchased by companies for advertising. Sheridan receives no revenue at this time for this use of public right-of-way.

Infrastructure Improvements

Citywide storm system/piping across Hampden

The stormwater system within Sheridan has been substantially improved since the 2004 Plan. The storm system across Hampden has relieved some of the flooding issues. However, there are still areas of the City that need to be addressed.

Roadway and Sidewalk Improvements

In 2012, the City adopted a Capital Improvements Plan that identifies and prioritizes needed improvements on all streets within the city. A copy of the plan is available for public view. The transportation and utilities section of this Plan addresses the findings of the Capital Improvements Plan to a more detailed breakdown of the $40 million of projected costs to improve the streets in Sheridan. The 2014 budget was only able to address less than 5% of the recommended improvements.

Roadway improvements needed

Resolution of difficult and accident-prone intersections

The development of the River Point Retail Center created a new, safer signalized intersection at Hampden and Brady Court along with a red light camera. CDOT also widened and realigned the US Highway 285 and Lowell intersection. Other intersections that needed improvements, and still need attention, include Santa Fe and Oxford and Old Hampden and Federal.

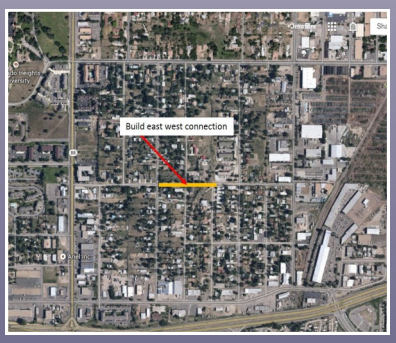
Resolution of unsafe pedestrian crossings

Several pedestrian crossings have been identified as unsafe. A few of those have received improvements such as Oxford and Irving, while others still wait for assistance. One of those intersections is the Bear Creek Trail at Lowell. The City received a planning grant to address the safety of this crossing.

New trail along Quincy right-of-way between Irving and Federal

Quincy Avenue Extension

Though the 2004 Comprehensive Plan called for a road extension of the West Quincy Avenue right of way from Irving



Hill Neighborhood east-west connection needed

to Federal, studies found that due to the location of a Denver water line, a road was not economically feasible for the City. Instead, a 10 foot wide trail was constructed in the right-of-way (ROW) between Irving and Federal to accommodate pedestrians. In 2014 the City received a planning grant to explore the feasibility of creating some type of pedestrian crossing at Federal and continue the trail along the Quincy ROW on the east side of Federal and then down to Clay and ultimately to Centennial Park off of Union Avenue.

Extend City water and sewer to the Santa Fe District (SID)

The City attempted to meet with property owners within the SID area in the mid-2000s, but a consensus could not be reached to extend sewer and water services in this area at that time.

Clay Street Connection to Platte River Drive

The 2004 Plan called for the gradual upgrade of Clay Street with paving, fronting homes and businesses to it and extending it across Bear Creek to connect behind the existing self-storage facility on Hampden to tie into Platte River Drive. This has not occurred.

Hill Neighborhood Street Connectivity

In the Hill neighborhood, a lack of east-west streets was identified in 2004. Though a street was not constructed, Persinger Park was built between Dale Street and Clay Court around 2010, providing an east-west walking path in the neighborhood. At the community events in 2014, residents expressed their continued desire to construct an east-west street in this neighborhood.

Establish City Refuse Collection

In June of 2014, the City contracted with Republic Services to provide trash collection services for all single-family houses and multi-family buildings of seven units or less in the City.

Park and Trail Improvements

Provide additional trail connections

The pedestrian crossings across both Santa Fe and Hampden were and still are problematic situations. The high volume of traffic, significantly wide right-of-ways and ill-timed pedestrian crossing signals make the street level crossing very dangerous. The 2004 Plan recommended that an in-depth pedestrian evaluation be done along these streets and their crossing points to determine safe, feasible and economically realistic solutions to these otherwise unsafe pedestrian crossings. That evaluation has yet to occur. However, the DRCOG Further Studies Grant that the City of Englewood was awarded in 2014 will address the pedestrian movement across Santa Fe at Oxford Avenue.

The need for additional access points to both the South Platte River and Bear Creek were recommended in the 2004 plan. The River Point development created a bike path along the river and a bridge to cross the river. In addition, the City is working with the South Platte Working Group, which is a consortium of cities along the South Platte River as well as user groups of the river, to create another trail between Union and Oxford on the east side of the river.

Santa Fe—Oxford crossing

In the last ten years, the City of Sheridan has received several grants for park and trail improvements. In 2004, an Arapahoe County Open Space (ACOS) Grant provided funds to purchase land for Bobcat Park. The grant also provided playground equipment and eating areas for this park along Bear Creek. In 2005, an ACOS grant provided funding for a community garden and open space in Wildcat Park on the north side of Bear Creek. In 2007, a bridge was constructed with grant funds, to connect these two parks. In 2008, the City acquired the land across the street from City Hall for the future Veterans Park which will be constructed and dedicated in summer 2015. Also in 2008, a grant helped with the purchase of park land in the Goat Hill neighborhood, now known as Persinger Park, and installation of play equipment. In 2012, as part of the Sheridan Connecting Trails

Barnes Park in Bottoms neighborhood

Persinger Park in Hill Neighborhood

Sheridan Recreation Center

grant through ACOS, a bridge was constructed across Bear Creek at Irving Street to provide a bike way from Bear Creek Trail, south over the Creek, continuing along Irving to Sheridan Community Park. The grant also paid for a concrete path along Irving Street between Oxford Avenue and Quincy Avenue and continuing along the south side of the football field east to Federal Boulevard. In 2014, the City was awarded an ACOS Planning Grant to create plans that continue the above mentioned trail east and south to Centennial Park.

New community/senior center

The existing Sheridan Recreation Center, owned by the Sheridan School District and operated by South Suburban Parks and Recreation District, serves as a community center. Citizens today indicated that the facility needs to be updated and expanded to provide for the recreational and social needs of the community.

Barnes Park

The park received a few upgrades with new play equipment and expanded open area for playing.

Park and trail amenities

South Suburban Parks and Recreation District added pavilions, picnic tables, and grills to several parks within the City. The newest park in the City is Veterans Park, on the southwest corner of Hazel Court and Oxford Avenue (to be completed in summer 2015).

New amphitheater on the Platte River

There is a sloped grassy area right along the South Platte River on the north side of the River Point Center that is designated as an amphitheater on the River Point
Planned Unit Development but it is not currently used or programmed.

New Park in the Hill Neighborhood

Persinger Park was constructed between Dale Court and Clay Street in the late 2000s. The park contains play structures and benches.

Bilingual Park Signs

Bilingual park signs to serve the expanding Latino population within the City have not been installed.

Potential Annexations

Northwest Neighborhood Annexation

The northwest corner of Sheridan has a very unique border that does not follow a traditional straight line. In 2004, a handful of properties along Hampden Avenue between Federal and Lowell were still in unincorporated Arapahoe County. In addition, there were several residential areas that also were identified as properties to be annexed into the City, more to create a cleaner northwest boundary of the City. This annexation has not occurred as a whole area, however three of the properties along Hampden Avenue chose to annex into the City. These properties all annexed in with retail/ commercial zoning and now contain businesses that positively contribute to the economy of Sheridan. The remaining part of this northwest neighborhood is primarily residential with a reputation for crime. The Planning Commission determined that the annexation of the residential portions of this area is no longer beneficial to the City and should not be pursued.

Storage off of Oxford in the Santa Fe Business Park

South Santa Fe District

There were and still are several parcels that total over 13 acres that are not a part of the City of Sheridan in this district. None of these parcels have water or sewer connections. The 2004 Plan called for these parcels to be annexed into the City. Some of these parcels are completely surrounded by the City and could be required to be annexed by the City per state statutes. This has yet to occur.

Chapter 4: The People of Sheridan

Librarians at the new Sheridan Library.

Target customer

Demographics

As a developed "first-tier" suburb in the Denver metro area, Sheridan does not have many opportunities to increase in population. The population numbers from the last four national census bear that out in large measure, although after a low of 4,976 in the 1990 census, the community population rebounded to 5,682 in the 2010 census. For the most part, Sheridan cannot increase its boundaries to accommodate many more people. Any population change will need to come from redevelopment opportunities in the community.

The population trends of other communities in the south central part of the metro area were researched to better understand the dynamics in Sheridan. (See chart below) Between 1990 and 2010, Sheridan's population increased by 5.6%. Englewood increased by 1.1%, Glendale had the highest percentage increase with 68%, while Cherry Hills Village had an increase of 17.3%. Each of these communities have a unique set of circumstances which drives their growth and opportunities to grow.

Community	1980	1990	2000	2010	Change 1980 - 2010
Sheridan	5,377	4,976	5,531	5,682	5.6%
Englewood	30,021	29,396	31,877	30,354	1.1%
Glendale	2,496	2,453	4,516	4,197	68%
Cherry Hills Village	5,127	5,245	5,975	6,014	17.3%

According to the 2009-2013 American Community Survey conducted by the U.S. Census, the total population of the City of Sheridan was 5,746.

The City of Sheridan has a much higher percentage of adults who are 65 years and older compared to Arapahoe County and the state overall.

Chapter 4: The People of Sheridan

Age group	Sheridan	Arapahoe County	Colorado
0-14 years	20.1%	21.1%	20.1%
15-24 years	17.2%	12.8%	13.7%
25-44 years	28.3%	29.1%	28.4%
45-64 years	19.4%	26.4%	26.4%
65 years and older	15.0%	10.6%	11.4%

Education

The people of Sheridan have less educational attainment than those in Arapahoe County or the State. Of Sheridan's population, 35.7% have obtained only a high school degree. That number in Arapahoe County is 20.5%, while Colorado as a whole is at 23.2%. Even more telling about the Sheridan population is the percent of the population with a bachelor's degree or higher. Only 6.9% of Sheridan's population have this level of educational attainment. Arapahoe County, at 37.1%, and Colorado, at 32.7%, have a significantly higher portion of their population with college degrees. During the 2012-2013 school year, the Sheridan school district finished with a 40.2% graduation rate, which is the 4th lowest rate in Colorado. The Sheridan District is taking steps to increase this rate.

Ethnicity

Our nation, over time, has become a melting pot of people who identify themselves as originating from a certain race. In many respects, Colorado, Arapahoe County, and Sheridan mirror this aspect of the United States. In fact when comparing the 2000 Census to the 2010 Census, all three Colorado locations became more diverse. In Sheridan races other than "white" generally saw an increase in total population, while the "white" total population category decreased. Arapahoe County and the State each had a similar population adjustment from a percentage standpoint, although their total population for each identified group increased. The "Hispanic or Latino" group saw the biggest increase in terms of percentage growth in each of the three Colorado entities. In other words the experience exhibited in Sheridan has also been seen in Arapahoe County and in Colorado as a whole.

Children of Sheridan

Chapter 4: The People of Sheridan

Sheridan police officers

A new employer in Sheridan

The City of Sheridan has a much higher percentage of Hispanic residents compared to Arapahoe County and Colorado.

Race/Ethnicity	Sheridan	Arapahoe County	Colorado
Non-Hispanic Origin			
White	43.9%	63.2%	69.7%
Black or African American	8.6%	9.7%	3.8%
Asian American/ Pacific Islander	0.8%	5.2%	2.8%
American Indian or Alaska Native	1.4%	0.3%	0.5%
Some other race	0.0%	0.2%	0.2%
Two or more races	4.7%	3.0%	2.2%
Hispanic Origin (of any race)	40.6%	18.4%	20.8%

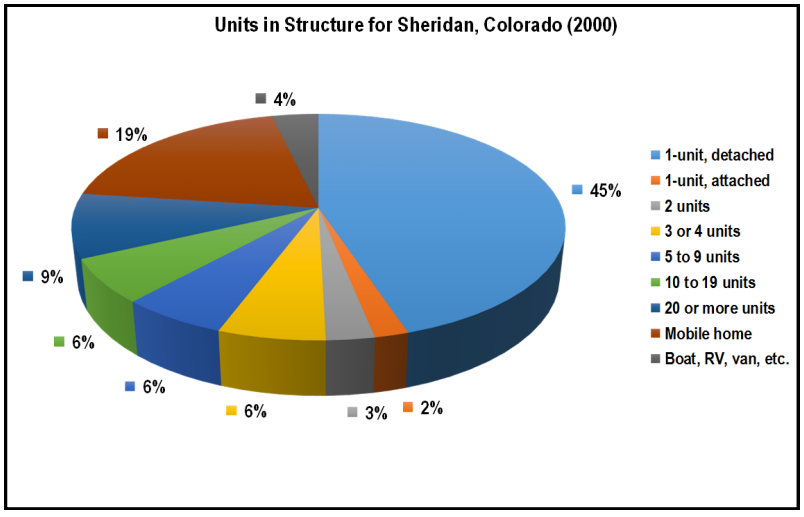
Health

Health is linked to a person's quality of life. Chronic diseases such as cancer and heart disease are the leading causes of death in our nation. The four leading causes of death in the City of Sheridan during the years 2008-2010 were heart disease, cancer, chronic lower respiratory diseases and diabetes. Often when people think about health, health care comes to mind. While health care is an important factor in helping to keep people well, a person's health is also greatly influenced by social factors such as education, income, access to transportation and the quality of neighborhoods. Income levels can affect several aspects of health, including access to quality health care, opportunities for recreational activities, access to healthy foods, material possessions, and social participation. And those with the lowest incomes face the most challenges. According to the Sheridan HIA Community Survey (2015), twenty-five percent of respondents indicated that affordable fresh fruits, vegetables, and other healthful foods (such as whole grain breads or low fat dairy products) were at least somewhat unavailable in their neighborhood. An analysis of existing conditions in Sheridan suggests that there are potential challenges for some residents to access

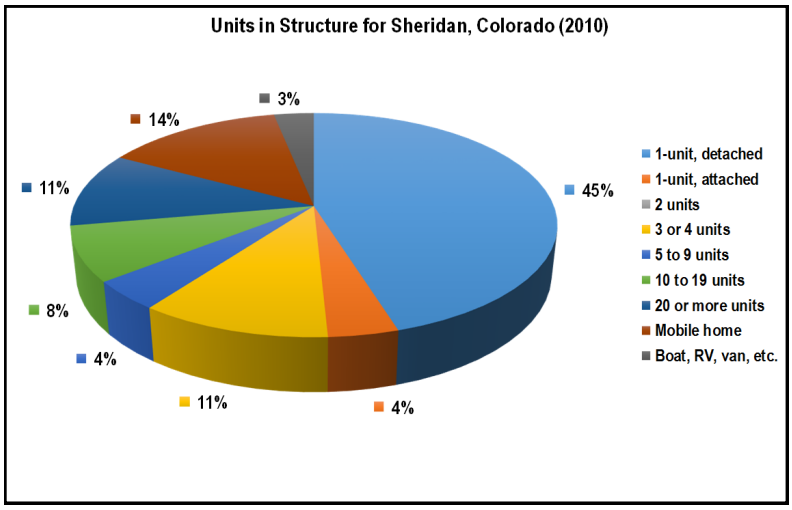
food retail due to a combination of lower incomes, lack of a vehicle, and no grocery store or supermarket within one mile of their residence. Almost half of the Sheridan HIA Community Survey respondents (42.7%) reported walking or riding their bike in their neighborhood at least twice a week. However there are barriers to walking or bicycling in Sheridan including limited sidewalks or sidewalks in disrepair, lighting, and safety concerns. At the city level, comprehensive plans can shape the physical environment, the social context, and the economic framework in which the community develops and can, therefore, influence health.

Housing

As noted by the Census, from 2000 to 2010, the percent of housing in Sheridan which was single family largely remained unchanged. However, the percent of housing for almost all attached housing products, such as apartments, increased, while the percent of housing devoted to mobile homes fell. The total number of residential units increased by only 60 (2.5%), but the mix of units available in the community changed more dramatically. Attached units went from 32% of the market share to 37%. Mobile homes saw a fairly large reduction from 19.3% to 13.9%. This corresponds to a raw reduction in 119 mobile homes in the community due to the development of the Riverton Apartments. Another interesting note, which was reflective of conditions throughout Arapahoe County, was the percent of vacant housing. The 2000 Census showed 6.6% of the residential units in the community vacant, while that percent increased to 9.2% in 2010.



Manufactured homes in Bear Creek Village



Economy

From a workforce perspective, Sheridan saw marked change occur from the 2000 to the 2010 Census. While the predominant occupation for Sheridan residents in 2000 was Sales and Office Occupations (33.2%), that occupation saw a decrease to 21.7% by 2010. The next three profession groups saw fairly significant increases in that time period including Natural Resources, Construction, and Maintenance Occupations (21.4% in 2000 to 24.4% in 2010), Service Occupations (17.5% to 21.9%), and Management, Business, Science, and Arts Occupations (15% to 19.4%).

During that same timeframe, Arapahoe County residents saw a decrease in the percent of residents in Management occupations (39.6% to 38.7%) and Sales and Office (31.3% to 27.7%), while the Service occupations increased from 11.7% to 15.9%. Sheridan's occupational changes were similar to Arapahoe County's in terms of the decline in residents which are involved in Sales and Office Occupations, but while the percent of residents in Arapahoe County for Management occupations decreased, Sheridan's percent actually increased. While as a percent of the workforce population there are a fair amount more Arapahoe County residents which are in Management occupations (38.7% versus 19.4%) in 2010, and there are a fair amount more Sheridan residents which are involved in Natural Resources, Construction, and Maintenance Occupations (24.4% versus 9.1%). The changes noted from 2000 to 2010 suggest the community has a

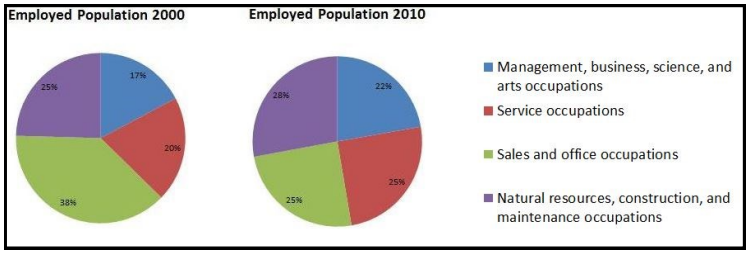
workforce which is becoming more similar to Arapahoe County as a whole.

Fields Sheridan Residents Engaged In	
Retail Trade	16.80%
Health care and social assistance	16.50%
Accommodation and food services	14.80%
Construction	13.80%

Jobs Available in Sheridan	
Construction	13.80%
Public administration	9.70%
Manufacturing	8.60%
Administrative and support and waste management services	3.80%

Looking further into the numbers, the 2008-2012 American Community Survey 5-year estimates provide a different perspective by indicating the more specific trades that the residents of the community are employed in consist of Retail Trade (361 residents), Health Care and Social Assistance (353), Accommodation and Food Services (317), and Construction (296). Contrast that information with the US Census data. That data indicates that the top jobs available in Sheridan are Construction (979), Manufacturing (760), Public Administration (708), and Administration and Support and Waste Management and Remediation (483). It's interesting to note that of the positions noted on the two lists, comparing what jobs the residents work at and what jobs are available in the community, only construction provides a cross-over. What this suggests is the people who live in Sheridan do not necessarily work in Sheridan. Likewise, the people who work here live elsewhere. Ideally, these lists would more closely align to create a better sense of community.

The unemployment rate for Sheridan residents who are 16 years of age and older is 16.5%, which is higher than Arapahoe County (8.8%) or Colorado (8.5%).



Sales Tax

From a sales tax perspective, Sheridan has seen steady growth in recent years. Fiscal year 2000 saw $1,969,000 in total receipts. That increased to $2,284,000 by 2010 and was up to $2,584,000 by 2013. Interestingly enough, using an "inflation calculator" showed an expected total receipts of $2,592,000 by 2013, which suggests there was really no substantial growth in the Sheridan economy from 2000 to 2013. The numbers presented also reflect the presence of River Point which certainly cleaned up a portion of Sheridan. However, the majority of the tax dollars generated goes back to pay for the extension of utilities and other infrastructure in the area. Very little of the tax dollars sees its way into the City budget ($2,283,681.18 in 2010 and $2,584,162.42 in 2013). River Point was not yet constructed in 2000.

Chapter 5: Vision

How to Use this Plan

The purpose of a Comprehensive Plan is to: 1) perform an overall assessment of the existing conditions in a community; 2) determine what should stay the same and what should change; and 3) develop a plan of action for addressing the identified issues. These basic steps are typically accomplished by establishing a very broad, ideal outlook for the community, and then developing a series of more specific ideas that break down that broader ideal into more manageable tasks designed to yield specific outcomes. The guidance to do this comes from a vision. The purpose of developing a vision for any planning initiative is to articulate a set of ideal circumstances to strive for. Vision statements are essential in providing a foundation upon which an organization can build a structure designed to chart a course for a successful future. In the case of the City of Sheridan, the vision articulates its ideal state in terms of physical condition, social characteristics, economy and functionality.

In 2004, the vision for Sheridan was to "create a long-term, sustainable local economy that allows the City to provide a superior level of public service to all citizens, continue to support great schools, assure affordable housing choices and be a source of pride for all its citizens—all the while maintaining its charming 'small city' atmosphere."

The economy of Sheridan has changed since the 2004 vision was created. A big reason why is that the City finally began to capitalize on its central location at the crossroads of two major state highways in the Denver metro area with the development of the River Point Shopping Center. Sheridan's location is attractive for businesses and residents needing close access to major regional roads as well as light rail. Sheridan also now boasts one of the highest job to worker ratios in the area, meaning there are more jobs than workers, as well as one of the lowest costs of living in the metro area.

"Sheridan has bountiful recreational and business opportunities, a new school and library, light rail stations to spur development, and the promise of a bright future."
2015 Sheridan Comprehensive Plan

Sheridan City Hall

Chapter 5: Vision

"A community is a social group of any size whose members reside in a specific locality, share government, and often have a common cultural and historical heritage."
Webster's Dictionary

Another change since the 2004 Plan is the perceived loss of a small town feel. In talking with citizens, Planning Commission and the City Council, there was a general sense that the community no longer had a small town feel. There are more new residents to Sheridan that vary in age and ethnicity than were in Sheridan ten years ago. However, it was also expressed that current-day residents know their neighbors and identify more with their immediate neighborhood than the City as a whole.

The changing economics and the concept of Sheridan as a community of neighborhoods that each have a unique character and different future opportunities is expressed in the new vision for Sheridan.

The 2015 Plan vision is:

Sheridan is a community of hard-working and friendly people that live, work and play in a series of distinct, vibrant neighborhoods centrally located in the Denver Metro Area. Businesses in the community, especially those in the thriving River Point development, are diverse and continue to grow in size and number to serve the needs of not only residents, but also the thousands of workers that are employed in or drive through Sheridan each day. Those living in Sheridan enjoy a backyard full of nature with both the South Platte River and Bear Creek running through the community. Trails along the waterways and throughout the City connect health-minded residents and business owners alike to regional recreational opportunities. The City supports healthy and active lifestyles promoting access to healthy food and recreation opportunities for all residents. The School District and the City work together to improve the Sheridan educational system. The City strives to enhance and maintain sidewalks and roads, and guide redevelopment and reinvestment to accommodate the growing need for housing and economic diversity, sustainability and walkability in the south metro area.

Chapter 5: Vision

As an aid to achieving the community vision described previously, this vision has been translated into a series of goals and objectives. Goals are general statements that represent "big picture" desires usually dealing with individual subject areas. Objectives are more specific than goals and should be measurable; that is, one can tell when they've been accomplished. Objectives are completed through a series of actions. These goals, objectives and actions also are outlined in this plan.

The following chapter, Chapter Six, is a breakdown of the goals, objectives, and action steps that apply to the City as a whole. The plan looks at community engagement and special events, growth and economic development, land use and community design, recreation and open space, transportation and utilities, and finally, community image. Later in the plan, additional goals, objectives, and actions steps are specifically detailed as they relate to individual neighborhoods within the City.

Community Engagement and Special Events

Community Engagement and Special Events

Open communication between municipal governments and the communities they serve is an effective way to share information, build partnerships, establish trust and efficiently work towards common community goals. In addition to the government/citizen relationship, neighborhood residents should encourage interaction with each other through social events and neighborhood sponsored activities such as block parties.

There is a trend occurring where volunteer groups are partnering with cities to accomplish projects that most municipalities lack the funding and staff to complete. In order to foster these partnerships, the City of Sheridan can engage the community in a number of different ways including public noticing of City activities in the local paper, the Sheridan Newsletter, and on the City website. Creation of programs designed to cultivate public/private partnerships, increase the city's presence on social media, and support for existing community organizations and volunteer programs also will keep the City informed.

Goal: Develop and maintain a wide variety of methods by which the City engages its citizens for purposes of disseminating information, requesting input and promoting specific programs or initiatives. CCE 1

Objective: Better utilize the existing Sheridan Newsletter and City of Sheridan Website and additional media outlets such as the City Facebook page to announce opportunities to volunteer, event planning methods/resources, and ways to suggest ideas to the City. **CCE 1.1**

Action: Explore other methods to announce upcoming events. **CCE 1.1.1**

Action: Print directories and business/asset maps, as well as trail maps, and have them available in all businesses. **CCE 1.1.2**

Action: Identify and develop relationships with media outlets that can be of assistance to the City in community engagement activities. **CCE 1.1.3**

Sheridan Celebrates Committee

Definitions:
AmeriCorps VISTA program- Volunteers in Service to America. Members build the organizational, administrative, and financial capacity of organizations that fight illiteracy, improve health services, foster economic development, and assist low income elements of the community in a variety of ways.

CANDO- The goal of the Community and Neighborhood Development Office (CANDO) is to develop a coordinated response to meet comprehensive, locally identified community needs. The group consists of business leaders, service providers, and public entities such as the library, Ft. Logan Mental Health, South Suburban Parks and Recreation District, and City Staff

DOLA- State of Colorado Department of Local Affairs.

Four Point Main Street Approach- A comprehensive preservation-based economic development tool designed to revitalize business districts. The points include: Organization, Promotion, Design, and Economic Restructuring.

Definitions Continued:
Healthy Eating Active Living (HEAL): HEAL is a term used to describe actions and policies focused on increasing access to healthy food choices and opportunities for physical activity in communities.

Live Well: LiveWell Colorado is a nonprofit organization committed to reducing obesity in Colorado by promoting healthy eating and physical activity. In addition to educating and inspiring people to make healthy choices, LiveWell Colorado focuses on policy, environmental and lifestyle changes that remove barriers and increase access to healthy behaviors.

Action: Provide a social media presence for Sheridan and regularly update it. **CCE 1.1.4**

Objective: Address staffing and budgetary limitations by seeking support from various sources that can be helpful in assisting the City's community engagement efforts. **CCE 1.2**

Action: Discuss internship possibilities with school district to incorporate high school students via community service to assist the City. **CCE 1.2.1**

Objective: Address staffing and budgetary limitations by employing a variety of methods for recruiting volunteers to assist the City in its community engagement efforts. **CCE 1.3**

Action: Consider increasing the effectiveness and responsibilities of the CANDO committee by expanding its duties to incorporate the "Four Point Main Street" approach. **CCE 1.3.1**

Action: Consider using the AmeriCorps VISTA program as an option for targeted community revitalization projects. **CCE 1.3.2**

Action: Create a volunteer clearinghouse with skills offered and job descriptions entered online. **CCE 1.3.3**

Action: Consider addressing the issue of "idle youth" by creating a Youth Corps program to provide employment and volunteer opportunities for younger residents. **CCE 1.3.4**

Action: Develop processes and written communications to clearly outline how community members can engage in decision-making and planning in the community, and how to request financial or facilities support for events or activities. **CCE 1.3.5**

Action: Create a citizens academy to educate community members who are ready and willing to serve on City commissions and boards. **CCE 1.3.6**

Action: Develop a youth council to advise the City Council and have a youth position on various boards and organizational committees in the city. **CCE 1.3.7**

Action: Involve youth in planning community events, designing physical improvements, and other civic projects. **CCE 1.3.8**

Goal: Develop and maintain a wide variety of special events that attract visitors, boost the economy and strengthen the desired image of the community as a destination. CCE 2

Objective: Establish family-oriented, neighborhood-based events to encourage a sense of community within the City. **CCE 2.1**

Action: Establish a committee, like the Sheridan Celebrates steering committee, of individuals that have proven to be passionate, successful event planners in Sheridan, and task them with planning the following kinds of events on a regular basis: **CCE 2.1.1**

- Movies in the Park
- Community Run
- Friday night live music
- An even bigger annual Sheridan Celebrates

Action: Work with the owner/managers of River Point to encourage a variety of events to locate at the amphitheater. **CCE 2.1.2**

Action: Identify large community spaces, such as the old pool facility, that can be used by multiple community groups. **CCE 2.1.3**

Objective: Maintain the success of existing events such as Sheridan Celebrates and National Night Out. **CCE 2.2**

Action: Continue to provide as many resources as is feasible to ensure the success of these existing events. **CCE 2.2.1**

Sheridan Celebrates banner

Sheridan High School's cheerleaders and mascot

Community Engagement and Special Events

Movie in the Park

Family at Sheridan's Movie in the Park

Kids playing at Sheridan Celebrates

Objective: To serve as a role model and encourage healthy eating, establish healthy food policies for city government events. **CCE 2.3**

> ***Action:*** Work with LiveWell Colorado to establish Healthy Eating Active Living (HEAL) policies for the City. **CCE 2.3.1**

Goal: Encourage and support community organizations, neighborhoods, and schools with programs and events that will serve and engage the entire community. CCE 3

Objective: Talk with the schools, recreation center and neighborhood organizations to determine what events are occurring. **CCE 3.1**

> ***Action:*** Publish list of events occurring in the schools and neighborhood on-line and in the Sheridan newsletter. **CCE 3.1.1**

Objective: Support the coordination of schools, recreation centers, and other venues to expand free or low cost meals currently offered to low-income residents. **CCE 3.2**

> ***Action:*** Work with Sheridan organizations and local restaurants to create a community calendar that advertises free and low cost meals. **CCE 3.2.1**

Objective: Increase family incomes by enhancing access to and use of such federal programs. **CCE 3.3**

> ***Action:*** Publicize federal investments such as the earned income tax credit (EITC), nutrition assistance, health care, child care and Supplemental Nutrition Assistance program (SNAP). **CCE 3.3.1**

> ***Action:*** Coordinate with Tri-County Health Department and Sheridan Health Services to improve access to and utilization of federal investments. **CCE 3.3.2**

Community Engagement and Special Events

Growth and Economic Development

Growth and Economic Development

Cities, much like private businesses, need to maximize revenue in order to thrive and provide for their citizens. Municipalities accomplish this goal by annexing taxable land, encouraging the development of neighborhoods that attract sales tax generating retail businesses, and supporting commercial and industrial businesses that create jobs for workers who will buy homes, goods and services in the City.

Municipalities then use these revenues to provide water, sewer, streets, parks, fire, police, and other infrastructure and services to their residents. If municipalities do not grow at least minimally, it can be difficult for communities to keep up with the costs of infrastructure maintenance and other ongoing operations costs that tend to rise over time. This is what has historically happened in Sheridan.

A community-oriented economic development approach can help businesses and residents work together to proactively maintain a strong economy. Citizens need access to jobs that offer a living wage to increase their quality of life and provide positive health outcomes.

The following challenges regarding economic development issues in Sheridan were provided through a series of surveys taken by the public and a number of meetings with Planning Commission and City Council:

- There are still a number of empty store fronts and unconstructed pad sites that are waiting to be filled in River Point. These vacancies negatively affect the City's Bond repayment obligations.
- More businesses are needed along Old Hampden Avenue and Federal Boulevard. In particular, more non-automotive retail and service shops are desired.
- The location of so many available properties along Santa Fe provides great visibility for businesses. More sales tax generating development needs to occur along Santa Fe south of Oxford Avenue.

River Point signage

Empty pad site in northern part of River Point

Definitions

Adequate Public Facilities - A system that helps ensure new development or redevelopment "pays its own way" in terms of investing in roads, utilities, parks, fire, police, schools, and other services the development will require. This includes maintaining existing sidewalks and streets.

Annexation- Formally including property within municipal boundaries and taxing that property in order to provide municipal services for its existing and future residents and businesses.

Business Recruitment and Retention- Working to encourage businesses to come to or stay in the community.

CDOT- Colorado Department of Transportation

Community Image and Marketing

Goal: Define and promote a positive image of Sheridan that capitalizes on community strengths and neighborhood themes and allows the City to market itself to attract businesses and residents. CG 1

Objective: Build on the neighborhood theme by undertaking a professional branding campaign to craft an image or multiple images that represent each neighborhood that residents and business owners are comfortable with, and is also marketable. **CG 1.1**

Action: Ensure that extensive public input is allowed for in the process. **CG 1.1.1**

Action: Craft a positive image that accomplishes the following: **CG 1.1.2**

- Identify what Sheridan and its neighborhoods want to be
- Cultivate an image that is uniquely Sheridan and emphasizes the urban neighborhood theme
- Capitalize on Sheridan's military and industrial heritage and present day industries
- Promote the City as an outdoor recreation mecca where visitors and residents alike can enjoy the following activities:
  - Fishing
  - Biking
  - Bird watching
  - Kayaking and tubing
  - Walking

Objective: Promote the new community image of neighborhoods. **CG 1.2**

Action: Update web presence with new neighborhood maps and tag lines, etc. **CG 1.2.1**

Definitions Continued:
Community Image- How people perceive a community. Developing a "brand" for the city that can be marketed for economic development purposes. Can also be used to alter residents and visitors perception of the community.

Economic Development - Encompasses the topics of growth, land use, infrastructure, and utilities. However, this chapter of the Comprehensive Plan, will only address growth and economic development issues as defined in the sidebar.

Incentives- Economic initiatives that might include tax breaks, impact fee discounts, building permit fee discounts, shared infrastructure costs, high quality of life, affordable and available land for a given land use, and/or a streamlined development review process.

Marketing- The process of advertising and promoting a municipal brand.

The new Sheridan logo as of 2005.

Action: Do image rollout campaign including special events for unveiling of new neighborhood signs. **CG 1.2.2**

Action: Produce a promotional video encompassing the themes of the new neighborhood brand and post it to the City website. **CG 1.2.3**

Objective: Incorporate messaging into the new branding campaign that resonates with small and emerging businesses in order to help recruit these businesses to locate in Sheridan. **CG 1.3**

Action: Coordinate with business development groups like the South Metro Denver Chamber of Commerce to share Sheridan's new branding materials through their communication networks. **CG 1.3.1**

Business Recruitment, Retention and Expansion

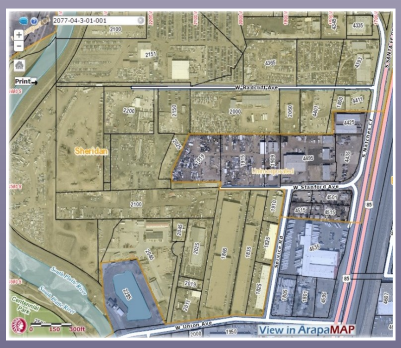
Goal: Explore opportunities to diversify the local economy by recruiting desirable new businesses to Sheridan that bring living wage jobs to Sheridan residents, while encouraging an environment where existing businesses thrive. CG 2

Objective: Develop an overarching strategy and system for recruiting desirable businesses to Sheridan and retaining them long-term. **CG 2.1**

Action: Explore potential of either contracting with a recruitment consultant, hiring a part-time economic development position, or contracting with the South Metro Denver Chamber of Commerce for this purpose. **CG 2.1.1**

Action: In the interim, City management and elected officials should attend trade shows, conferences and other forums to attract businesses. **CG 2.1.2**

Painter's Supply adjacent to River Point



Aerial image of southeastern Sheridan

Action: Review the types of businesses which currently are attracted to Sheridan and evaluate what benefits the City and residents receive from these businesses. **CG 2.1.3**

Action: Streamline the process for obtaining a business license. **CG 2.1.4**

Action: Build an attractive environment for small and emerging businesses by offering networking opportunities, assistance programs , and a recognition program. **CG 2.1.5**

Objective: Capitalize on Sheridan's easy access to two Federal highways - US Highway 285 and Highway 85/Santa Fe, and one State Highway-Highway 88/South Federal Boulevard. **CG 2.2**

Action: Explore possibility of establishing Sheridan as a supply distribution hub for regional business in the metro area to increase tax base, and capitalize on the City's central location. **CG 2.2.1**

Action: Work with CDOT to ensure safe and efficient access to the State and Federal highways. **CG 2.2.2**

Objective: Stimulate the local economy by addressing the issue of empty storefronts city-wide. **CG 2.3**

Action: Work with property owners to maintain well-kept appearance of storefronts even when empty. **CG 2.3.1**

Action: Strategically encourage "pop-up cafes" and other temporary businesses during slower times of year or slower economies for business owners and landlords along Federal Boulevard and Old Hampden Avenue. Research what other communities have done in this regard, and become involved with industry organizations that may exist to promote these types of temporary businesses. **CG 2.3.2**

Action: Talk with businesses in Sheridan as to why they are thriving. Create strategies for other businesses based on findings. **CG 2.3.3**

Objective: Match new and existing employers with skills and education of Sheridan residents, encourage local hiring, and target specific employers who offer a living wage. **CG 2.4**

Action: Work with existing businesses to encourage local hiring. **CG 2.4.1**

Action: Work with South Metro Denver Chamber of Commerce to identify potential employers to attract to Sheridan who fit the criteria above. **CG 2.4.2**

Objective: Support the development of workforce development programs in Sheridan and align the City's economic development efforts with building a stronger workforce. **CG 2.5**

Action: Work with area organizations who have businesses and workforce development programs such as South Metro Chamber and Arapahoe Community College to offer services to Sheridan residents. **CG 2.5.1**

Action: Support collaboration with the school district and other organizations on workforce development initiatives for youth. **CG 2.5.2**

Goal: Promote access to healthy food options through retail establishments. CG 3

Objective: Promote the development of new and existing retail venues to sell fresh, healthy food in the areas of the City where healthy food access is a challenge. **CG 3.1**

Action: Work with the South Metro Denver Chamber to recruit new healthy food retail vendors to the City. **CG 3.1.1**

Action: Identify programs, incentives, and/or grants to encourage existing small grocery or convenience stores to sell fresh fruits and vegetables in underserved areas. **CG 3.1.2**

Sheridan School district logo

Supplemental Nutrition Assistance Program

More grocery stores are needed in Sheridan

Community Growth

Goal: Promote community growth in a controlled fashion and to an extent that allows the City, residents, and business owners to accomplish desired goals, while preserving the existing urban neighborhood feel. CG 4

Objective: Though Sheridan is essentially land-locked, i.e. not surrounded by unincorporated, annexable land, there are a few adjacent properties and properties that are completely surrounded by the City that would benefit from being part of Sheridan. The benefits to property owners would be in the form of more readily available access to City services such as police protection. The City would benefit from an increased sales tax base. Therefore, the City should develop formal policies outlining the City's wants and needs related to short and long term growth. **CG 4.1**

Action: Establish a formal annexation policy. **CG 4.1.1**

Action: Develop more criteria for how, what, and why annexation would be used. For example, the City should develop an adequate public facilities system to ensure that growth pays its own way. **CG 4.1.2**

Action: Develop more incentives for property owners to annex into Sheridan, such as reduced application fees, sales tax share back agreements and the like. **CG 4.1.3**

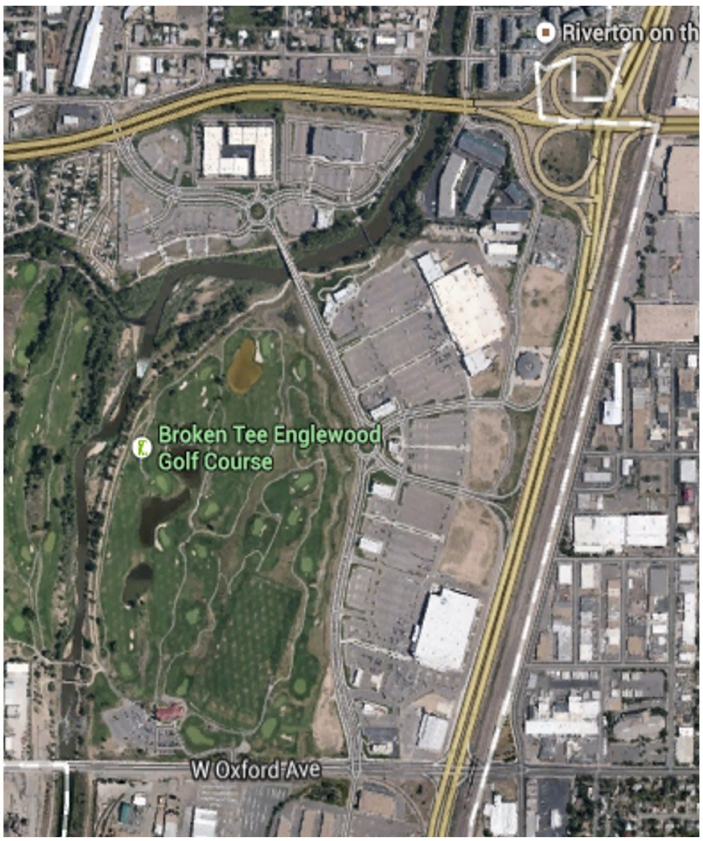
Action: Identify criteria to annex specific parcels of land for annexation and contact the property owners to begin discussions. **CG 4.1.4**

Objective: To promote community growth, encourage redevelopment of underutilized properties currently in the City of Sheridan. **CG 4.2**

Action: Work with property owners to identify redevelopment opportunities. **CG 4.2.1**

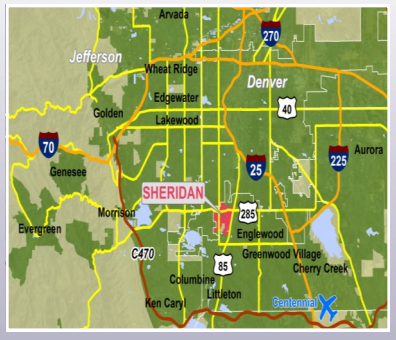
Action: Reach out to the land development community with specific properties ready for redevelopment.
CG 4.2.2

Growth and Economic Development



Land Use and Community Design

Land Use and Community Design



Sheridan Vicinity Map

Definitions

Business/Light Industrial - Includes less intensive industrial uses such as light manufacturing, warehousing, storage, product assembly, research and design, or similar uses.

Commercial- Includes business uses such as office or retail that do not as a general rule, generate excessive and undesirable impacts to surrounding property owners such as noise, odor, truck traffic, dust, chemical emissions, or similar uses.

Community Resiliency- Community resilience is a measure of the sustained ability of a community to utilize the available resources to respond to, withstand, and recover from adverse situations.

From preventing heavy industrial businesses from locating next to schools, churches and homes, to ensuring that residents and visitors have sidewalks to get them around and street lights and signs to show them the way, land use regulations are necessary in helping to create safe, attractive, thriving communities. In addition, there is no doubt that private property rights are important. However, the right to use your property is only valid if it does not impact someone else's right to do the same. Zoning ordinances and community design regulations were put into place to protect private property rights.

Land Use Conditions

Sheridan is located in the southwest Denver Metropolitan area. Denver International Airport is approximately a 40 minute drive to the northeast, while Downtown Denver is only 15 minutes to the north. Santa Fe (US Highway 85) serves as one of the metro area's north/south commuter corridors along Sheridan's eastern edge. Sheridan also benefits from the light rail transit (LRT) "C" and "D" lines, which parallel Santa Fe to the east. Hampden (US Highway 285) runs through the northern part of the community and connects eastern suburbs such as Centennial (including the Denver Tech Center) with the foothill communities such as Lakewood and Morrison in Jefferson County. Federal Boulevard (State Highway 88) runs north/south through Sheridan. This commercial arterial connects Sheridan with Denver and Littleton.

Bear Creek and the South Platte River converge within Sheridan's city limits. These waterways and associated trail systems are tremendous assets to Sheridan residents and the region alike. The Broken Tee Golf Course is a large in-holding (235 acres) owned and operated by the City of Englewood. It enjoys continued success and is a regional recreational draw.

Land Use and Community Design

Sheridan is "landlocked" by Denver and Englewood with limited annexation potential. Therefore, new growth will most likely be in the form of redevelopment projects and infill style development.

Zoning Classifications

The purpose of the zoning ordinance is to assign each parcel of land within the City a classification outlining how that land can and cannot be used. Building size and placement are also regulated through the zoning ordinance. Generally, zoning ordinances divide land uses into variations on five basic uses: Residential, Commercial, Industrial, Public, and Agricultural. As of September 2014, actual Sheridan zoning classifications included:

- Single Family Residential
- Large Lot Residential
- Multi-family Residential
- Neighborhood Commercial
- Business-1
- Commercial
- Business Light Industrial
- Industrial
- Public
- Planned Unit Development

Sheridan's zoning ordinance was last updated in 2014, with a few additional ordinance modifications since that time. During the Comprehensive Plan update, the Planning Commission expressed a strong desire for a mixed use zoning district to allow for a greater variety of residential and commercial options along Old Hampden Avenue and Federal Boulevard.

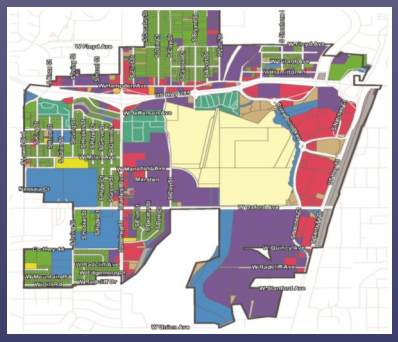
Current Land Use Map

Provided in the Appendix and in the side bar is a current land use map. This map shows the current uses of areas of the City which should, but do not always, line up with the district on the zoning map. The current land use map gives an overall picture of Sheridan as a community containing residential, industrial, public, and commercial uses.

Definitions Continued

Green Infrastructure- Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle. Green infrastructure is effective, economical, and enhances community safety and quality of life. It means planting trees and restoring wetlands, rather than building a costly new water treatment plant.

FEMA- Federal Emergency Management Administration, which provides flood related mapping and policies.



Current Land Use Map
(larger version in Appendix)

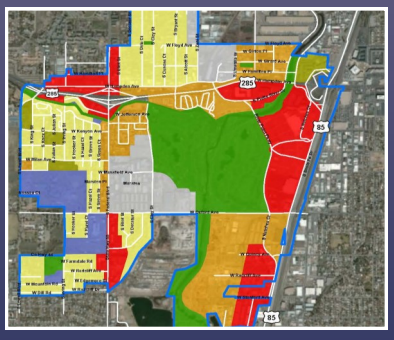
Land Use and Community Design

Definitions Continued
Industrial- Includes more intensive industrial uses such as heavy manufacturing, salvage yards and resource extraction.

Mixed Use- Allows for the combination of uses, particularly commercial and residential, often with retail or office on the first floor and residential on the second floor above.

Multi-family- Refers to apartments, condominiums, assisted living facilities, duplexes and other similar facilities where more than one family may live in one building containing multiple units.

Open Space- A generic term referring to parks, greenways, natural areas and agricultural lands that provide for recreational, aesthetic, economic, preservation, and community separation uses.



Future Land Use Map
(larger version in Appendix)

The two tables below provide a breakdown of the current land uses by acreage and by assessed/taxable value. The Percent of Parcels Table indicates that residential and industrial zoned properties occupy just shy of 50% of the land in the City. The golf course and other lands used for public purposes such as parks, schools and civic functions, account for another 28% of land use in the City. In terms of assessed and taxable value of land uses in the City, Industrial accounts for over 1/3 of the assessed values for the City.

Current Land Use	Parcels	Taxable Value	Appraised Value	Assessed Value
Residential	1,136	$ 12,873,989	$ 161,170,430	$ 12,834,369
Industrial	197	$ 35,410,211	$ 122,494,552	$ 35,341,973
Commercial	137	$ 15,362,084	$ 90,029,474	$ 13,205,788
Vacant	69	$ 1,008,892	$ 10,661,936	$ 1,111,767
Public	52	$ -	$ 63,368,977	$ 18,375,882
Golf Course	15	$ -	$ 9,987,216	$ 2,896,293
Mobile Homes	7	$ 893,870	$ 11,229,521	$ 893,870
Mixed	6	$ 217,789	$ 1,247,413	$ 217,789
Church	4	$ 87,000	$ 5,831,330	$ 1,691,085
No Data	2	$ -	$ -	$ -
Grand Total	1,625	$ 65,853,835	$ 476,020,849	$ 86,568,816

Current Land Use Taxable Value

Current Land Use	Parcels	Percent of Parcels	Acres	Percent of Acres
Residential	1,136	69.9%	251.26	20.7%
Industrial	197	12.1%	315.51	26.0%
Commercial	137	8.4%	143.83	11.9%
Vacant	69	4.2%	45.42	3.7%
Public	52	3.2%	154.59	12.7%
Golf Course	15	0.9%	202.05	16.7%
Mobile Homes	7	0.4%	52.73	4.3%
Mixed	6	0.4%	2.85	0.2%
Church	4	0.2%	9.50	0.8%
No Data	2	0.1%	35.53	2.9%
Grand Total	1,625	100.0%	1,213.28	100.0%

Current Land Use Percent of Parcels

Future Land Use Map

The Future Land Use Map identifies how the community wants to grow. It offers general direction for land use decisions so developers and property owners have a sense of how the community wants to be. This map may be in conflict with how properties are currently zoned and existing zone districts. This map is designed to capture the vision of the community in a map. The Future Land Use

Map in the sidebar can be found in the Appendix in a larger format.

Category Definitions

This plan uses general land use classifications to define the districts shown on the Future Land Use Map. Each category is defined in the sidebars of the next few pages.

The 2004 Comprehensive Plan created new zone districts similar to the land use designations mentioned above, minus the mixed use. The Zoning Map was last updated in September 2014. The future land use map in this plan looks similar to the existing zoning map with the addition of a mixed use land use and different land uses in the Santa Fe Business Park.

Goal: Use the Future Land Use Map to revise the Zoning Map CLU 1

Objective: Provide a zone district which allows for a mix of commercial and residential properties on one parcel of land. **CLU 1.1**

> ***Action:*** Research how other communities are creating and implementing mixed use zone districts. **CLU 1.1.1**
>
> ***Action:*** Create a mixed use zone district which allows for both commercial and residential uses in one building or in multiple buildings on one piece of property. **CLU 1.1.2**
>
> ***Action:*** Ensure all new mixed use zone districts create walkable and well connected neighborhoods. **CLU 1.1.3**

Objective: Provide an appropriate complement of overlay districts that modify the underlying zoning districts. **CLU 1.2**

Definitions Continued

Overlay District- A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.

Public- Generally includes government facilities such as city hall, schools, community centers, library, medical clinic, and similar facilities.

Single Family- Refers to typical frame built detached homes of various sizes that are built on a single parcel of land owned by the owner of the home. This category includes "Manufactured" homes.

Typical single-family housing

Action: Explore the possibility of an arterial overlay district for Federal and Old Hampden to allow for more flexibility in the application of density/intensity and other regulations in exchange for amenities, such as landscaping, parks, or other facilities that go beyond Code requirements. **CLU 1.2.1**

Objective: Focus commercial development along arterial roadways and other major thoroughfares in Sheridan, such as Santa Fe and Federal. **CLU 1.3**

Action: Perform an inventory of the land uses found along major thoroughfares in Sheridan to ensure that the existing uses match the requirements of the zone districts they occupy. **CLU 1.3.1**

Action: Rezone portions of major thoroughfares to Business-1, Commercial, or Mixed Use to allow for more intense commercial development where feasible. **CLU 1.3.2**

Action: Work to ensure that low-intensity commercial uses are located in Neighborhood Commercial zone districts so that land in Business-1 and Commercial zone districts is reserved for higher intensity uses. **CLU 1.3.3**

Objective: Review the Zoning Code to ensure there are allowances for healthy food land uses including non-store food retail outlets and food producing activities. **CLU 1.4**

Action: Identify zone districts where non-store food retail will be allowed. **CLU 1.4.1**

Action: Identify non-store food retail types that are applicable to Sheridan. **CLU 1.4.2**

Goal: Ensure an appropriate supply of housing in Sheridan at all density and affordability levels. CLU 2

Objective: Work to ensure the availability of a variety of housing types in Sheridan. **CLU 2.1**

> ***Action:*** Perform a housing needs assessment to identify product gaps and a marketing study to determine how much low-maintenance, townhouse, duplex, and triplex housing Sheridan will need in the coming years. **CLU 2.1.1**

> ***Action:*** Rezone and amend zoning regulations to remove barriers to the development of a variety of housing types. **CLU 2.1.2**

> ***Action:*** Capitalize on opportunities for redevelopment that could provide such housing products. **CLU 2.1.3**

> ***Action:*** Conduct a review of existing City policies to identify barriers to the development of a variety of housing types that appeal to a broad spectrum of Sheridan residents such as accessory dwelling units and cooperative housing. **CLU 2.1.4**

Objective: Where feasible, integrate housing for different income levels within new and infill projects. **CLU 2.2**

> ***Action:*** Consider the use of development incentives for incorporating affordable units into development projects. **CLU 2.2.1**

Objective: Ensure the development of housing is closely coordinated with the planning of transit stops, recreational amenities and community services in order to promote a more accessible and walkable city. **CLU 2.3**

> ***Action:*** Work with the Regional Transportation District (RTD) and South Suburban Parks and Recreation District (SSPRD) to provide access to transit and recreational opportunities when new housing is considered. **CLU 2.3.1**

Structures in the flood plain

Goal: Ensure that development in areas that are vulnerable to natural hazards is appropriately regulated. CLU 3

Objective: Ensure the construction of habitable structures in the floodplain that meet FEMA standards. **CLU 3.1**

> ***Action:*** Consider the creation of a "natural hazards" overlay zone district to be applied to properties in the floodplain. **CLU 3.1.1**

Objective: Make better use of land in the floodplain. **CLU 3.2**

> ***Action:*** Add to the existing trail network that runs along the waterways in the community. **CLU 3.2.1**

> ***Action:*** Where appropriate, continue to allow for storage uses in floodplains so as to preserve buildable ground for uses that require the habitation of people. **CLU 3.2.2**

Goal: Capitalize on opportunities for growth and redevelopment in Sheridan. CLU 4

Objective: Work with the County and other surrounding municipalities (Denver and Englewood) to develop Intergovernmental Agreements, Memorandums of Understanding, or other similar agreements to facilitate such growth. **CLU 4.1**

> ***Action:*** Identify specific growth areas that meet state requirements and city criteria for annexation into Sheridan. **CLU 4.1.1**

> ***Action:*** Approach the adjacent jurisdiction(s) to discuss the potential for annexation. **CLU 4.1.2**

Objective: Ensure that the Future Land Use Map is up to date and reflects the current needs of the community. **CLU 4.2**

> ***Action:*** Identify specific growth areas and assess to

determine whether or not the Future Land Use Map is accurate. **CLU 4.2.1**

Objective: Identify specific areas to target for redevelopment and begin the process required by state law to initiate redevelopment in those areas by approaching property owners. **CLU 4.3**

Action: Begin developing conditions surveys and potential redevelopment plans for the following target areas: **CLU 4.3.1**

- Federal Blvd
- Old Hampden
- South Santa Fe Business Park
- Riverfront areas

Objective: Ensure that new growth areas and redevelopment plans incorporate transportation access and active transportation options into the overall vision for the area. **CLU 4.4**

Action: Work with the Regional Transportation District (RTD) and South Suburban Parks and Recreation District (SSPRD) to provide access to transit and active transportation opportunities in new growth and redevelopment areas. **CLU 4.4.1**

Community Design

One of the primary land use tools available is the zoning ordinance. This ordinance seeks to avoid conflict between differing land uses by separating certain uses from others. However, design tools can also be effective in limiting the impact of one use on another, particularly when the two uses already exist in close proximity to one another. Some of the biggest concerns of the residents of Sheridan when asked about their City, and many of the issues observed by staff, are either the direct results of major highways running through the community or lack of basic design enhancements or both. For example:

- Traffic on Federal Boulevard running through the

Definitions

Bicycle lanes- Separate striped travel lanes reserved for bicycle traffic on a given roadway.

Bump-outs- Refer to the permanent narrowing of roadways at intersections that slow traffic and limit the amount of road that pedestrians have to cross – often a component of "road diets."

CDBG- The Community Development Block Grant is a financial assistance program offered by HUD.

CDOT- Colorado Department of Transportation. This state organization is responsible for, among other things, maintaining all state roadways, such as Hampden Avenue, Federal Boulevard and Santa Fe.

Cluster Development- A design technique or zoning strategy that involves grouping uses such as residential homes in a small area of a development to preserve other areas for recreational , open space or other uses.

HUD- The Housing and Urban Development Department is a federal organization that offers a number of assistance programs related to housing and community development.

middle of Sheridan has grown to a level that physically divides the east side of the corridor from the west, which makes walking feel unsafe and uncomfortable, and limits the economic potential for this street;
- Much of Sheridan's streetscape is devoid of landscaping. Specific areas include: Federal Boulevard south of US Highway 285; Old Hampden west of Federal and east of Zuni;
- Many streets in the City lack basic curb, gutter and sidewalk improvements;
- There are a handful of houses in each of the neighborhoods that are in need of major rehabilitation or demolition;
- Overhead power lines still exist throughout the community.

Goal: Provide more opportunities for walking and promote walking as a viable transportation option in Sheridan. CLU 5

Objective: To address long-term walkability issues, develop a "pedestrian infrastructure" plan for how pedestrians move safely along and across Federal Boulevard and Oxford Avenue. **CLU 5.1**

Action: Establish a method that incorporates sufficient community outreach when creating the pedestrian plan. **CLU 5.1.1**

Action: Develop a plan that addresses the following issues raised by citizens of Sheridan: **CLU 5.1.2**
- Need to create safe pedestrian crossing of Highway 85/Santa Fe and US 285/Hampden Ave.
- Need for uniform sidewalks along Federal and Oxford;
- Need to create a safe crossing at a minimum of three locations across Federal Boulevard;
- Need for connections between neighborhoods and the South Platte River and Bear Creek Corridors;
- Need for more street trees along Federal and Oxford

Definitions Continued

Raised cross-walks- Extra elevation provides a more visible and safer path for pedestrians across roads and also serves as a default traffic hump which slows motorists down in areas where lots of people are walking.

Roof line changes- An architectural term that refers to a technique used to break up long, flat expanses of roofline. This technique is often incorporated into design guidelines to ensure interesting architecture associated with new development or redevelopment by requiring multiple changes in the height of the roof.

Speed humps- Similar to "speed bumps" that are generally installed in parking lots and neighborhoods, but wider with less height. They allow motorists to travel at a somewhat higher rate of speed, while still requiring them to slow down at key areas.

Tax Increment Financing- Tax increment financing, or TIF, is a public financing method that is used as a subsidy for redevelopment, infrastructure and other community-improved projects.

to provide shade and pleasant views for pedestrians. Street trees can also lower car speeds as well.
- Need more lighting on neighborhood streets.
- Need to provide safe and adequate sidewalks for the aging populations.

Objective: Tap outside sources for guidance on how to implement short-term walkability measures. **CLU 5.2**

Action: Contact other communities that are bisected by Federal and State Highways to gain an understanding of walkability issues they have encountered and the steps they took to address those issues. Possible metro area communities to contact: **CLU 5.2.1**
- Arvada
- Denver
- Englewood
- Littleton
- Wheat Ridge

Action: Pursue grants and other financial incentives for implementing walkability measures. **CLU 5.2.2**

Action: Contact American Planning Association (APA) list serve and APA Planner's Advisory Service to access a list of funding opportunities that other municipalities have used to improve walkability. **CLU 5.2.3**

Objective: Work with CDOT to address some of the traffic speeds and multiple curb-cuts along Federal Boulevard, and make the area more walkable. **CLU 5.3**

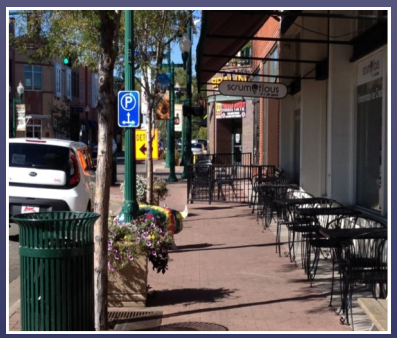
Action: Explore the possibility of adding bump-outs, raised cross-walks, bicycle lanes, speed humps and appropriate signage at key intersections along Federal Boulevard such as Old Hampden and Oxford Avenue. **CLU 5.3.1**

Action: Explore the possibility of installing landscaped medians that would divide the north and south bound lanes of Federal between Old Hampden and Union to provide pedestrian refuge in the middle of the street.

Definitions Continued
Urban Renewal- Rehabilitation of deteriorated or distressed area.

Walkability- A broad term referring to the overall ability for people to successfully walk around a city or corridor specific development. Infrastructure generally associated with walkability includes sidewalks, trails, directional signage, buildings that are close to the street, street trees, bike lanes and street furniture.

Wall articulation- An architectural term that refers to a technique used to break up long, boring expanses of wall. This technique is often incorporated into city design guidelines to ensure interesting architecture associated with new development or redevelopment.



Multi-use sidewalk

Federal Boulevard

Bicycle lane

Detached sidewalk

CLU 5.3.2

Objective: Encourage mixed use, cluster development and central parking facilities. **CLU 5.4**

Action: Perform an assessment of the current zoning code to ensure that it allows for implementation of such parking concepts and revise as needed. **CLU 5.4.1**

Action: Review the current zoning regulations and consider updating site plan requirements that promote pedestrian and bicycle infrastructure on private property such as sidewalks and bicycle parking. **CLU 5.4.2**

Objective: Identify and prioritize pedestrian and bicycle infrastructure investments that get people from where they live to places they want to go like businesses, schools, recreation center, parks, and transit stops. **CLU 5.5**

Action: Encourage the development of new complementary land uses not already present in residential neighborhoods, such as grocery stores, basic commercial services, parks and recreational fields, and schools. **CLU 5.5.1**

Signage

Goal: Ensure the existence of attractive, tasteful, unobtrusive private and public signage throughout the community that efficiently directs residents and visitors to businesses, transportation routes, cultural, and recreational opportunities, and other places and facilities of interest within the City of Sheridan. CLU 6

Objective: Maintain strong, fair, and simple code

limitations on the size, design, color and brightness of signs in Sheridan, particularly along Old Hampden, Federal and Oxford. **CLU 6.1**

Action: Form a signage steering committee and conduct a series of workshops with local business owners to gain a thorough understanding of their signage needs and wants including the use of LED message boards. **CLU 6.1.1**

Action: Evaluate the ways other communities in the metro area regulate signage and the subsequent results. **CLU 6.1.2**

Action: Revise the current sign code to reflect the needs of business owners and the desires of the City. **CLU 6.1.3**

Objective: As part of an overall branding campaign to unify Sheridan as an urban community in the Denver suburbs, develop a public way-finding signage plan in multiple languages designed to direct residents and visitors to public transit, and places and facilities of interest in Sheridan. **CLU 6.2**

Action: Form a signage steering committee and canvas the different neighborhoods and arterial roads to determine where public directional signage would be the most effective in helping people: 1) realize they are in the City of Sheridan; 2) find their way around the City and 3) know what neighborhood they are in. **CLU 6.2.1**

Action: Based on the findings of the canvassing effort, create a map identifying the locations of proposed way-finding signage. **CLU 6.2.2**

Action: Coordinate the effort with school students (high school and college), business owners, property owners, and CDOT for placement of signs in a variety of locations that may be outside Sheridan's jurisdiction or on private property. **CLU 6.2.3**

Action: Coordinate the look and overall design of the

signs with the broader branding effort for the City as a whole. **CLU 6.2.4**

Action: Work with local artists to design signs. **CLU 6.2.5**

Action: Obtain grants or other sources of funding to offset the cost of public signage whenever possible. **CLU 6.2.6**

Action: Install the signs, accounting for ongoing maintenance in the budget. **CLU 6.2.7**

Architecture and Aesthetics

Goal: Establish and enforce regulations and obtain funding sources designed to ensure that new and existing public and private developments are attractive, contribute to a desirable community image, and set a high standard for future development. CLU 7

Objective: Ensure that any future land use codes provide for design guidelines pertaining to architecture and landscaping associated with new or existing development and provide the appropriate enforcement personnel and action. **CLU 7.1**

Action: Evaluate the portion of the code that addresses community design, and revise as needed to provide the ability for officials to require the following: **CLU 7.1.1**

- Architecture that consists of a variety of building materials, changes in roof line, wall articulation, and interesting architectural features;
- Landscaping that consists of street trees, a variety of plants, turf and an appropriate ratio of live to inanimate materials, such as mulch or rock;
- Other code elements which would enhance the

attractiveness of the individual site and the community as well.

Objective: Explore and establish funding sources to address issues related to aesthetics of existing private structures and public infrastructure. **CLU 7.2**

Action: Explore the use of urban renewal and tax-increment financing to address issues of blight that impact overall aesthetics, including deteriorating structures, overhead power lines, cracked pavement, damaged or non-existing sidewalks, or similar issues in targeted areas. **CLU 7.2.1**

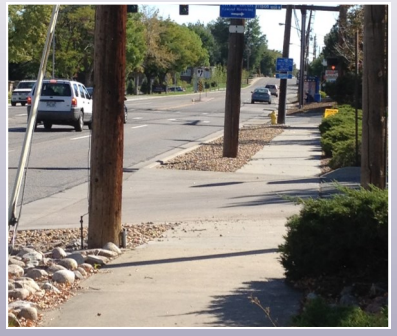
Action: Explore the possibility of acquiring community development funds to establish programs for business façade remodeling, home weatherization and remodeling, public art, tree-planting or other beautification projects throughout the City. **CLU 7.2.2**

Action: Work with CDOT to provide attractive entry way signage to the community along Santa Fe and Federal Boulevard. **CLU 7.2.3**

Goal: Promote more resilient development practices for new projects and re-development. CLU 8

Objective: Promote integrating stormwater management into landscape planning in an effort to support green infrastructure and increase the attractiveness of stormwater management infrastructure. **CLU 8.1**

Action: Encourage integration of stormwater management practices in site design and landscaping requirements. **CLU 8.1.1**



Detached walk and curb cuts

Landscaped median

New Sheridan Library

Land Use and Community Design

Recreation, Open Space, and Culture

Recreation, Open Space, and Culture

Bike Path along South Platte River

Definitions

Community Park- A larger park that serves multiple neighborhoods generally found along collector or arterial streets.

GOCO- A grant program through Great Outdoors Colorado that allocates funds from the State lottery for use in the acquisition and development of open space.

Greenway- Long strips of open space generally found along utility rights-of-way that can be used as a trail, but not always developed as a trail.

Groundwork Denver- A non-profit organization whose mission is to bring about the sustained improvement of the physical environment and promote health and well-being through community-based partnerships and action.

Neighborhood Park- A smaller park that serves a single neighborhood generally found along local streets.

Park- Open space that has been developed for specific recreational purposes, including playgrounds, walking paths, sports fields, and passive areas.

As people look for communities to call home, quality of life is an important part of their decision in where to locate. A common way to measure quality of life is by evaluating the degree to which scenic views, inviting open spaces, community events, indoor and outdoor recreational opportunities, and the accessibility of historical resources are available to residents. These are amenities which allow people to escape from day-to-day pressures to engage in a variety of activities from organized sporting events and community celebrations to more quiet walks in nature.

Beautiful views, usable open spaces, and diverse recreational and cultural opportunities provide a myriad of benefits related to health (mental and physical), education, sustainability and development, and are among the essential building blocks for a successful and livable community.

Each of the neighborhoods in Sheridan has at least one small park that provides outdoor recreation opportunities for the young and old. The community is also served by two community-sized parks. The most central community park contains ball fields, a playground, skate park and recreation center, and is located in conjunction with Sheridan High School. The picnic tables and pavilion provide a gathering space that can be used by large groups of adults and children. The other community park is Centennial Park. Though in Englewood, many Sheridan residents use the playing fields at this park. Connecting these parks to each other and to the regional trails within the City is a priority.

Goal: Improve community quality of life, health, attractiveness, and identity, by providing recreational opportunities through the creation and maintenance of a sustainable system of interconnected parks, trails, and recreation facilities. CROSC 1

Objective: Connect all the trail segments, greenway systems, and bike paths throughout the City and the region, as opposed to individual trail segments that do not connect to other amenities or resources. **CROSC 1.1**

Action: Create an overall Trails Plan for the City. **CROSC 1.1.1**

Action: Work with the South Platte Working Group to implement the recommendations of the South Platte Corridor River Vision pertaining to trail improvements along the South Platte River. **CROSC 1.1.2**

Action: Work collaboratively with Sheridan School District and South Suburban Parks and Recreation to identify opportunities for increasing access to existing resources like playgrounds and recreation facilities. **CROSC 1.1.3**

Action: Create a path connecting the Quincy trail across Federal and down to Centennial Park. **CROSC 1.1.4**

Action: Stripe more bike lanes on streets to provide connection between the regional trails along the waterways and various parts of the City. **CROSC 1.1.5**

Action: Identify sources of funding for trail connecting efforts, which may include general funds, GOCO and/or other grants, urban renewal/TIF, or private donations. **CROSC 1.1.6**

Action: As appropriate, ensure that new development or redevelopment projects are required to install trails that contribute to the overall trail system in the City and the region as a whole. **CROSC 1.1.7**

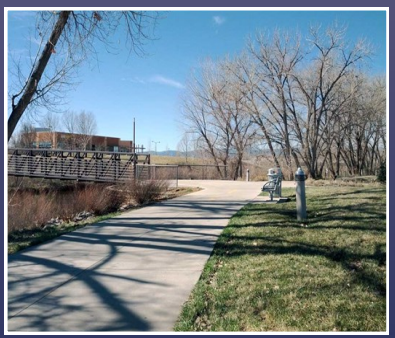
Action: Take advantage of potential greenways that might exist in utility or railroad rights-of-way as opportunities for adding to the overall trail and greenway network or possibly as locations for community gardens. **CROSC 1.1.8**

Definitions Continued

SPWG- The South Platte Working Group (SPWG) is a consortium of municipalities and special districts whose purpose is to enhance quality of life in western Arapahoe County through an ongoing voluntary process of prioritizing and implementing projects including trail connections, outdoor recreation, land acquisition and conservation.

Shared Use: Occurs when government entities, or sometimes private nonprofit organizations, agree to open or broaden access to their facilities for community use.

Trail- A developed multi-purpose pathway with an all-weather surface, generally wider than a standard sidewalk and located outside the public right-of-way.



Bear Creek Trail near River Point

South Platte River Corridor Vision

Objective: Create a healthy food education program that includes education for healthy cooking and food shopping. **CROSC 1.2**

> ***Action:*** Work with Sheridan Health Services, Tri-County Health Department and other organizations to develop and implement programs. **CROSC 1.2.1**

Objective: Develop a "shared use" strategy to increase access to parks, trails, playgrounds, and recreational facilities for all Sheridan residents. **CROSC 1.3**

> ***Action:*** Encourage more interaction between South Suburban and Sheridan School District to enhance and preserve the recreation center, particularly to reutilize the abandoned pool area. **CROSC 1.3.1**

> ***Action:*** Promote unified messaging about the resources available to Sheridan residents through existing communication portals from the City, Sheridan School District, and South Suburban Parks and Recreation. **CROSC 1.3.2**

Goal: Enhance community quality of life, attractiveness and identity by preserving significant views and diverse habitat, especially along the waterways. CROSC 2

Objective: Preserve the natural habitat around the South Platte River and Bear Creek for sustainability, recreational, and educational purposes. **CROSC 2.1**

> ***Action:*** Maintain enforcement of floodplain regulations limiting development near such waterways. **CROSC 2.1.1**

> ***Action:*** Adopt the recommendations of the South Platte Working Group Vision for the South Platte River. **CROSC 2.1.2**

Action: Work with Ground Work Denver to continue to clean-up and restore native vegetation along Bear Creek. **CROSC 2.1.3**

Objective: Promote best practices for improving water quality through regional cooperation and public education initiatives. **CROSC 2.2**

Action: Participate in regional water quality projects and initiatives to represent Sheridan's unique water quality concerns. **CROSC 2.2.1**

Action: Continue to work with outside agencies to improve water quality in Bear Creek and the South Platte River. **CROSC 2.2.2**

Goal: Increase the tree canopy through changes in City regulations and programs that encourage the planting of more trees along streets in new construction and redevelopment of private property. CROSC 3

Objective: Partner with organizations that provide assistance with tree-planting campaigns. **CROSC 3.1**

Action: Tree species should be selected for site suitability, superior form, disease resistance, regional performance, drought tolerance, urban tolerance, diversity, and mature size. **CROSC 3.1.1**

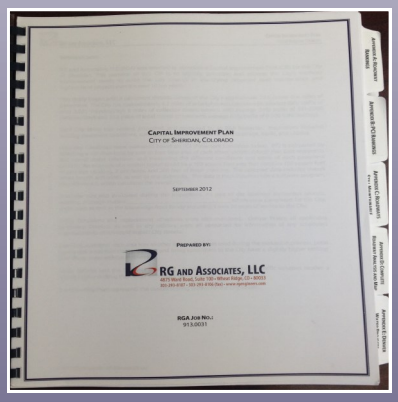
Action: Review the current zoning regulations and consider updating landscape requirements to promote increased tree canopy in the City. **CROSC 3.1.2**

Recreation, Open Space, and Culture

Transportation and Utilities

Transportation and Utilities

Street view in Sheridan



Capital Improvements Plan

Definitions

Active Transportation: Active transportation is any self-propelled, human-powered mode of transportation, such as walking or bicycling.

Arterial Street- The largest non-highway category in the hierarchy of street capacities, also known as a major thoroughfare; capable of carrying large amounts of traffic to provide access to commercial and industrial areas. Federal, Santa Fe and Hampden are arterials.

Broadband- Refers to the most efficient internet service available.

Inadequate public and quasi-public infrastructure can have a detrimental impact on a community's ability to thrive and grow and the ability of city dwellers to live healthy active lifestyles. Such services are often taken for granted, but are critical to sustaining the day-to-day activities of residents and business owners, and are sorely missed when absent or inadequate. For example, inadequate transportation networks can create unsafe traffic conditions and cause motor vehicle accidents, and undersized water and sewer lines can limit the types and number of businesses that can locate in a given area of the City. Such service inadequacies can make it difficult for a community to attract businesses and residents.

Unfortunately, the high cost of infrastructure construction and maintenance is often a barrier to community development and can be difficult to overcome, especially during economic downturns. One solution for addressing this problem, at least for public agencies, is the implementation of "adequate public facilities" policies designed to ensure that new development "pays its own way" and does not place an undue financial burden on the municipality. It can be argued that a policy requiring adequate public facilities works better when the economy is stronger. When the economy is stronger, developers agree to install public improvements and agree to maintain the improvements. Some municipalities are also investing in the planning and construction of communication infrastructure such as broadband facilities.

Public infrastructure addressed in this chapter includes roadways, water, sewer and storm water facilities. Quasi-public infrastructure addressed in this chapter includes communication networks including cell towers, fiber optic cable and broadband, and power infrastructure including gas and electric lines.

The utilities portion of this Comprehensive Plan provides general information on the existing water, wastewater, roadway, and stormwater systems within the City of Sheridan. It is not within the scope of this plan to provide comprehensive analysis of each utility, but rather to

establish a general understanding of these systems. A detailed capital improvements plan pertaining just to road conditions within Sheridan was completed in September 2012. Additional information in the form of a comprehensive analysis of the existing utilities and a utilities master plan should be completed to help understand where improvements to infrastructure need to be made.

Water, Sewer, and Stormwater

Sheridan does not have its own water or sanitary sewer systems. Water is provided by and governed by Denver Water. There are five different entities that provide sewer service depending on the neighborhood. The sewer districts that serve Sheridan are Sheridan Sanitation District No. 1, Sheridan Sanitation District No. 2, City of Englewood Sanitation District, Valley View Sanitation District, and City of Sheridan (Managed by City of Englewood). Sheridan Sanitation District No. 1 is a non-functioning body. Storm water detention is typically provided on individual development sites where it is gradually released into the public storm sewer system which generally indirectly empties into either the South Platte River or Bear Creek. Development within the City complies with Urban Drainage criteria which covers the Denver Metro Area.

Roadways

In 2012 a City-wide Street Capital Improvement Plan (CIP) was completed for the City of Sheridan. The purpose of this CIP was to identify, prioritize, and address the City's roadway improvement needs in order to assist the City Council in prioritizing proposed road maintenance and replacement projects over the next ten years.

This study began with a pavement distress survey of the City's approximate 20.5 center line miles of pavement. The City has approximately 4.2 miles of **arterial** streets (streets with average daily traffic of over 2,001 vehicles/day); 6

Definitions Continued

Collector Street- The next smallest category in the hierarchy of street capacities; generally constructed as intermediary routes connecting major thoroughfares to local streets found in residential areas. Oxford, Union, Lowell and Old Hampden are collector streets.

Complete Streets: Complete streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete streets make it easy to cross the street, walk to shops, and bike to work.

DORA- The Colorado Department of Regulatory Agencies, which contains the Public Utilities Commission.

Local Street- The smallest in the hierarchy of street capacities, generally constructed for use within neighborhoods for residential access.

Right-of-Way- A term generally used to refer to strips of land owned by Federal, state, county or local governments for the provision of roads, shoulders, curbs, gutters, sidewalks, and other improvements.

Poor road conditions

Definitions Continued
RTD- Regional Transit District providing public transportation in the Denver Metro Area.

Three Phase Power- Refers to a level of electrical infrastructure that is required by most industrial uses and other heavy power users.

Traffic Calming- Measures that can be taken to slow traffic and reduce its overall impact in pedestrian-oriented areas.

miles of **collector** streets (streets with average daily traffic of 501-2,000 vehicles/day); and 10.3 miles of **local** streets (streets with average daily traffic of 0-500 vehicles/day).

Each City street was walked, inspected, and measured by a consultant. Inspections included existing pavement conditions, curb, gutter and sidewalk conditions, drainage, traffic, and utilities.

Roadway Conditions were evaluated based on PCI (Pavement Condition Index). PCI is calculated by selecting a 100-foot long by one to four lane area of each street section (block) that best represents the overall street condition and measuring the different conditions and stress of each pavement section. The collected data includes overall street length and width, as well as any distresses. The data is then inputted into a software program, MicroPaver 6.5, which calculates the overall PCI.

Drainage was also evaluated during the inspections. A map of areas with drainage problems was provided by the City as well as a drainage study completed in 2003 by Urban Drainage. Each area was evaluated.

Utility Conditions and replacement schedules were also evaluated. Denver Water, all applicable Sanitation Districts, as well as dry utilities, were all contacted for information on any scheduled improvements which could impact City streets.

Economic Activity of each area was another factor which was used during the evaluation process. Local business areas that create revenue and bring consumers to the City have a slightly higher ranking then those areas without businesses.

Traffic Volume was the last area evaluated. Typically, areas with higher traffic volumes receive a slightly higher ranking than areas with lower traffic volume. Along with traffic volumes a map of areas of high accident rates and congestion were evaluated.

The following table represents the final outcome of street conditions identified in the CIP:

Required Maintenance	Length in Miles	Percentage
Total Replacement	10.33	50%
Overlays (paving on top)	4.67	23%
Routine Maintenance	5.50	27%
Total	**20.50**	

Cost:

With the total cost for all improvements being $29,240,000, the following table represents a 3% annual inflation cost increase to complete the improvements. As seen, for each year that construction is delayed, the price is increased by approximately $1,000,000 annually.

10-Year Projected Cost

2013	$29,240,000
2014	$30,117,200
2015	$31,020,716
2016	$31,951,337
2017	$32,909,877
2018	$33,897,173
2019	$34,914,088
2020	$35,961,510
2021	$37,040,355
2022	$38,151,566
2023	$39,296,113

In 2013, the City spent $300,000 on the refurbishment of streets. The 2014 budget called for $81,000 plus $400,000 for the Hamilton Bridge repair to be spent. The 2015 proposed budget only allocates $200,000 dollars towards the needed Capital Improvements. An additional $400,000 is budgeted in 2015 for the Oxford Avenue TIP project.

Drainage problems in the Bottoms Neighborhood

Road in need of repair in Hill Neighborhood

Gas, Electrical, and Communication

Natural gas and electric services are provided by Xcel Energy. Internet service is provided by CenturyLink, Comcast, and other local providers. The internet capability in some areas of the city is low and may need upgrading to keep up with technology. It is up to business owners and property owners to upgrade their service to address the speed of their internet, but in some cases utility providers do not offer upgraded services in Sheridan.

Public Input

Staff received the following input from the public and elected officials regarding the City's infrastructure and utilities:

- Local street system is in desperate need of repair in each of the neighborhoods
- More paved streets and connecting streets are needed in the Santa Fe Business Park
- Federal Boulevard bisects the City which hurts the pedestrian mobility of residents within the City
- Santa Fe provides a huge impediment to Sheridan residents using Light Rail
- Internet/broadband capabilities are poor and speeds are slow
- Power lines are unsightly and need to be put underground
- Wastewater capacity, in some of the districts, is nearly too low for more intensive industrial uses such as breweries

Sidewalk , bike lane and crosswalk

Transportation and Utilities

Goal: Ensure that appropriate and adequate transportation infrastructure and facilities exist to support future growth in the community while continuing to adequately serve existing residents, businesses, and visitors. CT 1

Objective: Develop a multi-modal transportation master plan for the City with measureable goals that will provide guidance for infrastructure investments. **CT 1.1**

Action: Include the following in the multi-modal plan: **CT 1.1.1**

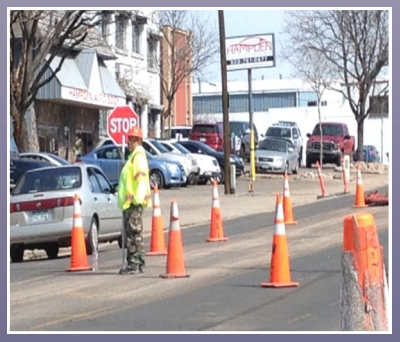
- Non-motorized classification system map (bike, pedestrian, trails)
- Complete streets cross-section standards for each classification;
- Potential/proposed road and trail alignments in the future growth area;
- Rerouting semi-truck traffic off Federal onto Santa Fe.

Action: Use volunteers to conduct a multi-modal survey and do necessary pedestrian counts in locations outlined by the City. **CT 1.1.2**

Action: Work with RTD to ensure that the area is served by public transit. **CT 1.1.3**

Objective: Consider a "Complete Streets" approach to street design and construction decisions to create a safe and inviting environment for all ages and abilities to walk, bicycle, and use public transportation. **CT 1.2**

Action: Adopt a Complete Streets policy that establishes a process for balancing the use of street rights-of-way to accommodate pedestrian and bicycle needs, as well as transit, trucks, and personal vehicles in all infrastructure projects. **CT 1.2.1**



Road Construction on Hampden Avenue

Cell tower on Clay Street

Objective: Use the 2012 Capital Improvement Plan recommendations to formulate appropriate budget numbers each year for road repairs. **CT 1.3**

Action: Evaluate the condition of City road and sidewalk systems, building upon the findings of the 2012 Capital Improvement Plan. **CT 1.3.1**

Action: Recommend a specific road repair and prioritized work schedule, building upon the findings of the 2012 Capital Improvement Plan. **CT 1.3.2**

Action: Discuss revenue strategies to address the cost of the improvements. **CT 1.3.3**

Objective: Work with CDOT to address the limitations of Federal Boulevard pedestrian movements in the City through traffic calming design treatments such as raised crosswalks, bump-outs, medians and street trees. **CT 1.4**

Action: Establish and initiate dialogue with CDOT to get an idea of what they are willing to do to help address the problem and what resources might be available.
CT 1.4.1

Action: Use alternative financing strategies to help address some of the traffic issues along Federal Boulevard. **CT 1.4.2**

Goal: Have a clear understanding of the public utility capacity in the City. CT 2

Objective: Create a comprehensive analysis of the existing utilities and a utilities master plan. **CT 2.1**

Action: Meet with public utility providers to understand capacity and service delivery limitations and work with the providers to encourage expanding systems as appropriate. **CT 2.1.1**

Objective: Work with outside utility and communication service providers to address limitations to growth by expanding cell zones, increasing the availability of three phase power to support industry, and expanding on improved broadband availability. **CT 2.2**

Action: Consider partnering with communication companies and investing public funds in the expansion of fiber optic, broadband, or cell networks to help support and encourage commercial growth in the area. **CT 2.2.1**

Action: Work with outside companies on a campaign to "get out the vote" to support expanding the City's broadband capabilities. **CT 2.2.2**

Objective: Work with the Sanitation Districts to identify and address deficiencies in the sanitation system that may be limiting growth or impacting quality of life. **CT 2.3**

Action: Begin by opening dialogue with the Districts and voicing concerns about the current status of the system, and the system's capacity for growth. **CT 2.3.1**

Objective: Evaluate untapped public financing methods for infrastructure maintenance, repair and construction, such as tax-increment financing and State and Federal grants. **CT 2.4**

Action: Examine a variety of different financial tools for funding needed infrastructure improvements. **CT 2.4.1**

Action: Task the Sheridan Redevelopment Authority with performing blight studies on targeted portions of the City, and establish tax-increment finance districts in the areas that need the most help and meet Urban Renewal criteria. **CT 2.4.2**

Action: Identify funding source to perform blight studies. **CT 2.4.3**

Objective: Enforce current policies that new development is required to "pay its own way" in terms of providing adequate public infrastructure to serve the proposed projects. If the City proves to be absorbing an unsustainable proportion of the public improvements required for development, develop an "adequate public facilities" ordinance to address the problem. **CT 2.5**

Action: Evaluate Sheridan's codes and ordinances and look at updating public infrastructure adequacy requirements for new development. **CT 2.5.1**

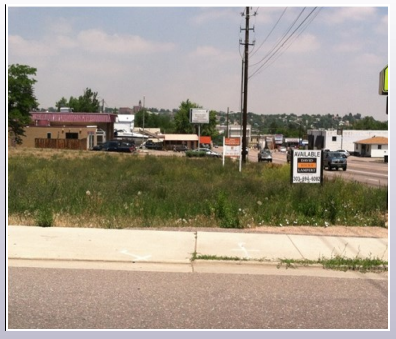
Goal: Work with adjacent communities and regional agencies on transportation demand management initiatives that lead to reduced vehicle miles traveled in and around the City of Sheridan. CT 3

Objective: Participate in DRCOG initiatives that address transportation issues. **CT 3.1**

Action: Continue to work with the City of Englewood to maximize the usage of light rail by residents and employees of both communities. **CT 3.1.1**

Community Image

Community Image



Weeds in vacant lot

Definitions

Blight- A generic term commonly used by many to refer to unattractive buildings or parts of the City that are in need of repair or cleaning up. Blight has a very specific legal meaning as defined by the State of Colorado (and other states), referring to a list of specific conditions that must be present in an area in order for municipalities to use certain urban renewal powers, initiate certain activities, and employ certain funding mechanisms.

Conditions Survey- Refers to the documentation of blight or unsightly factors (as described above) in a community or specific area of a community for the purpose of establishing an urban renewal authority, or if an authority has already been established, for the purpose of establishing a tax-increment finance (TIF) District.

CDOT- Colorado Department of Transportation. This state organization is responsible for, among other things, maintaining all state and Federal roadways, such as Federal Boulevard, US Highway 85 and Us Highway 285.

Code Enforcement - Exercising police powers inherent to a municipality to ensure that local ordinances are not violated.

The old saying "never judge a book by its cover" may be true from a certain perspective, but people place a high level of importance on the appearance of a community when considering whether or not to visit, live, or do business in that community. As a result, keeping Sheridan clean, safe, and inviting is paramount to attracting new development, infrastructure, investment, jobs, and long-term residents who take pride in their community.

Community Revitalization

Generally, the most pleasant and effective way to clean up a community is to use the powers of urban renewal and/or downtown development authorities to put incentives in place to help people address issues that they may not be able to tackle otherwise. In Sheridan urban renewal was key to the successful development of River Point. For individual property owners, there is the Help for Homes Program run by Brothers Redevelopment, to help address maintenance issues in owner-occupied homes. Arapahoe County also provides weatherization assistance to low income properties.

In order to address the negative community image issues in Sheridan, the City should explore expanding the urban renewal authority boundary or developing a downtown development authority or other mechanisms designed to provide funding for community improvements.

Code Compliance

Sometimes the only way to achieve widespread sufficient compliance with the City's codes and ordinances is to issue warnings and, eventually, citations that require property owners to pay a fine. As a result, it is very important to ensure that residents and business owners are aware of the importance of having a clean community, what the rules are, what resources are available to help them, and the consequences for violation.

Community Image

Following is a brief assessment of the community in terms of potential code violations and the possibility for expanding urban renewal as defined by the State of Colorado. The assessment is followed by a series of goals, objectives, and actions designed to address code enforcement and community revitalization issues in Sheridan.

Assessment

The level of "blight" or negative images around the City is a common concern expressed by key members of the community. Observed blight factors include dilapidated buildings, underutilized or vacant properties, unsightly storage of junk and trash, deteriorated roadways and infrastructure, and potentially unsafe traffic conditions. Specific examples include:

- Traffic on Federal Boulevard through the center of the City is heavy enough and the drivers are erratic enough (passing, higher speeds) to discourage people from walking along the road
- Many of the local streets in the residential areas of Sheridan are difficult to drive safely on due to lack of maintenance
- Aging mobile home parks in three locations along Highway 285 have internal streets that are poorly maintained and homes in need of repair and in need of junk removal
- Overhead power lines can be one of the most significant detractors from overall aesthetics, particularly in a community with beautiful views of the mountains and metro area. Overhead power lines exist throughout the City
- Most of the properties in the Santa Fe Business Park are not aesthetically pleasing and this area lacks basic water and sewer
- There are significant negative impacts, visually and environmentally, from the industrial facilities in the City
- Many of the roads in the City lack curb and gutter.

Definitions Continued

Downtown Development Authority- Similar to an urban renewal authority, but with slightly different powers, responsibilities, and jurisdiction.

Hawk Signal- A HAWK (High-Intensity Activated Cross Walk) beacon is a traffic signal used to stop road traffic and allow pedestrians to cross safely.

Nuisance- A term commonly used by municipalities to refer to light, odors, noise, traffic, or other byproducts of development that can negatively impact communities and detract from quality of life.

Sheridan Redevelopment Authority- A decision-making body in the City of Sheridan established through a specific legal process for the sole purpose of eliminating "blight" from the community.

Definitions Continued
Tax-Increment Financing- A funding mechanism that is available for use by Urban Renewal Authorities and Downtown Development Authorities whereby increased future tax revenues are used to make current improvements to properties found to be blighted as defined by State Stature.

Urban Renewal/Redevelopment- A term referring to the removal of "blight" from a community, which carries special legal significance with respect to the powers and funding mechanisms municipalities have at their disposal.

Goal: Clarify, advertise, and enforce existing ordinances designed to address negative community image issues to keep Sheridan clean, safe, and inviting for residents, visitors, and business owners and operators. CI 1

Objective: Ensure that codes related to community design and nuisance abatement are clear, enforceable, fair, and accomplish the ultimate goal of a clean, safe and inviting Sheridan. **CI 1.1**

Action: As a part of any future zoning code update, address issues related to community design and nuisance abatement. **CI 1.1.1**

Action: Implement "Sheridan Shines" marketing campaign, which is designed to make people aware of typical enforcement concerns and encourage them to come into compliance. **CI 1.1.2**

Action: Ensure that residents and business owners have sufficient opportunity to provide input during any code revision process regarding what is and is not acceptable in terms of property appearance. **CI 1.1.3**

Action: Issue frequent public service announcements in the Sheridan Newsletter and on the City website to remind residents and business owners that the City is actively monitoring property conditions and will be issuing citations to violators; also remind people about City regulations and assistance programs that may be available to them. **CI 1.1.4**

Objective: Work with landlords to develop programs and practices that educate them about their responsibilities to the condition and tenants of the properties. **CI 1.2**

Action: Evaluate ways other communities encourage landlord education and propose new strategies for Sheridan. **CI 1.2.1**

Objective: Employ a broad-based communication and cooperation strategy designed to open continued dialogue between the City, residents, business owners, and other entities that can serve as partners in an ongoing effort to keep Sheridan clean, safe, and inviting. **CI 1.3**

Action: Leverage public interest in beautification and maximize use of City staff time by establishing a "neighborhood watch" program, where community volunteers in each neighborhood act as the "eyes and ears" of the police in the community, and report violations as they occur and identify properties that are being exceptionally well maintained. **CI 1.3.1**

Action: Reach out to landlords that rent properties to tenants in the City, and make them aware of the new campaign to keep Sheridan beautiful, and warn them of the penalties for code violations. **CI 1.3.2**

Action: Consider partnerships amongst business owners and between public and private entities that encourage property improvement. **CI 1.3.3**

Action: Make CDOT aware of the unsightly conditions (weeds, no landscaping, deteriorating curbs) that their rights-of-way in the City are in, and request that they be cleaned up, and improvements made where needed. **CI 1.3.4**

Objective: Address safety, livability, and aesthetic issues along Federal due to excess traffic and speeding. **CI 1.4**

Action: Analyze traffic and pedestrian movements along Federal. If appropriate, work with CDOT and local business owners to employ traffic calming measures sometimes known as a "road diet" along Federal Boulevard including: **CI 1.4.1**

- Blinking "Slow Down" and/or "Crosswalk" signage
- Raised crosswalks and bump-outs at intersections with Federal Boulevard
- Bike lanes, medians, street art to narrow roadway and protect pedestrians/cyclists

Weed Issue and illegal parking of vehicles

Hawk Signal on major road with pedestrian refuge

- Install HAWK signal at Quincy path intersection with Federal

Action: Work to eliminate negative image issues along Federal such as underutilized or vacant property, junk storage, deteriorating buildings, deteriorated streets, inadequate infrastructure and missing segments of sidewalk. **CI 1.4.2**

Objective: Establish a funding mechanism for redevelopment activities designed to eliminate blight in those areas designated for redevelopment. **CI 1.5**

Action: Conduct blight studies/conditions surveys in certain areas of the City and establish tax-increment finance districts to provide redevelopment incentives to developers and property owners. **CI 1.5.1**

Action: Expand the boundaries of the Sheridan Urban Renewal Authority to address blight issues including underutilized property, junk storage, deteriorating buildings, deteriorated streets. **CI 1.5.2**

Action: Develop a list of priority areas that require the most attention including: **CI 1.5.3**

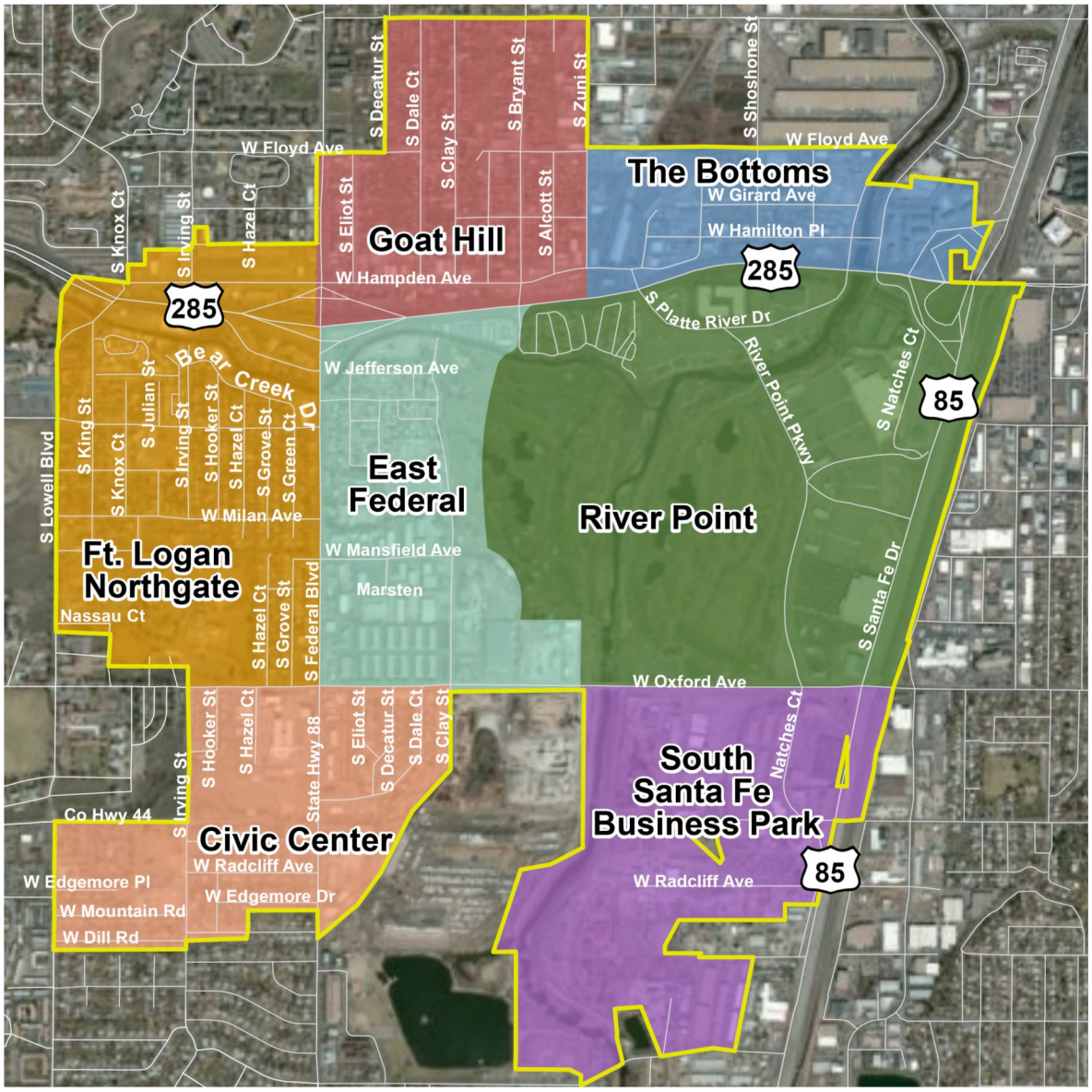
- Roads in the Hill neighborhood (lack of curb, gutter and sidewalk)
- Vacant properties with abandoned buildings and overgrown weeds throughout the city
- Lack of continuous sidewalk along Federal Boulevard
- Mix of truck and pedestrian traffic at the Federal/ Oxford intersection
- Storage of junk covering entire backyards in certain locations of the City

Objective: Develop ongoing City programs designed to channel funds into the areas where they are needed, and where private or public partnerships may be found. **CI 1.6**

Action: Develop revolving loan program for property owners in tax increment finance (TIF) districts to fund façade improvements, parking lot re-pavement, utility relocation/undergrounding. **CI 1.6.1**

Action: Use TIF funds to finance public needs such as street furniture, street trees and plants, traffic calming measures, cross walks, bike racks, decorative street lights, and other public capital improvements that make the streetscapes more attractive, functional, and inviting. **CI 1.6.2**

Action: Use TIF and other funds as needed to address large urban renewal projects under circumstances where simple clean-up and renovation is not enough to eliminate blight. Associated activities may include planning, building relocation (if needed), resident relocation (if needed), acquisition, demolition, and new construction. **CI 1.6.3**



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.

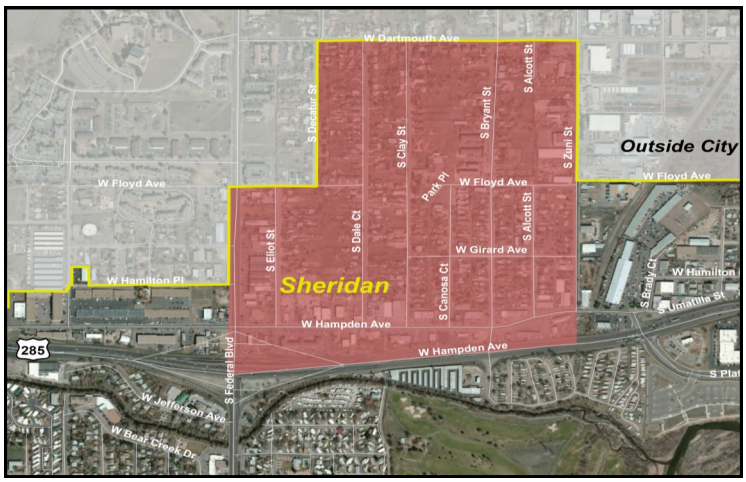
Getting into the specifics of how to address the needs of individual areas of the City is often beyond the scope of many comprehensive plans, so more specific corridor, neighborhood, or area plans are often created to help implement the comprehensive plan. More detailed transportation, parks and open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

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

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.

Old Hampden Avenue looking west

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**

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

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**

Example of bump-outs at a crosswalk

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**

View from the Goat Hill Neighborhood

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 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 (61parcels) 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**

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

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**

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

Abandoned building in early 2000s

River Point shops

River Point

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, literately 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

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.

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

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**

Golden Corral Restaurant in River Point

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

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**

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

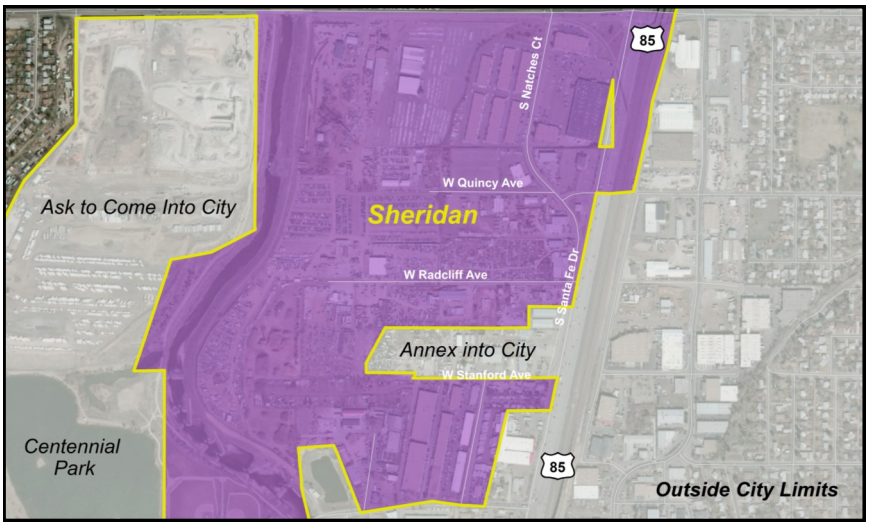
Action: Every ten years evaluate with the City of Englewood the profitability of the golf course. **NRP 2.1.3**

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

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

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

Platte River in the South Santa Fe Business Park

Salvage yard on Santa Fe

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**

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

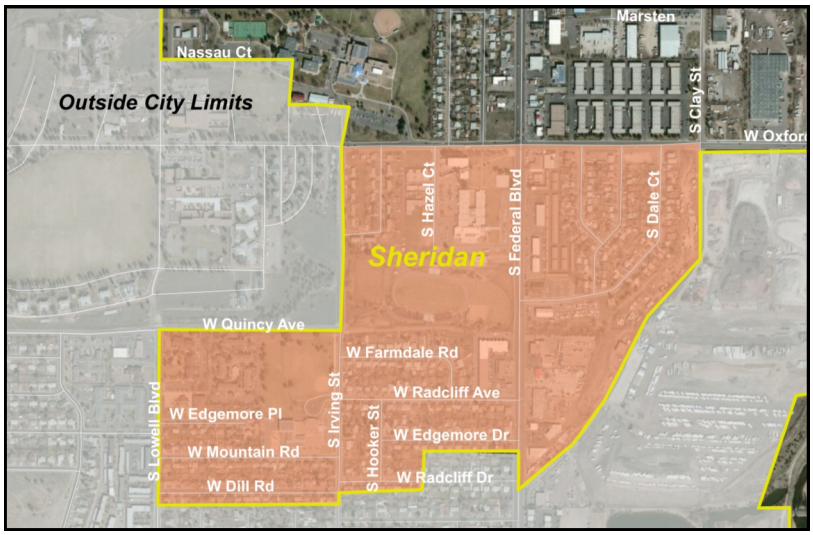
Action: Encourage property owners to improve area curb appeal by making capital improvements such as installing landscape islands in the parking lot of Red and Jerry's and street trees along South Natches Court. **NSF 2.1.5**

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



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 20th century residential homes. In general, the lots and houses are well maintained.

Homes in the Civic Center Neighborhood

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.

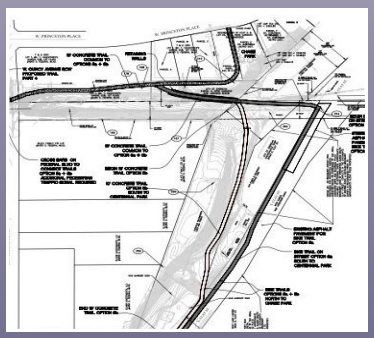
The heavy industrial uses east of this neighborhood create a significant amount of dust and noise that is not compatible with residential uses. The City and the County, along with the industries, continue to work together to address these environmental hazards.

Road damage on Princeton

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**



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**

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.

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**

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

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

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**

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**

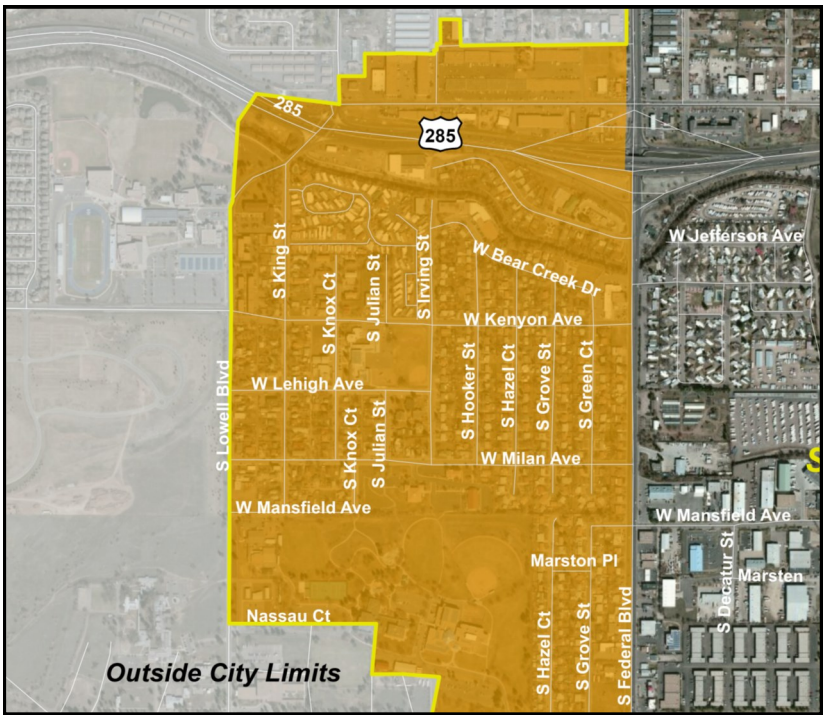
Action: Work with property owners to develop an access control plan that eliminates the number of access points while preserving each individual business owner's property access through shared access configurations. **NEF 3.2.2**

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

Manufactured home park with no sidewalks

Historic north gate of Fort Logan

Fort Logan Northgate



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.

New school under construction

Forte Farms Store on Federal Boulevard

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**

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

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**

Citywide and Neighborhood Implementation Measures

Any plan is only as good as its implementation strategy, so the goal of this section is to identify the resources, ideas and key tasks needed to carry out the goals of this plan. The following "Plan Implementation Matrix" is organized according to the structure of the goals, objectives, and action steps identified and discussed in detail earlier in this plan. Goals are listed in the first column on the far left of the table, with each subsequent objective listed to the immediate right. Continuing horizontally to the right, the action steps for each objective is listed.

To this point, the information presented in the table is a duplication of what can be found in each individual goal section of the plan, but the information found to the right of the action steps column is new. The next column lists any funding sources or partners that have already been identified as means to accomplishing the goals to the left. Some cells in this column are purposefully left blank when no project has yet been identified. Also provided, is a column for notes on specific action steps.

The matrix is intended to be used as an organizational tool for purposes of keeping track of the various pieces of the plan that have been accomplished, and what pieces still need work. This Comprehensive Plan Implementation Matrix should by no means be considered a static document. The content contained within, particularly in the right-hand columns, should change as needed. The matrix was not designed as the only project management tool to be used in the implementation of this comprehensive plan. Other more detailed project management solutions should also be employed.

Appendix

Citywide Implementation Matrix....A-1
Neighborhood Implementation Matrix....A-2
Vicinity Map....A-3
Combined Neighborhoods Map....A-4
SWON Map....A-5
Future Land Use Map....A-6
Current Land Use Map....A-7
Current Zoning Map....A-8
Sanitation District Facilities Map....A-9
Citizen Survey and Combined Results....A-10

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Community Engagement and Special Events (CCE)	Develop and maintain a wide variety of methods by which the City engages its citizens for purposes of disseminating information, requesting input and promoting specific programs or initiatives. **CCE 1**	Better utilize the existing Sheridan Newsletter and City of Sheridan Website and additional media outlets such as the City Facebook page to announce opportunities to volunteer, event planning methods/resources, and ways to suggest ideas to the City. **CCE 1.1**	Explore other methods to announce upcoming events. **CCE 1.1.1**	Solicit donations from businesses	
			Print directories and business/asset maps, as well as trail maps, etc., and have them in all businesses. **CCE 1.1.2**	Solicit donations from businesses	
			Identify and develop relationships with media outlets that can be of assistance to the City in community engagement activities. **CCE 1.1.3**	Solicit donations from businesses	Partner with school district to use digital signs for free
			Provide a social media presence for Sheridan and regularly update it. **CCE 1.1.4**		
		Address staffing and budgetary limitations by seeking support from various sources that can be helpful in assisting the City's community engagement efforts. **CCE 1.2**	Discuss internship possibilities with school district to incorporate high school students via community service to assist the City. **CCE 1.2.1**		
		Address staffing and budgetary limitations by employing a variety of methods for recruiting volunteers to assist the City in its community engagement efforts. **CCE 1.3**	Consider increasing the effectiveness and responsibilities of the CANDO committee by expanding its duties to incorporate the "Four Point Main Street" approach. **CCE 1.3.1**	Sheridan Celebrates Budget	
			Consider using the AmeriCorps VISTA program as an option for targeted community revitalization projects. **CCE 1.3.2**	Americorps	
			Create a volunteer clearinghouse with skills offered and job descriptions entered online. **CCE 1.3.3**		
			Consider addressing the issues of "idle youth" by creating a Youth Corps program to provide employment and volunteer opportunities for younger residents. **CCE 1.3.4**	School District	
			Develop processes and written communications to clearly outline how community members can engage in decision-making and planning in the community, and how to request financial or facilities support for events or activities. **CCE 1.3.5**	Daniels fund/grant	
			Create a citizens academy to educate community members who are ready and willing to serve on City commissions and boards. **CCE 1.3.6**		
			Develop a youth council to advise the City Council and have a youth position on various boards and organizational committees in the city. **CCE 1.3.7**	School District	
			Involve youth in planning community events, designing physical improvements, and other civic projects. **CCE 1.3.8**	School District, PAWS	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Community Engagement and Special Events (CCE) cont.	Develop and maintain a wide variety of special events that attract visitors, boost the economy and strengthen the desired image of the community as a destination. **CCE 2**	Establish family-oriented, neighborhood-based events to encourage a sense of community within the City. **CCE 2.1**	Establish a committee, like the Sheridan Celebrates steering committee, of individuals that have proven to be passionate, successful event planners in Sheridan, and task them with planning the following kinds of event on a regular basis: **CCE 2.1.1** - Movies in the Park - Community Run - Friday night live music - An even bigger annual Sheridan Celebrates	Sheridan Celebrates Budget, SSPRD	
			Work with the owner/managers of River Point to encourage a variety of events to locate at the amphitheater. **CCE 2.1.2**	Weingarten, Sheridan Celebrates Budget	
			Identify large community spaces, such as the old pool facility, that can used by multiple community groups. **CCE 2.1.3**		
		Maintain the success of existing events such as Sheridan Celebrates and National Night Out. **CCE 2.2**	Continue to provide as many resources as is feasible to ensure the success of these existing events. **CCE 2.2.1**	Local businesses	
		To serve as a role model and encourage healthy eating, establish healthy food policies for city government events. **CCE 2.3**	Work with LiveWell Colorado to establish Healthy Eating Active Living (HEAL) policies for the City. **CEE 2.3.1**	Live Well Grants	
	Encourage and support community organizations, neighborhoods, and schools with programs and events that will serve and engage the entire community. **CCE 3**	Talk with schools, recreation center and neighborhood organizations to determine what events are occurring. **CCE 3.1**	Publish list of events occurring in the schools and neighborhoods on-line and in the Sheridan newsletter. **CCE 3.1.1**	Sheridan School District	
		Support the coordination of schools, recreation centers, and other venues to expand free or low cost meals currently offered to low-income residents. **CCE 3.2**	Work with Sheridan organizations and local restaurants to create a community calendar that advertises free and low cost meals. **CCE 3.2.1**	Local businesses, Sheridan School District, SSPRD	
		Increase family incomes by enhancing access to and use of such federal programs. **CCE 3.3**	Publicize federal investments such as the earned income tax credit (EITC), nutrition assistance, health care, child care and Supplemental Nutrition Assistance program (SNAP). **CCE 3.3.1**	SNAP	
			Coordinate with Tri-County Health Department and Sheridan Health Services to improve access to and utilization of federal investments. **CCE 3.3.2**	Tri-County Health	
Growth and Economic Development (CG)	Define and promote a positive image of Sheridan that capitalizes on community strengths and neighborhood themes and allows the City to market itself to attract businesses and residents. **CG 1**	Build on the neighborhood theme by undertaking a professional branding campaign to craft an image or multiple images that represent each neighborhood that residents and business owners are comfortable with, and is also marketable. **CG 1.1**	Ensure that extensive public input is allowed for in the process. **CG 1.1.1**	South Metro Denver Chamber	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Growth and Economic Development (CG) cont.			Craft an image that accomplishes the following: **CG 1.1.2** •Identify what Sheridan and its neighborhoods want to be •Cultivate an image that is uniquely Sheridan and emphasizes the urban neighborhood theme •Capitalize on Sheridan's military and industrial heritage and present day industries •Promote the city as an outdoor recreation mecca where visitors and residents alike can enjoy the following activities: • Fishing • Biking • Bird watching • Kayaking and tubing • Walking		
		Promote the new community image of neighborhoods. **CG 1.2**	Update web presence with new neighborhood maps and tag lines, etc. **CG 1.2.1**		
			Do image rollout campaign including special events for unveiling of new neighborhood signs. **CG 1.2.2**		
			Produce a promotional video encompassing the themes of the new neighborhood brand and post it to the City website. **CG 1.2.3**		
		Incorporate messaging into the new branding campaign that resonates with small and emerging businesses in order to help recruit these businesses to locate in Sheridan. **CG 1.3**	Coordinate with business development groups like the South Metro Denver Chamber to share Sheridan's new branding materials through their communication networks. **CG 1.3.1**	South Metro Denver Chamber	
	Explore opportunities to diversify the local economy by recruiting desirable new businesses to Sheridan that bring living wage jobs to Sheridan residents, while encouraging an environment where existing businesses thrive. **CG 2**	Develop an overarching strategy and system for recruiting desirable businesses to Sheridan and retaining them long-term. **CG 2.1**	Explore potential of either contracting with a recruitment consultant, hiring a part-time economic development position, or contracting with the South Metro Denver Chamber for this purpose. **CG 2.1.1**	South Metro Denver Chamber	
			In the interim, City management and elected officials should attend trade shows, conferences and other forums to attract businesses. **CG 2.1.2**		
			Review the types of businesses which currently are attracted to Sheridan and evaluate what benefits the city and residents receive from these businesses. **CG 2.1.3**		
			Streamline the process for obtaining a business license. **CG 2.1.4**		
			Build an attractive environment for small and emerging businesses by offering networking opportunities, assistance programs, and a recognition program. **CG 2.1.5**	Small Business Loans	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Growth and Economic Development (CG) cont.		Capitalize on Sheridan's easy access to two Federal Highways - US Highway 285 and US Highway 85/Santa Fe, and one state Highway-Highway 88/South Federal Boulevard. **CG 2.2**	Explore possibility of establishing Sheridan as a supply distribution hub for regional business in the metro area to increase tax base, and capitalize on the City's central location. **CG 2.2.1**		
			Work with CDOT to ensure safe access to the State and Federal highways. **CG 2.2.2**	CDOT	
		Stimulate the local economy by addressing the issue of empty store fronts city-wide. **CG 2.3**	Work with property owners to maintain well-kept appearance of storefronts even when empty. **CG 2.3.1**		
			Strategically encourage "pop-up cafes" and other temporary businesses during slower times of year or slower economies for business owners and landlords along Federal Boulevard and Old Hampden Avenue. Research what other communities have done in this regard, and become involved with industry organizations that may exist to promote these types of temporary businesses. **CG 2.3.2**		
			Talk with businesses in Sheridan as to why they are thriving. Create strategies for other businesses based on findings. **CG 2.3.3**		
		Match new and existing employers with skills and education of Sheridan residents, encourage local hiring, and target specific employers who offer a living wage. **CG 2.4**	Work with existing businesses to encourage local hiring. **CG 2.4.1**		
			Work with South Metro Denver Chamber to identify potential employers to attract to Sheridan who fit the criteria above. **CG 2.4.2**	South Metro Denver Chamber	
		Support the development of workforce development programs in Sheridan and align the City's economic development efforts with building a stronger workforce. **CG 2.5**	Work with area organizations who have businesses and workforce developmen programs such as South Metro Chamber and Arapahoe Community College to offer services to Sheridan residents. **CG 2.5.1**		
			Support collaboration with the school district and other organizations on workforce development initiatives for youth. **CG 2.5.2**	Sheridan School District	
	Promote access to healthy food options through retail establishments. **CG 3**	Promote the development of new and existing retail venues to sell fresh, healthy food in the areas of the City where healthy food access is a challenge. **CG 3.1**	Work with the South Metro Denver Chamber to recruit new healthy food retail vendors to the City. **CG 3.1.1**	Tri-County Health	
			Identify programs, incentives, and/or grants to encourage existing small grocery or convenient stores to sell fresh fruit and vegetables in underserved areas. **CG 3.1.2**	Fresh Food Funding Program	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Growth and Economic Development (CG) cont.	Promote community growth in a controlled fashion and to an extent that allows the City, residents, and business owners to accomplish desired goals, while preserving the existing urban neighborhood feel. **CG 4**	Though Sheridan is essentially land-locked, i.e. not surrounded by unincorporated, annexable land, there are a few adjacent properties and properties that are completely surrounded by the City that would benefit from being part of Sheridan. The benefits to property owners would be in the form of more readily available access to City services such as police protection. The City would benefit from increased sales tax base. Therefore, the City should develop formal policies outlining the City's wants and needs related to short and long-term growth. **CG 4.1**	Establish a formal annexation policy. **CG 4.1.1**	Arapahoe County	
			Develop more criteria for how, what, and why annexation would be used. For example, the City should develop an adequate public facilities system to ensure that growth pays its own way. **CG 4.1.2**		
			Develop more incentives for property owners to annex into Sheridan, such as reduced application fees, sales tax share back agreements and the like. **CG 4.1.3**		
			Identify criteria to annex specific parcels of land for annexation and contact the property owners to begin discussion. **CG 4.1.4**		
		To promote community growth, encourage redevelopment of underutilized properties currently in the City of Sheridan. **CG 4.2**	Work with property owners to identify redevelopment opportunities. **CG 4.2.1**		
			Reach out to the land development community with specific properties ready for redevelopment. **CG 4.2.2**		
Land Use and Community Design (CLU)	Use the Future Land Use Map to revise the Zoning Map. **CLU 1**	Provide a zone district which allows for a mix of commercial and residential properties on one parcel of land. **CLU 1.1**	Research how other communities are creating and implementing mixed use zone districts. **CLU 1.1.1**		
			Create a mixed use zone district which allows for both commercial and residential uses in one building or in multiple buildings on one piece of property. **CLU 1.1.2**		
			Ensure all new mixed use zone districts create walkable and well-connected neighborhoods. **CLU 1.1.3**		
		Provide an appropriate complement of overlay districts that modify the underlying zoning districts. **CLU 1.2**	Explore the possibility of an arterial overlay district for Federal and Old Hampden to allow for more flexibility in the application of density/intensity and other regulations in exchange for amenities, such as landscaping, parks or other facilities that go beyond Code requirements. **CLU 1.2.1**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Land Use and Community Design (CLU) cont.		Focus commercial development along arterial roadways and other major thoroughfares in Sheridan, such as Santa Fe and Federal. **CLU 1.3**	Perform an inventory of the land uses found along major thoroughfares in Sheridan to ensure that the existing uses match the requirements of the zone districts they occupy. **CLU 1.3.1**		
			Rezone portions of major thoroughfares to Business-1, Commercial, or Mixed Use to allow for more intense commercial development where feasible. **CLU 1.3.2**	Property Owners	
			Work to ensure that low-intensity commercial uses are located in Neighborhood Commercial zone districts so that land in Business-1 and Commercial zone districts is reserved for higher intensity uses. **CLU 1.3.3**		
		Review the Zoning Code to ensure there are allowances for healthy food land uses including non-store food retail outlets and food producing activities. **CLU 1.4**	Identify zone districts where non-store food retail will be allowed. **CLU 1.4.1**		
			Identify non-store food retail types that are applicable to Sheridan. **CLU 1.4.2**		
	Ensure an appropriate supply of housing in Sheridan at all density and affordability levels. **CLU 2**	Work to ensure the availability of a variety of housing types in Sheridan. **CLU 2.1**	Perform a housing needs assessment to identify product gaps and a marketing study to determine how much low-maintenance, townhouse, duplex and triplex housing Sheridan will need in the coming years. **CLU 2.1.1**	Grants, Sheridan Housing Authority	
			Rezone and amend zoning regulations to remove barriers to the development of a variety of housing types. **CLU 2.1.2**		
			Capitalize on opportunities for redevelopment that could provide such housing products. **CLU 2.1.3**	Property Owners, SRA	
			Conduct a review of existing City policies to identify barriers to the development of a variety of housing types that appeal to a broad spectrum of Sheridan residents such as accessory dwelling units and cooperative housing. **CLU 2.1.4**		
		Where feasible, integrate housing for different income levels within new and infill projects. **CLU 2.2**	Consider the use of development incentives for incorporating affordable units into development projects. **CLU 2.2.1**		
		Ensure the development of housing is closely coordinated with the planning of transit stops, recreational amenities and community services in order to promote a more accessible and walkable city. **CLU 2.3**	Work with the Regional Transportation District (RTD) and South Suburban Parks and Recreation District (SSPRD) to provide access to transit and recreational opportunities when new housing is considered. **CLU 2.3.1**	RTD, SSPRD	
	Ensure that development in areas that are vulnerable to natural hazards is appropriately regulated. **CLU 3**	Ensure construction of habitable structures in the floodplain that meet FEMA standards. **CLU 3.1**	Consider the creation of a "natural hazards" overlay zone district to be applied to properties in the floodplain. **CLU 3.1.1**		
		Make better use of land in the floodplain. **CLU 3.2**	Add to the existing trail network that runs along the waterways in the community. **CLU 3.2.1**	Arapahoe County Open Space, GOCO	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Land Use and Community Design (CLU) cont.			Where appropriate, continue to allow for storage uses in floodplains so as to preserve buildable ground for uses that require the habitation of people. **CLU 3.2.2**		
	Capitalize on opportunities for growth and redevelopment in Sheridan. **CLU 4**	Work with the County and other surrounding municipalities (Denver and Englewood) to develop Intergovernmental Agreements, Memorandums of Understanding, or other similar agreements to facilitate such growth. **CLU 4.1**	Identify specific growth areas that meet state requirements and city criteria for annexation into Sheridan. **CLU 4.1.1**	Arapahoe County, Denver, Englewood	
			Approach the adjacent jurisdiction(s) to discuss the potential for annexation. **CLU 4.1.2**		
		Ensure that the Future Land Use Map is up to date and reflects the current needs of the community. **CLU 4.2**	Identify specific growth areas and assess to determine whether or not the Future Land Use Map is accurate. **CLU 4.2.1**		
		Identify specific areas to target for redevelopment and begin the process required by state law to initiate redevelopment in those areas by approaching property owners. **CLU 4.3**	Begin developing conditions surveys and potential redevelopment plans for the following target areas: **CLU 4.3.1** • Federal Blvd • Old Hampden • South Santa Fe Business Park • Riverfront areas	SRA	
		Ensure that new growth areas and redevelopment plans incorporate transportation access and active transportation options into the overall vision for the area. **CLU 4.4**	Work with the Regional Transportation District (RTD) and South Suburban Parks and Recreation District (SSPRD) to provide access to transit and active transportation opportunities in new growth and redevelopment areas. **CLU 4.4.1**	RTD, SSPRD	
	Provide more opportunities for walking and promote walking as a viable transportation option in Sheridan. **CLU 5**	To address long-term walkability issues, develop a "pedestrian infrastructure" plan for how pedestrians move safely along and across Federal Boulevard and Oxford Avenue. **CLU 5.1**	Establish a method that incorporates sufficient community outreach when creating the pedestrian plan. **CLU 5.1.1**	CDOT	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Land Use and Community Design (CLU) cont.			Develop a plan that addresses the following issues raised by citizens of Sheridan: **CLU 5.1.2** • Need to create a safe pedestrian crossing of Highway 85/Santa Fe and US 285/Hampden Ave. • Need for uniform sidewalks along Federal and Oxford; • Need to create a safe crossing at a minimum of three locations across Federal Boulevard; • Need for connections between neighborhoods and the South Platte River and Bear Creek Corridors; • Need for more street trees along Federal and Oxford to provide shade and pleasant views for pedestrians. Street trees can also lower car speeds as well. • Need more lighting on neighborhood streets. • Need to provide safe and adequate sidewalks for the aging populations.	CDOT	
		Tap outside sources for guidance on how to implement short-term walkability measures. **CLU 5.2**	Contact other communities that are bisected by Federal and State Highways to gain an understanding of walkability issues they have encountered and the steps they took to address those issues. Possible metro area communities to contact: **CLU 5.2.1** • Arvada • Denver • Englewood • Littleton • Wheat Ridge		
			Pursue grants and other financial incentives for implementing walkability measures. **CLU 5.2.2**	Tri-County, Kaiser Permanente Walk and Wheel Grant	
			Contact American Planning Association (APA) list serve and APA Planner's Advisory Service to access a list of funding opportunities that other municipalities have used to improve walkability. **CLU 5.2.3**		
		Work with CDOT to address some of the traffic speeds and multiple curb-cuts along Federal Boulevard, and make the area more walkable. **CLU 5.3**	Explore the possibility of adding bump-outs, raised cross-walks, bicycle lanes, speed humps and appropriate signage at key intersections along Federal Boulevard such as Old Hampden and Oxford Avenue. **CLU 5.3.1**	CDOT	
			Explore the possibility of installing landscaped medians that would divide the north and south bound lanes of Federal between Old Hampden and Union to provide pedestrian refuge in the middle of the street. **CLU 5.3.2**	CDOT	
		Encourage mixed use, cluster development and central parking facilities. **CLU 5.4**	Perform an assessment of the current zoning code to ensure that it allows for implementation of such parking concepts and revise as needed. **CLU 5.4.1**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Land Use and Community Design (CLU) cont.			Review the current zoning regulations and consider updating site plan requirements that promote pedestrian and bicycle infrastructure on private property such as sidewalks and bicycle parking. **CLU 5.4.2**		
		Identify and prioritize pedestrian and bicycle infrastructure investments that get people from where they live to places they want to go like businesses, schools, recreation center, parks, and transit stops. **CLU 5.5**	Encourage the development of new complementary land uses not already present in residential neighborhoods, such as grocery stores, basic commercial services, parks and recreational fields, and schools. **CLU 5.5.1**		
	Ensure the existence of attractive, tasteful, unobtrusive private and public signage throughout the community that efficiently directs residents and visitors to businesses, transportation routes, cultural, and recreational opportunities, and other places and facilities of interest within the City of Sheridan. **CLU 6**	Maintain strong, fair, and simple code limitations on the size, design, color, and brightness of signs in Sheridan, particularly along Old Hampden, Federal and Oxford. **CLU 6.1**	Form a signage steering committee and conduct a series of workshops with local business owners to gain a thorough understanding of their signage needs and wants including the use of LED message boards. **CLU 6.1.1**	Metro Denver sign companies	
			Evaluate the ways other communities in the metro area regulate signage and the subsequent results. **CLU 6.1.2**		
			Revise the current sign code to reflect the needs of business owners and the desires of the City. **CLU 6.1.3**		
		As part of an overall branding campaign to unify Sheridan as an urban community in the Denver suburbs, develop a public way-finding signage plan in multiple languages to direct residents and visitors to public transit, and places and facilities of interest in Sheridan. **CLU 6.2**	Form a signage steering committee and canvas the different neighborhoods and arterial roads to determine where public directional signage would be the most effective in helping people: 1) realize they are in the City of Sheridan; 2) find their way around the City and 3) know what neighborhood they are in. **CLU 6.2.1**	UCD Urban Design Program Students	
			Based on the findings of the canvassing effort, create a map identifying the locations of proposed way-finding signage. **CLU 6.2.2**		
			Coordinate the effort with school students (high school and college), business owners, property owners, and CDOT for placement of signs in a variety of locations that may be outside Sheridan's jurisdiction or on private property. **CLU 6.2.3**		
			Coordinate the look and overall design of the signs with the broader branding effort for the City as a whole. **CLU 6.2.4**		
			Work with local artists to design signs. **CLU 6.2.5**	Local Artists	
			Obtain grants or other sources of funding to offset the cost of public signage whenever possible. **CLU 6.2.6**		
			Install the signs, accounting for ongoing maintenance in the budget. **CLU 6.2.7**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Land Use and Community Design (CLU) cont.	Establish and enforce regulations and obtain funding sources designed to ensure that new and existing public and private developments are attractive, contribute to a desirable community image, and set a high standard for future development. **CLU 7**	Ensure that any future land use codes provide for design guidelines pertaining to architecture and landscaping associated with new or existing development and provide the appropriate enforcement personnel and action. **CLU 7.1**	Evaluate the portion of the code that addresses community design, and revise as needed to provide the ability for officials to require the following: **CLU 7.1.1** • Architecture that consists of a variety of building materials, changes in roof line, wall articulation, and interesting architectural features; • Landscaping that consists of street trees, a variety of plants, turf and an appropriate ratio of live to inanimate materials, such as mulch or rock. • Other code elements which would enhance the attractiveness of the individual site and the community as well.		
		Explore and establish funding sources to address issues related to aesthetics of existing private structures and public infrastructure. **CLU 7.2**	Explore the use of urban renewal and tax-increment financing to address issues of blight that impact overall aesthetics, including deteriorating structures, overhead power lines, cracked pavement, damaged or non-existing sidewalks, or similar issues in targeted areas. **CLU 7.2.1**	SRA	
			Explore the possibility of acquiring development funds to establish programs for business façade remodeling, home weatherization and remodeling, public art, tree-planting or other beautification projects throughout the City. **CLU 7.2.2**	SRA, HUD	
			Work with CDOT to provide attractive entry way signage to the community along Santa Fe and Federal Boulevard. **CLU 7.2.3**	CDOT	
	Promote more resilient development practices for new projects and redevelopment practices. **CLU 8**	Promote integrating stormwater management into landscape planning in an effort to support green infrastructure and increase the attractiveness of stormwater management infrastructure. **CLU 8.1**	Encourage integration of stormwater management practices in site development and landscaping requirements. **CLU 8.1.1**	Institute for Environmental Solutions (IES)	
Recreation, Open Space, and Culture (CROSC)	Improve community quality of life, health, attractiveness, and identity, by providing recreational opportunities through the creation and maintenance of a sustainable system of interconnected parks, trails, and recreation facilities. **CROSC 1**	Connect all the trail segments, greenway systems, and bike paths throughout the City and the region, as opposed to individual trail segments that do not connect to other amenities or resources. **CROSC 1.1**	Create an overall Trails Plan for the City. **CROSC 1.1.1**	DRCOG, CDOT, GOCO	
			Work with the South Platte Working Group to implement the recommendations of the South Platte Corridor River Vision pertaining to trail improvements along the South Platte River. **CROSC 1.1.2**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Recreation, Open Space, and Culture (CROSC) cont.			Work collaboratively with Sheridan School District and South Suburban Parks and Recreation to identify opportunities for increasing access to existing resources like playgrounds and recreation facilities. **CROSC 1.1.3**	SSPRD, School District	
			Create a path connecting the Quincy trail across Federal and down to Centennial Park. **CROSC 1.1.4**	ACOS Grant, GOCO	
			Stripe more bike lanes on streets to provide connection between the regional trails along the waterways and various parts of the City. **CROSC 1.1.5**		
			Identify sources of funding for the trail connecting effort, which may include general funds, GOCO and/or other grants, urban renewal/TIF, or private donations. **CROSC 1.1.6**		
			As appropriate, ensure that new development or redevelopment projects are required to install trails that contribute to the overall trail system in the City and the region as a whole. **CROSC 1.1.7**		
			Take advantage of potential greenways that might exist in utility or railroad rights-of-way as opportunities for adding to the overall trail and greenway network or possibly as locations for community gardens. **CROSC 1.1.8**	BNSF	
		Create a healthy food education program that includes education for healthy cooking and food shopping. **CROSC 1.2**	Work with Sheridan Health Services, Tri-County Health Department and other organizations to develop and implement programs. **CROSC 1.2.1**	Sheridan Health Services, Tri-County Health, Local restaurants	
		Develop a "shared use" strategy to increase access to parks, trails, playgrounds, and recreational facilities for all Sheridan residents. **CROSC 1.3**	Encourage more interaction between South Suburban and Sheridan School Districts to enhance and preserve the recreation center, particularly to reutilize the abandoned pool area. **CROSC 1.3.1**	SSPRD, School District	
			Promote unified messaging about the resources available to Sheridan residents through existing communication portals with the City, Sheridan School District, and South Suburban Parks and Recreation. **CROSC 1.3.2**		
	Enhance community quality of life, attractiveness and identity by preserving significant views, and diverse habitat especially along the waterways. **CROSC 2**	Preserve the natural habitat around the South Platte River and Bear Creek for sustainability, recreational and educational purposes. **CROSC 2.1**	Maintain enforcement of floodplain regulations limiting development near such waterways. **CROSC 2.1.1**		
			Adopt the recommendations of the South Platte Working Group Vision for the South Platte River. **CROSC 2.1.2**	SPWG	
			Work with Ground Work Denver to continue to clean-up and restore native vegetation along Bear Creek. **CROSC 2.1.3**	Ground Work Denver	
		Promote best practices for improving water quality through regional cooperation and public education initiates. **CROSC 2.2**	Participate in regional water quality projects and initiatives to represent Sheridan's unique water quality concerns. **CROSC 2.2.1**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Recreation, Open Space, and Culture (CROSC) cont.			Continue to work with outside agencies to improve water quality in Bear Creek and the South Platte River. **CROSC 2.2.2**	IES	
	Increase the tree canopy through changes in City regulations and programs that encourage the planting of trees along streets and in new construction and redevelopment of private property. **CROSC 3**	Partner with organizations that provide assistance with tree-planting campaigns. **CROSC 3.1**	Tree species should be selected for site suitability, superior form, disease resistance, regional performance, drought tolerance, urban tolerance, diversity, and mature size. **CROSC 3.1.1**		
			Review the current zoning regulations and consider updating landscape requirements to promote increased tree canopy in the City. **CROSC 3.1.2**		
Transportation and Utilities (CT)	Ensure that appropriate transportation infrastructure and facilities exist to support future growth in the community while continuing to adequately serve existing residents, businesses, and visitors. **CT 1**	Develop a multi-modal transportation master plan for the City with measurable goals that will provide guidance for infrastructure investments. **CT 1.1**	Include the following in the multi-modal plan: **CT 1.1.1** • Non-motorized classification system map (bike, pedestrian, trails) • Complete streets cross-section standards for each classification; • Potential/proposed road alignments in the future growth area; • Rerouting semi-truck traffic off Federal onto Santa Fe.	Kaiser Permanente Walk and Wheel Grant	
			Use volunteers to conduct a multi-modal survey and do necessary pedestrian counts in locations outlined by the City. **CT 1.1.2**	Tri County Health	
			Work with RTD to ensure that the area is served by public transit. **CT 1.1.3**		
		Consider a "Complete Streets" approach to street design and construction decisions to create a safe and inviting environment for all ages and abilities to walk, bicycle, and use public transportation. **CT 1.2**	Adopt a Complete Streets policy that establishes a process for balancing the use of street rights-of-way to accommodate pedestrian and bicycle needs, as well as transit, trucks, and personal vehicles in all infrastructure projects. **CT 1.2.1**	Safe Routes to School Grant	
		Use the 2012 Capital Improvement Plan recommendations to formulate appropriate budget numbers each year for road repairs. **CT.1.3**	Evaluate the condition of City road and sidewalk systems, building upon the findings of the 2012 Capital Improvement Plan. **CT 1.3.1**		
			Recommend a specific road repair and prioritized work schedule, building upon the findings of the 2012 Capital Improvement Plan. **CT 1.3.2**		
			Discuss revenue strategies to address the cost of the improvements. **CT 1.3.3**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Transportation and Utilities (CT) cont.		Work with CDOT to address the limitations of Federal Boulevard pedestrian movements in the City through traffic calming design treatments such as raised crosswalks, bump-outs, medians and street trees. **CT 1.4**	Establish and initiate dialogue with CDOT to get an idea of what they are willing to do to help address the problem, and what resources might be available. **CT 1.4.1**		
			Use alternative financing strategies to help address some of the traffic issues along Federal Boulevard. **CT 1.4.2**		
	Have a clear understanding of the public utility capacity in the City. **CT 2**	Create a comprehensive analysis of the existing utilities and a utilities master plan. **CT 2.1**	Meet with public utility providers to understand capacity and service delivery limitations and work with the providers to encourage expanding systems as appropriate. **CT 2.1.1**	Utility Providers	
		Work with outside utility and communication providers to address limitations to growth by expanding cell zones, increasing the availability of three phase power to support industry, and expanding on improved broadband availability. **CT 2.2**	Consider partnering with communication companies and investing public funds in the expansion of fiber optics, broadband or cell networks to help support and encourage commercial growth in the area. **CT 2.2.1**	Telecommunications Industry	
			Work with outside companies on a campaign to "get out the vote" to support expanding the City's broadband capabilities. **CT 2.2.2**		
		Work with the Sanitation District to identify and address deficiencies in the sanitation system that may be limiting growth or impacting quality of life. **CT 2.3**	Begin by opening dialogue with the Districts and voicing concerns about the current status of the system, and the system's capacity for growth. **CT 2.3.1**	SRA, TIF Funds, Sanitation Districts	
		Evaluate untapped public financing methods for infrastructure maintenance, repair and construction, such as tax-increment financing, and State and Federal grants. **CT 2.4**	Examine a variety of different financial tools for funding needed infrastructure improvements. **CT 2.4.1**		
			Task the Sheridan Redevelopment Authority with performing blight studies on targeted portions of the city, and establish tax-increment finance districts in the areas that need the most help and meet Urban Renewal criteria. **CT 2.4.2**	SRA	
			Identify funding source to perform blight studies. **CT 2.4.3**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Transportation and Utilities (CT) cont.		Enforce current policies that new development is required to "pay its own way" in terms of providing adequate public infrastructure to serve the proposed projects. If the City proves to be absorbing an unsustainable proportion of the public improvements required for development, develop an "adequate public facilities" ordinance to address the problem. **CT 2.5**	Evaluate Sheridan's codes and ordinances and look at updating public infrastructure adequacy requirements for new developments. **CT 2.5.1**	CDOT, Private Developers	
	Work with adjacent communities and regional agencies on transportation demand management initiatives that lead to reduced vehicle miles traveled in and around the City of Sheridan. **CT 3**	Participate in DRCOG initiatives that address transportation issues. **CT 3.1**	Continue to work with the City of Englewood to maximize the usage of light rail by residents and employees of both communities. **CT 3.1.1**	City of Englewood	
Community Image (CI)	Clarify, advertise, and enforce existing ordinances designed to address negative community image issues to keep Sheridan clean, safe, and inviting for residents, visitors and business owners and operators. **CI 1**	Ensure that codes related to community design and nuisance abatement are clear, enforceable, fair, and accomplish the ultimate goal of a clean, safe and inviting Sheridan. **CI 1.1**	As a part of any future zoning code update, address issues related to community design and nuisance abatement. **CI 1.1.1**		
			Implement “Sheridan Shines” marketing campaign, which is designed to make people aware of typical enforcement concerns and encourage them to come into compliance. **CI 1.1.2**	Court fees, Republic Services	
			Ensure that residents and business owners have sufficient opportunity to provide input during any code revision process regarding what is and is not acceptable in terms of property appearance. **CI 1.1.3**		
			Issue frequent public service announcements in the Sheridan Newsletter and on the City website to remind residents and business owners that the City is actively monitoring property conditions and will be issuing citations to violators; also remind people about City regulations and assistance programs that may be available to them. **CI 1.1.4**		
		Work with landlords to develop programs and practices that educate them about their responsibilities to the condition and the tenants of the properties. **CI 1.2**	Evaluate ways other communities encourage landlord education and propose new strategies for Sheridan. **CI 1.2.1**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Community Image (CI) cont.		Employ a broad-based communication and cooperation strategy designed to open continued dialogue between the City, residents, business owners, and other entities that can serve as partners in an ongoing effort to keep Sheridan clean, safe, and inviting. **CI 1.3**	Leverage public interest in beautification and maximize use of City staff time by establishing a "neighborhood watch" program, where community volunteers in each neighborhood act as the "eyes and ears" of the police in the community, and report violations as they occur and identify properties that are being exceptionally well maintained. **CI 1.3.1**	Court fees	
			Reach out to landlords that rent properties to tenants in the City, and make them aware of the new campaign to keep Sheridan beautiful, and warn them of the penalties for code violations. **CI 1.3.2**		
			Consider partnerships amongst business owners and between public and private entities that encourage property improvements. **CI.1.3.3**	Arapahoe County, Republic Services, Business Owners	
			Make CDOT aware of the unsightly conditions (weeds, no landscaping, deteriorating curbs) that much of the state right-of-way in the City is in and request that it be cleared up, and improvements made where needed. **CI 1.3.4**	CDOT	
		Address safety, livability, and aesthetic issues along Federal due to excess traffic and speeding. **CI 1.4**	Analyze traffic and pedestrian movements along Federal. If appropriate, work with CDOT and local business owners to employ traffic calming measures sometimes known as a “road diet” along Federal Boulevard including: **CI 1.4.1** • Blinking “Slow Down” and/or “Crosswalk” signage • Raised crosswalks and bump-outs at intersections with Federal Boulevardroadway • Bike lanes, medians, street art to narrow roadway and protect pedestrians/cyclists • Install HAWK signal at Quincy path intersection with Federal	CDOT	
			Work to eliminate negative image issues along Federal such as underutilized or vacant property, junk storage, deteriorating buildings, deteriorated streets, inadequate infrastructure and missing segments of sidewalk. **CI 1.4.2**		
		Establish a funding mechanism for redevelopment activities designed to eliminate blight in those areas designated for redevelopment. **CI 1.5**	Conduct blight studies/conditions surveys in certain areas of the City and establish tax-increment finance districts to provide redevelopment incentives to developers and property owners. **CI 1.5.1**	SRA	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Community Image (CI) cont.			Expand the boundaries of the Sheridan Urban Renewal Authority to address blight issues including underutilized property, junk storage, deteriorating buildings, deteriorated streets. **CI 1.5.2**	SRA	
			Develop a list of priority areas that require the most attention including: **CI 1.5.3** • Roads in the Hill neighborhood (lack of curb, gutter and sidewalk) • Vacant properties with abandoned buildings and overgrown weeds throughout the city • Lack of continuous sidewalk along Federal Boulevard • Mix of truck and pedestrian traffic at the Federal/Oxford intersection • Storage of junk covering entire backyards in certain locations of the City	SRA, CDOT	
		Develop ongoing City programs designed to channel funds into the areas where they are needed, and where private or public partnerships may be found. **CI 1.6**	Develop revolving loan program for property owners in tax increment finance (TIF) districts to fund façade improvements, parking lot re-pavement, utility relocation/undergrounding. **CI 1.6.1**	SRA, TIF Funds	
			Use TIF funds to finance public needs such as street furniture, street trees and plants, traffic calming measures, cross walks, bike racks, decorative street lights and other public capital improvements that make the streetscapes more attractive, functional and inviting. **CI 1.6.2**	SRA, TIF Funds	
			Use TIF and other funds as needed to address large urban renewal projects under circumstances where simple clean-up and renovation is not enough to eliminate blight. Associated activities may include planning, building relocation (if needed), resident relocation (if needed), acquisition, demolition and new construction. **CI 1.6.3**	SRA, TIF Funds	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Goat Hill Neighborhood (NH)	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**	Capitalize on the high car counts along Federal and US Highway 285 to attract new businesses. **NH 1.1**	Ensure appropriate zoning is in place to encourage the types of businesses desired for the corridor. **NH 1.1.1**		
			Explore incentives the City could provide to encourage businesses to relocate to this corridor. **NH 1.1.2**		
			Provide Code Standards which allow for urban levels of development to occur. **NH 1.1.3**		
		Update the Old Hampden streetscape. **NH 1.2**	Address infrastructure problems including roadway and sidewalk repair, drainage improvements, addition of street lights, installation of fiber optics, providing City "hotspots" to promote use of Wi-Fi in public places, etc. **NH 1.2.1**	General fund, Xcel, Main Street Grants	
			Encourage renovation of building facades through the establishment of a revolving loan fund, urban renewal program, or other funding sources. **NH 1.2.2**		
			Start an "Adopt-a-Street" program comprised of business owners along Old Hampden. **NH 1.2.3**	Local business owners	
			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**	SRA	
			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**	RTD	
		Hold regular public events along old Hampden to increase levels of foot and vehicular traffic in the area. **NH 1.3**	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**		
			Encourage regular block parties with live music, and other community building activities during the summer months in Persinger Park. **NH 1.3.2**		
			Establish a Christmas market to be held during the holiday season along Old Hampden Avenue. **NH 1.3.3**	South Metro Denver Chamber	
	Model Old Hampden Avenue after Olde Town Arvada or Main Street Littleton. **NH 2**	Encourage walkability. **NH 2.1**	Consider the installation of bump-outs at heavily used crosswalks to increase the comfort levels of pedestrians crossing Hampden. **NH 2.1.1**		
			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**		
		Encourage "live above, work below" land use and building configurations. **NH 2.2**	Explore the possibility of amending the Zoning Ordinance to allow for mixed use buildings along Hampden. **NH 2.2.1**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Goat Hill Neighborhood (NH) cont.			Look to rezone properties as needed to accommodate multiple uses in one building. **NH 2.2.2**		
			Use PUD overlays to encourage developers and redevelopers of property along Hampden to create "live-work" units. **NH 2.2.3**		
		Create design standards for arterial streets which emphasize buildings built at the ROW line. **NH 2.3**	Encourage a PUD overlay for this stretch of Hampden to provide redevelopment opportunities. **NH 2.3.1**		
	Update the infrastructure of the residential portions of the neighborhood while simultaneously preserving its rural feeling. **NH 3**	Capitalize on the "Hill" as the dominant, defining feature of the neighborhood. **NH 3.1**	Develop entryway monuments possibly historical in nature, in strategic locations to emphasize neighborhood access points. **NH 3.1.1**		
			Incorporate public vantage points into new development or infrastructure upgrades designed to promote the views from the hill. **NH 3.1.2**		
		Preserve the great views from the neighborhood. **NH 3.2**	Ensure that new building height maximums preserve views. **NH 3.2.1**		
			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**		
			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**	GOCO, Arapahoe County, SSPRD	
		Identify funding sources to help maintain and expand the existing park and trail network. **NH 3.3**	Consider allocating a portion of City sales tax and Open Space funds for such uses. **NH 3.3.1**		
			Apply for GOCO and other grants. **NH 3.3.2**	GOCO, SSPRD	
			Continue to identify properties to purchase and create an east west street connection in this neighborhood. **NH 3.3.3**		
			Work with property owners to establish conservation easements within which trails can be constructed. **NH 3.3.4**	Arapahoe County, Property Owners	
			Continue to use Arapahoe County Open Space Shareback Funds and Conservation fund dollars for parks and trails. **NH 3.3.5**	Arapahoe County	
	Encourage new construction of single family homes on available vacant lots and on properties in need of extensive rehabilitation. **NH 4**	Use existing infrastructure in the most effective means possible to promote new development in their neighborhood. **NH 4.1**	Work with the Realtor Association and Home Builders Association to market vacant properties. **NH 4.1.1**	Realtor Association, Home Builders Association	
			Work with construction companies to improve infrastructure as new homes are built. **NH 4.1.2**	Private Developers	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
The Bottoms Neighborhood (NB)	Examine how this neighborhood can capitalize on the Englewood light rail station located a half a mile east of the neighborhood. **NB 1**	Increase overall connectivity between the neighborhood, other portions of Sheridan and the metro area as a whole. **NB 1.1**	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 goes underneath or over Santa Fe and the railroad tracks. **NB 1.1.1**	DRCOG, City of Englewood	
			Engage RTD to maximize public transit in the area. **NB 1.1.2**	RTD	
		Spur reinvestment in the Bottoms Neighborhood. **NB 1.2**	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**		
			Explore rezoning as appropriate to encourage development of the neighborhood. **NB 1.2.2**		
			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**		
			Work with Englewood to explore the possibility of connecting Floyd Avenue across Santa Fe. **NB 1.2.4**	City of Englewood	
	Use the Riverton on the Platte luxury apartment community as a catalyst for new development in the neighborhood. **NB 2**	Encourage the development of restaurants, art galleries, and shops to serve the residents and business owners in this area as well as others who would explore this area. **NB 2.1**	Ensure that the area is zoned appropriately for such uses and not over zoned with heavier Industrial type uses. **NB 2.1.1**		
			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**		
			Work with the South Denver Metro Chamber to attract new businesses to the neighborhood. **NB 2.1.3**	South Metro Denver Chamber	
			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**		
		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**	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**	SRA, CDBG-Funds	
			Encourage renovation of building facades through the establishment of a revolving loan fund, urban renewal program, or other funding sources. **NB 2.2.2**	SRA	
			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**	SRA	
			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**	RTD	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
The Bottoms Neighborhood (NB) cont.		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**	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**		
			Hold regular block parties with live music during the summer months. **NB 2.3.2**		
			Establish a Christmas market to be held during the holiday season in Barnes Park or in one of the businesses. **NB 2.3.3**		
	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**	Encourage walkability throughout this neighborhood and connecting to adjacent neighborhoods. **NB 3.1**	Consider the installation of bump-outs at heavily used cross walks and streets to increase the comfort levels of pedestrians. **NB 3.1.1**		
			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**		
			Provide a system of sidewalks in the neighborhood that safely connect to the South Platte River Trail. **NB 3.1.3**		
			Install a pedestrian path under or over Hampden at Brady Court or other suitable location. **NB 3.1.4**	CDOT, SSPRD	
		Encourage “live above, work below” land use and building configurations. **NB 3.2**	Explore the possibility of amending the Zoning Ordinance to allow for mixed use buildings along Hamilton Place. **NB 3.2.1**		
			Use PUD overlays to encourage developers and redevelopers of property along Hamilton Place to create “live-work” units. **NB 3.2.2**		
			Examine City Code to encourage urban design standards. **NB 3.2.3**		
	Work to preserve the rich history of the Bottoms Neighborhood. **NB 4**	Develop a historic preservation program designed to offer resources to residents. **NB 4.1**	Reach out to historic preservation experts (government agencies, volunteers and/or consultants) for help in establishing a historic preservation program. **NB 4.1.1**	Englewood, DRCOG, State Historic Preservation Office	
			Identify potential funding program sources either outside or internally for a historic preservation program. **NB 4.1.2**	State Historic Preservation Office	
			Create a firefighter memorial in Barnes Park. **NB 4.1.3**	Sheridan Historical Society	
		Once a historic preservation program is established, conduct a survey of historic buildings in the area and create a register. **NB 4.2**	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**	Historic Colorado, Inc., State Historical Fund	
		Develop a marketing campaign designed to promote the history of the area. **NB 4.3**	Hold regular events designed to promote the history of Sheridan. **NB 4.3.1**	Historic Colorado, Inc., State Historical Fund, Sheridan Historical Society	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
The Bottoms Neighborhood (NB) cont.			Identify noteworthy historical events and buildings and identify with plaques, brochures, etc. and create a walking tour of the neighborhood. **NB 4.3.2**	Sheridan Historical Society	
	Work with Urban Drainage, the City Public Works Department, and the neighborhood to address flooding issues. **NB 5**	Undertake formal study process to identify areas most prone to flooding. **NB 5.1**	Conduct neighborhood outreach to develop an idea of where the problem spots are. **NB 5.1.1**		
			Review and implement City drainage plans and recommendations made in the 2012 Capital Improvements Plan designed to address the problems. **NB 5.1.2**		
		Once flood-prone areas are identified, work to obtain funding to offset some of the costs associated with mitigation. **NB 5.2**	Develop a strategy for obtaining and managing and distributing the funds once obtained. **NB 5.2.1**	CDGG Funds	
			Form a Special Improvements District (SID) to fund drainage and street improvements in this neighborhood. **NB 5.2.2**		
River Point Neighborhood (NRP)	Work to maintain existing economic centers in the neighborhood while simultaneously encouraging other sources of growth. **NRP 1**	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**	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.)	SRA	
			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**	SRA	
		Diversify the neighborhood's overall economic base by encouraging growth outside of the River Point Shopping Center. **NRP 1.2**	Create an economic development program for the neighborhood and the City whereby new businesses are recruited. **NRP 1.2.1**	SRA, Property Owners	
			Encourage multi-family residential development along Hampden near the intersection with River Point Parkway. **NRP 1.2.2**	SRA, Property Owners	
			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**	SRA, Property Owners	
			Work to attract a higher end hotel in this neighborhood. **NRP 1.2.4**	SRA, Property Owners	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
River Point Neighborhood (NRP) cont.			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**	SRA, Property Owners	
		Work to attract and retain recreation-oriented businesses that capitalize on the waterways and trails in the City. **NRP 1.3**	Work with outdoor-oriented business owners to develop incentives and maintain an environment where such businesses can thrive. **NRP 1.3.1**	SRA, Property Owners	
	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**	Ensure that the land occupied by the golf course remains in accord with Sheridan's agreement with the City of Englewood. **NRP 2.1**	Pursue funding of the proposed River Run Park on the southwest corner of the Broken Tee Golf Course. **NRP 2.1.1**	GOCO, Arapahoe County, Urban Drainage, Colorado Water Conservation Board, City of Englewood	
			Provide more trail connections between the golf course and the shopping center. **NRP 2.1.2**	SRA, City of Englewood, Weingarten	
			Every ten years evaluate with the City of Englewood the profitability of the golf course. **NRP 2.1.3**	City of Englewood	
			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 (NSF)	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**	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**	Work with property owners and/or prospective redevelopers to create a specific redevelopment plan for the area. **NSF 1.1.1**	SRA	
			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**	SRA	
			Create an active adult community with attached patio homes or retirement complexes close to the Platte River. **NSF 1.1.3**	SRA, Private Developers	
			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**	SRA	
		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. **NSF 1.2**	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**	SPWG, SRA, Arapahoe County, DRCOG, GOCO	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
South Santa Fe (NSF) cont.			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**	SRA, Urban Drainage, Colorado Water Conservation Board	
		Create an economic entity to facilitate the redevelopment plan for the area and make infrastructure improvements. **NSF 1.3**	Commission a cost/benefit analysis for redevelopment for this neighborhood. **NSF 1.3.1**	SRA	
			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**	Property Owners	
			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**		
			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**	SRA	
			Expand the Sheridan Redevelopment Authority to cover this area to provide incentives for redevelopment. **NSF 1.3.5**	SRA	
			Determine what environmental issues may exist in the neighborhood. Work to mitigate them. **NSF 1.3.6**	SRA, Brownfield Grants	
			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**	SRA	
			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. **NSF 1.3.8**	Sanitation Districts, Denver Water, SRA	
			Explore the opportunities that Brownfield Grants can provide to fund the necessary improvements in the area. **NSF 1.3.9**	Brownfield Grants	
			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**	RTD	
	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**	Continue to support the area along Santa Fe as an industrial center and capitalize on high traffic counts in the area. **NSF 2.1**	Work to promote economic development in the area through the South Metro Chamber of Commerce and other relevant organizations. **NSF 2.1.1**		
			Evaluate current zoning district configurations in the area and identify properties that might benefit from rezoning. **NSF 2.1.2**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
South Santa Fe (NSF) cont.			Encourage a series of business/office/warehouse developments in this portion of the neighborhood; good location for distribution centers. **NSF 2.1.3**		
			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**	SRA	
			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**	Property Owners, SRA	
		Work to attract and retain businesses in the "creative industries" sector such as artisans. **NSF 2.2**	Work with "creative industries" business owners to develop incentives and maintain an environment where such businesses can thrive. **NSF 2.2.1**	Downtown Colorado Inc.	
Civic Center (NC)	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**	Improve streets, sidewalks and curbs in this neighborhood, to include missing segments of sidewalks. **NC 1.1**	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**	CDOT, Business Owners	
			Add wider sidewalks, benches, landscaping and pedestrian friendly signage along Federal to create a more walkable streetscape. **NC 1.1.2**	CDOT	
			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 providing a visual buffer between the residential areas on the west side and the commercial uses on the east side. **NC 1.1.3**	CDOT	
			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**	SRA	
			Work to provide a controlled pedestrian walkway across Federal near the Quincy right-of-way. **NC 1.1.5**	CDOT, DRCOG, GOCO	
			Use Safe Routes to School Grants to provide flashing school speed limit signs near Alice Terry Elementary. **NC 1.1.6**	DRCOG, SRTS Grant	
			Install way-finding signage to community facilities. **NC 1.1.7**		
		Fix drainage problems in the neighborhood east of Federal. **NC 1.2**	Conduct a drainage study in the area and determine which of the recommendations are the most cost-effective. **NC 1.2.1**		
			Use existing urban renewal resources, employ PIF, establish a BID, or use other similar tools for financing public improvements. **NC 1.2.2**	SRA	

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
			Work cooperatively with Englewood and/or Arapahoe County to provide appropriate drainage for this area of the community. **NC 1.2.3**	City of Englewood	
Civic Center (NC) cont.	Buffer residential areas from higher-intensity commercial and industrial uses. **NC 2**	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**	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**	Arapahoe County	
			Obtain further grant funding to construct the trail. **NC 2.1.2**	DRCOG, Arapahoe County, GOCO	
		Work with Xcel Energy to create more of an open space buffer in their utility easement along Clay Street. **NC 2.2**	Determine if the land uses located in the Xcel easement were established lawfully. **NC 2.2.1**		
			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**	Xcel	
			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**	Xcel, Property Owners	
		Provide buffers for the residential area east of Federal from the heavy industrial recycling facility east of Clay. **NC 2.3**	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**	SRA, Property Owners	
			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**		
	Expand and connect the trails, open space and parks in the neighborhood to provide more activities for residents. **NC 3**	Determine what activities are most desirable in each park. **NC 3.1**	Conduct a survey of residents designed to identify specific needs and desires for local parks. **NC 3.1.1**	SSPRD	
			Create a trails plan for this neighborhood that connects the public facilities to the existing trail system. **NC 3.1.2**	Arapahoe Count Open Space Grant	
	Eliminate food desert issues. **NC 4**	Address the need for healthy food access in this neighborhood. **NC 4.1**	Encourage the establishment of a grocery store in this neighborhood. **NC 4.1.1**	Food Funding Grant	

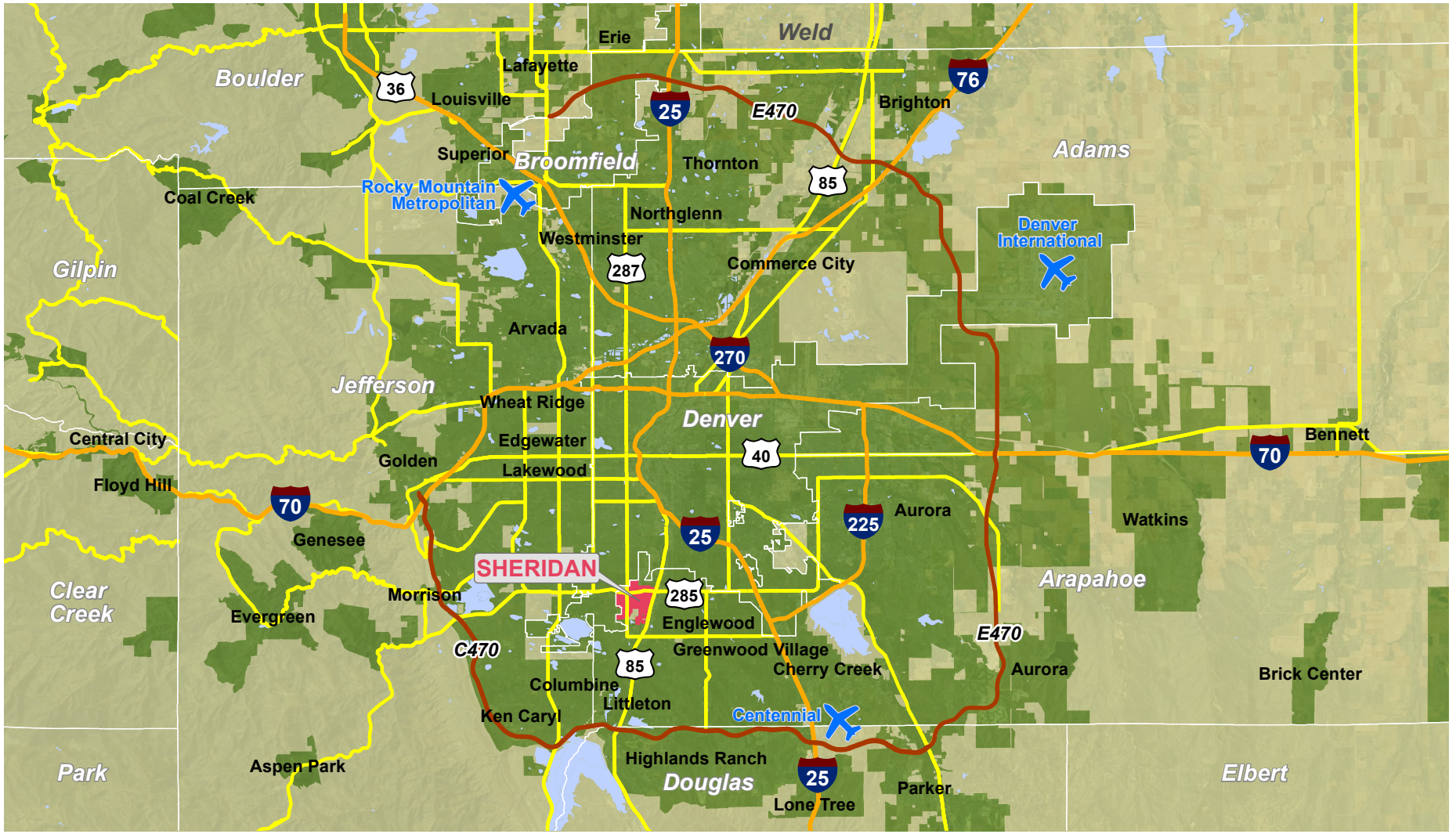
Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
East Federal (NEF)	Capitalize on existing amenities in and surrounding the neighborhood such as the Broken Tee Golf Course, Mary Carter Greenway Trail and Bear Creek Trail to rejuvenate the South Clay corridor and provide more open space opportunities for residents and business owners east of Federal Blvd. **NEF 1**	Encourage new development adjacent to the golf course. **NEF 1.1**	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.	Private Developers	
		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**	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**		
			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**		
	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 W. Oxford Avenue. **NEF 2**	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**	Change zoning along Federal from Bus-1 and Com-C to mixed use to encourage more residential opportunities. **NEF 2.1.1**		
			Emphasize the desire for smaller scale neighborhood commercial type businesses in the area in future master and design plans. **NEF 2.1.2**		
		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**	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**	CDOT, TriCounty Health, CDBG	
			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**	CDOT	
			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**	CDOT	
		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**	Research requirements for creating a BID. **NEF 2.3.1**		
			File the appropriate paperwork and appoint a board or commission to govern the district. **NEF 2.3.2**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
East Federal (NEF) cont.			Develop a plan for how to use the funds acquired through the BID. **NEF 2.3.3**		
		Establish an identity for the corridor that capitalizes on its strengths. **NEF 2.4**	Conduct a survey of local businesses and residents to determine what identity they would like to convey. **NEF 2.4.1**		
			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		
		Create design plans for the streetscapes of Federal and Oxford. **NEF 2.5**	Survey properties and owners to identify opportunities to provide a consistent streetscape design. **NEF 2.5.1**	Property Owners	
	Work to improve circulation and safety for pedestrians and motorists throughout the neighborhood. **NEF 3**	Encourage walking through the business park to commercial opportunities along Federal by improving pedestrian infrastructure. **NEF 3.1**	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**	Grants	
			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**	Tri-County Health	
		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**	Research traffic counts and traffic accident data for the corridor and determine the need for an access control plan. **NEF 3.2.1**		
			Work with property owners to develop an access control plan that eliminates the number of access points while preserving each individual businesses owner's property access through shared access configurations. **NEF 3.2.2**	CDOT	
			Identify sources of funding for recommended improvements. **NEF 3.2.3**		
Northgate (NN)	Encourage more small-scale neighborhood-oriented businesses along Federal and Old Hampden. **NN 1**	Ensure that the existing configuration of zoning districts encourages these kinds of businesses. **NN 1.1**	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**		
			Ensure the size of properties can accommodate any intended use. **NN 1.1.2**		
			Provide a small grocery store to service residents west of Federal. **NN 1.1.3**		
			Rezone properties as needed to better promote a neighborhood-commercial business environment. **NN 1.1.4**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Northgate (NN) cont.		Ensure that the land use code contains design standards that support smaller, neighborhood commercial uses. **NN 1.2**	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**		
		Develop a suite of incentives designed to attract small businesses to the edges of the neighborhood. **NN 1.3**	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**		
			Develop criteria that staff can use to determine which businesses are eligible for incentives. **NN 1.3.2**		
			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**		
			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.		
	Promote walkability in the area. **NN 2**	Repair deteriorating sidewalks and trails and provide them where none currently exist. **NN 2.1**	Evaluate 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**	CDBG	
			Employ PIF, establish a BID or use other similar tools for financing public improvements to support neighborhood commercial uses. **NN 2.1.2**		
			Improve pedestrian connection across US Highway 285 at Know/Lowell Boulevard. **NN 2.1.3**	CDOT	
		Capitalize on close proximity to trails and schools in this neighborhood. **NN 2.2**	Start with the "low-hanging fruit" by adding trails and sidewalks as extensions of existing infrastructure and connecting destinations such as schools, parks and commercial areas. **NN 2.2.1**	Arapahoe County Open Space Grants, GOCO	
			Conduct a community outreach campaign designed to identify areas where new trails sidewalk would be most useful. **NN 2.2.2**		
	Address deteriorating residential properties while still preserving historic structures. **NN 3**	Promote the post WWII/mid-century modern architectural style in the neighborhood. **NN 3.1**	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**	State Historical Fund	
			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**		

Chapters	Goals	Objectives	Action Steps	Funding Sources/Partners	Notes/Observations
Northgate (NN) cont.		Maintain buildings that could be designated as historic. **NN 3.2**	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**	History Colorado, Inc., State Historical Fund	
			Establish a local historic register that lists all of the historic structures in the neighborhood. **NN 3.2.2**	State Historical Fund	
			Consider property tax rebates for properties on the historic register. **NN 3.2.3**		
			Consider establishing historic districts with specific construction and renovation guidelines for areas where large numbers of historic structures exist. **NN 3.2.4**		
			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**	State Historical Fund	
			Take code enforcement action as needed to address deterioration of historic structures. **NN 3.2.6**		
		Convert the Fort Logan Elementary School site into an infill development that reflects the historical character of the old school building. **NN 3.3**	Encourage housing types that will spur rehabilitation of the neighborhood. **NN 3.3.1**		

SHERIDAN, COLORADO Proximity to Denver Metropolitan Area



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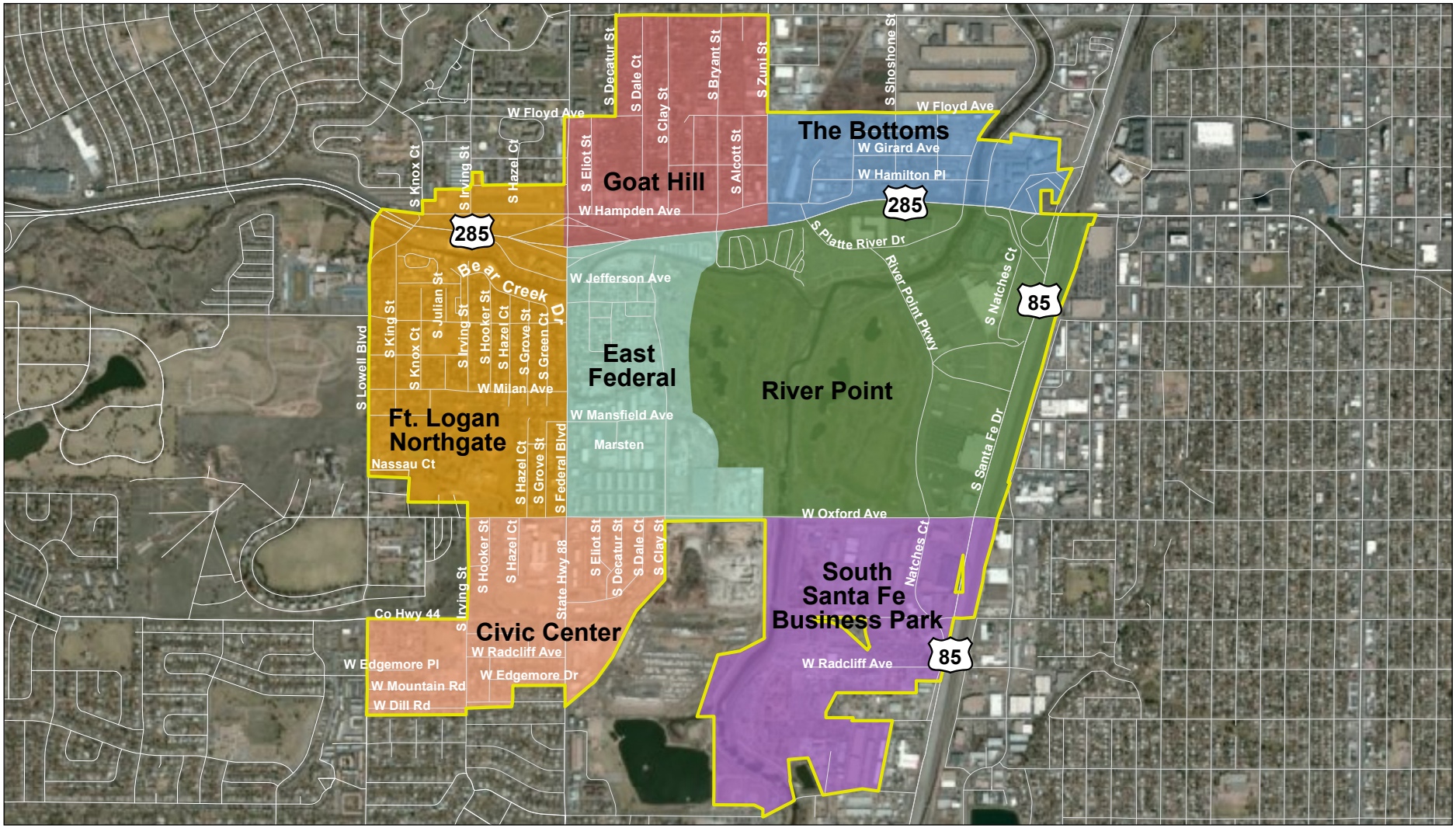
SHERIDAN, COLORADO Neighborhoods



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Sheridan Boundary

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Date: Wednesday, February 18, 2015

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SHERIDAN, COLORADO River Point Neighborhood

0 0.25 0.5 Miles

Sheridan Boundary River Point

Existing Conditions

- A regional draw
- Beautiful views
- Central access to 285/8 and entire metro area

Proposed Development Ideas

- The jewel in Sheridan's crown
- Economic driver for City
- Add residential along Hampden

More outdoor gear oriented stores in River Point

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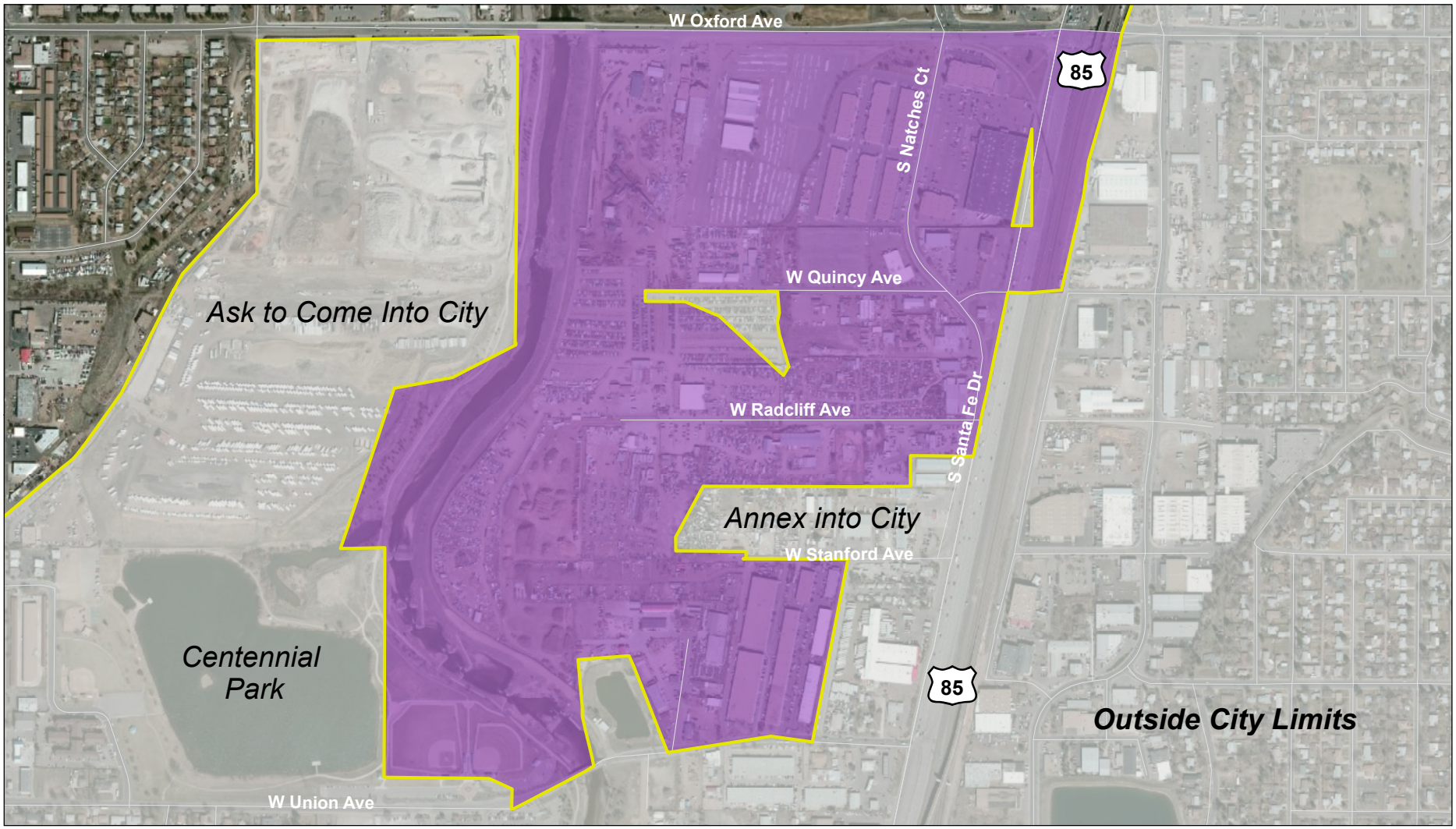
SHERIDAN, COLORADO South Sante Fe Business Park Neighborhood



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Sheridan Boundary

South Santa Fe Business Park

Existing Conditions

- Junkyards
- Lack of water and sewer

Proposed Development Ideas

- Keep industry along Santa Fe and a few blocks west
- Active adult community with Patio homes
- Mixed use business and residences oriented toward river
- Outdoor event area along river
- Community center and pool
- Cafes along river

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SHERIDAN, COLORADO The Bottoms Neighborhood

Existing Conditions

- Historical value
- Floods easily
- Luxury apartments with residents needing restaurants and shops within walking distance

Proposed Development Ideas

- Lots of business potential • Mixed use
- Partner with Englewood to punch Floyd through
- Fan development out from Apartments towards Park
- Put restaurants along South Platte
- Pedestrian path under Hampden at Brady Court
- Have a LoDo type feel

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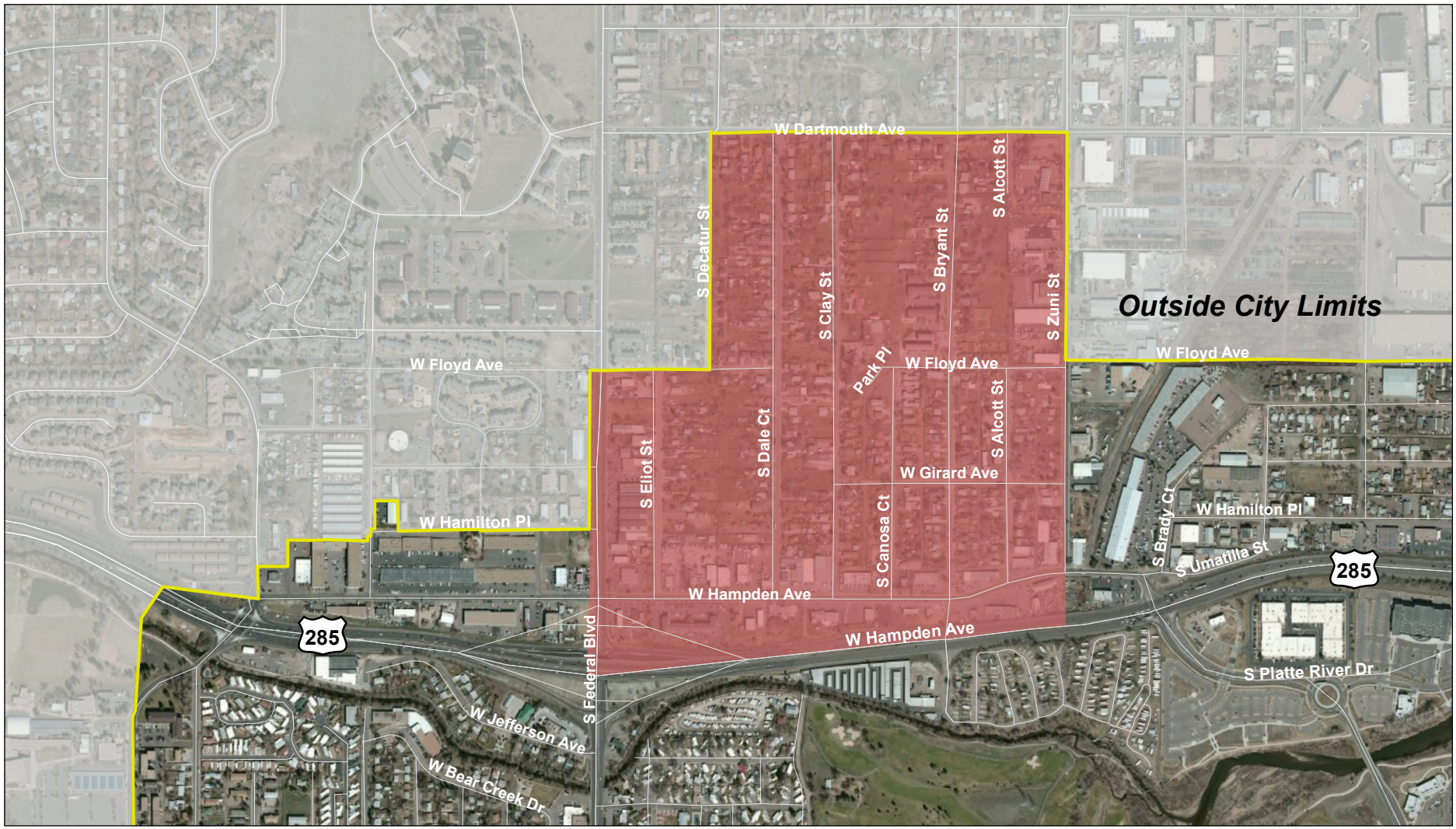
SHERIDAN, COLORADO Goat Hill Neighborhood



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Sheridan Boundary Goat Hill

Existing Conditions

• Great views • Good trail access
• Defined by the big hill • Rural feeling
• Locked in a time warp
• Some business along Hampden

Proposed Development Ideas

• All streets well paved with curb, gutter, sidewalk
• Make Hampden between Federal and Zuni what it used to be - the heart of Sheridan's economy
• Make Hampden walkable with business on first floor and residences above • Make Hampden have an old town Arvada or main street Littleton feeling

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SHERIDAN, COLORADO Ft. Logan Northgate Neighborhood

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Sheridan Boundary Ft. Logan Northgate

Existing Conditions

- Lacks good sidewalks and streets
- Has post WWII/mid-century modern feel
- Maintain historical homes
- Easy access to trails and schools

Proposed Development Ideas

- Develop neighborhood oriented businesses like restaurants, dry cleaners, small retail stores along Federal

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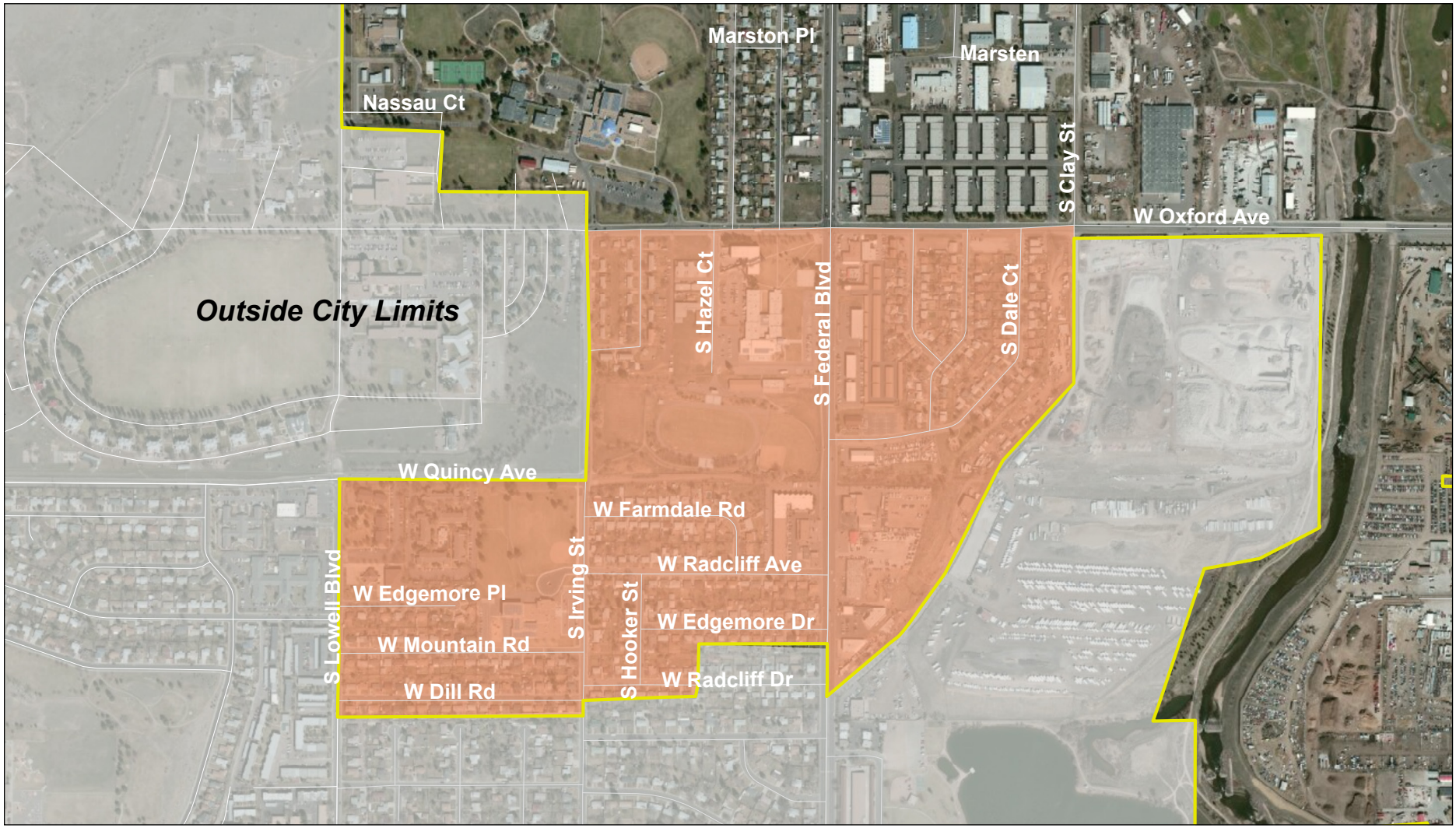
SHERIDAN, COLORADO Civic Center Neighborhood



Existing Conditions

- Good school and library access
- Good recreational access to trails and parks

Proposed Development Ideas

- Add trees, wider sidewalks, benches and pedestrian friendly signage to Federal

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SHERIDAN, COLORADO East Federal Neighborhood

0 0.25 0.5 Miles

Sheridan Boundary East Federal

Existing Conditions

- Light industrial area
- Mobile home parks

Proposed Development Ideas

- Neighborhood commercial businesses along Federal
- Mixed use along Hampden and Federal
- Active adult housing along east side of Clay backing to golf course

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SHERIDAN, COLORADO Strengths, Opportunities, Weaknesses, and Threats

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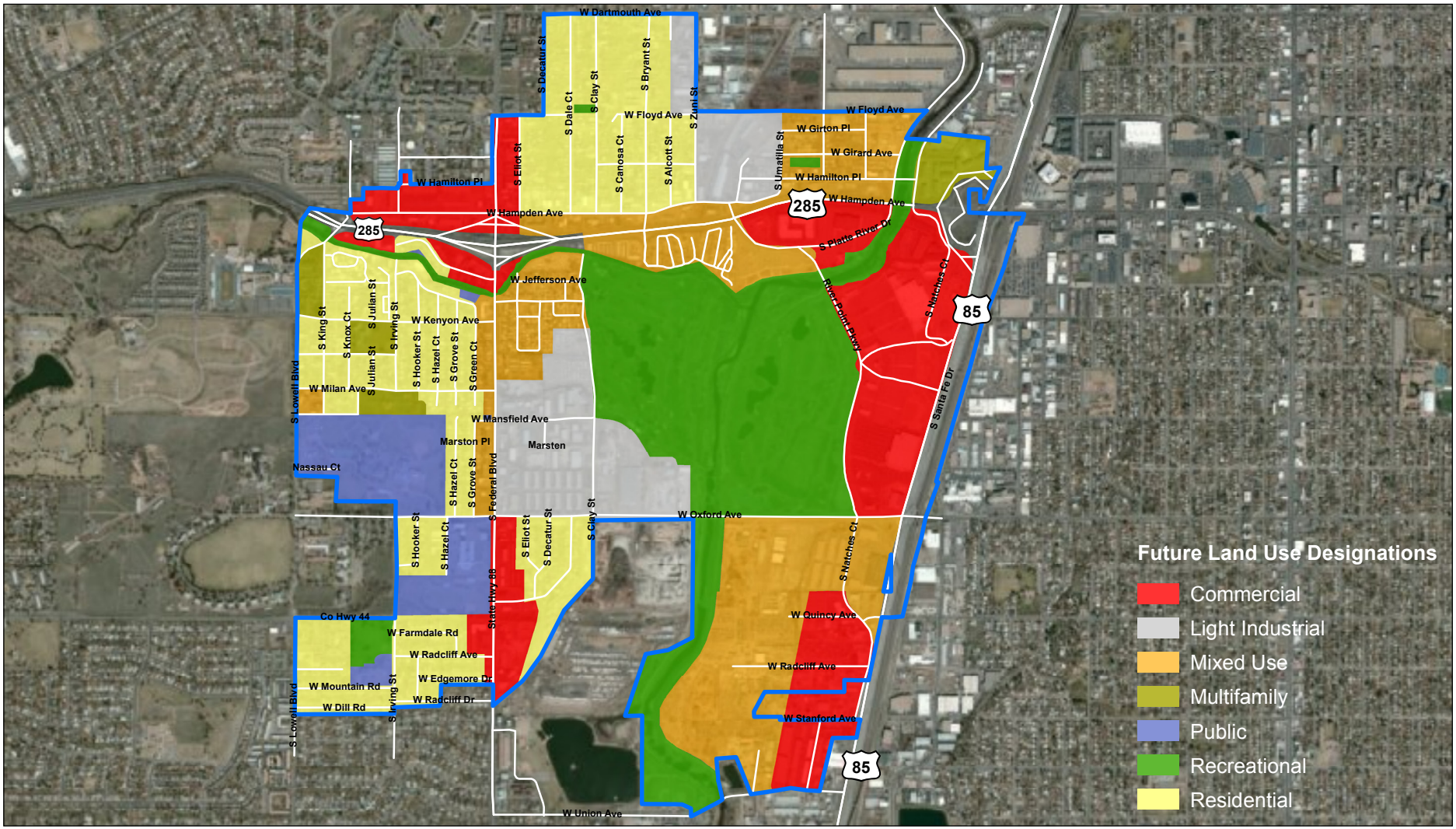
SHERIDAN, COLORADO Future Land Use Designations



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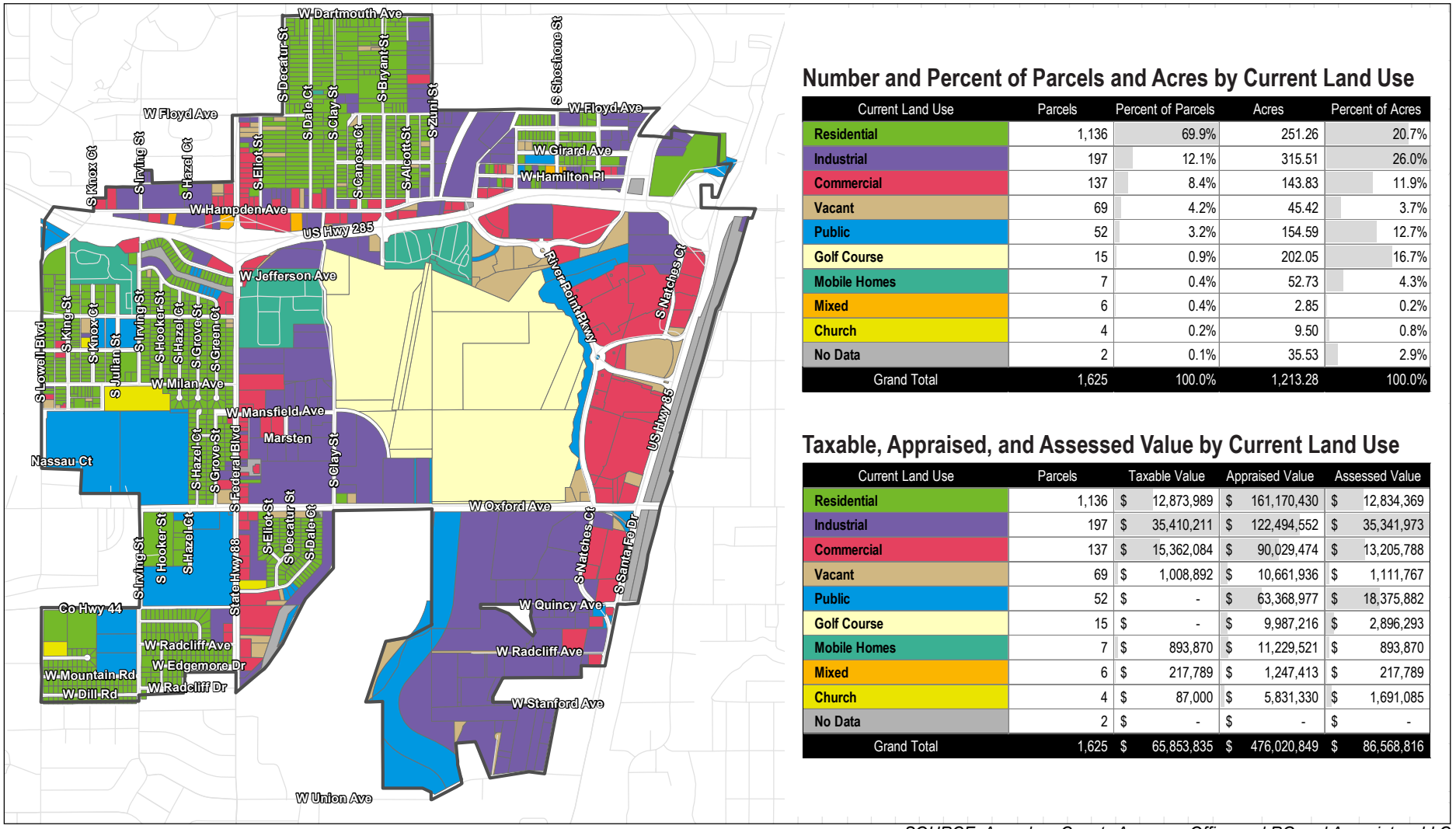
SHERIDAN, COLORADO Current Land Use



Number and Percent of Parcels and Acres by Current Land Use

Current Land Use	Parcels	Percent of Parcels	Acres	Percent of Acres
Residential	1,136	69.9%	251.26	20.7%
Industrial	197	12.1%	315.51	26.0%
Commercial	137	8.4%	143.83	11.9%
Vacant	69	4.2%	45.42	3.7%
Public	52	3.2%	154.59	12.7%
Golf Course	15	0.9%	202.05	16.7%
Mobile Homes	7	0.4%	52.73	4.3%
Mixed	6	0.4%	2.85	0.2%
Church	4	0.2%	9.50	0.8%
No Data	2	0.1%	35.53	2.9%
Grand Total	1,625	100.0%	1,213.28	100.0%

Taxable, Appraised, and Assessed Value by Current Land Use

Current Land Use	Parcels	Taxable Value	Appraised Value	Assessed Value
Residential	1,136	$ 12,873,989	$ 161,170,430	$ 12,834,369
Industrial	197	$ 35,410,211	$ 122,494,552	$ 35,341,973
Commercial	137	$ 15,362,084	$ 90,029,474	$ 13,205,788
Vacant	69	$ 1,008,892	$ 10,661,936	$ 1,111,767
Public	52	$ -	$ 63,368,977	$ 18,375,882
Golf Course	15	$ -	$ 9,987,216	$ 2,896,293
Mobile Homes	7	$ 893,870	$ 11,229,521	$ 893,870
Mixed	6	$ 217,789	$ 1,247,413	$ 217,789
Church	4	$ 87,000	$ 5,831,330	$ 1,691,085
No Data	2	$ -	$ -	$ -
Grand Total	1,625	$ 65,853,835	$ 476,020,849	$ 86,568,816

N

Date: Tuesday, February 10, 2015

SOURCE: Arapahoe County Assessor Office and RG and Associates, LLC

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Sheridan Boundary

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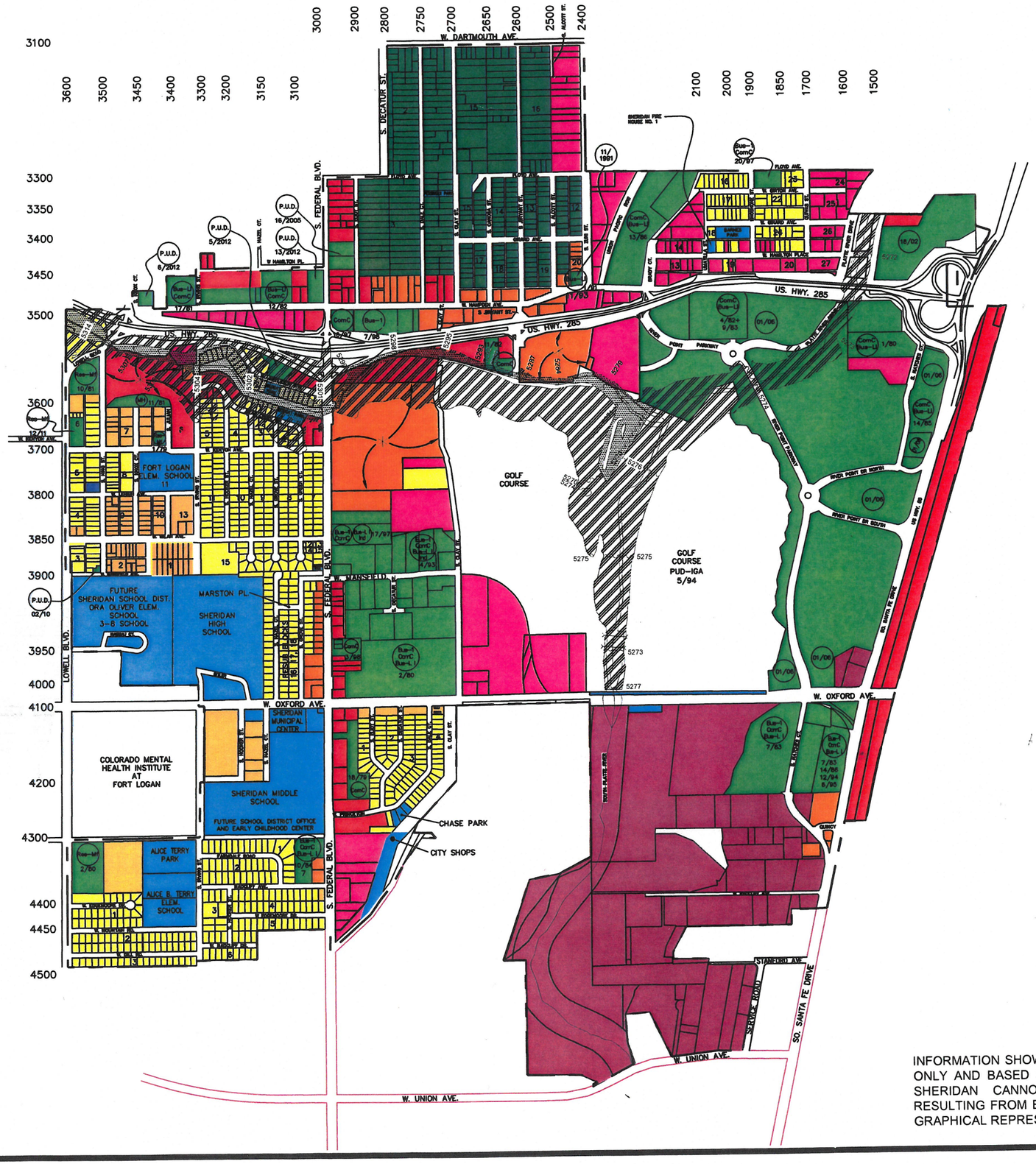

N.T.S.

CITY OF Sheridan
Founded in 1890

ZONING LEGEND

- RES–SF: RESIDENTIAL
- RES–SFLL: RESIDENTIAL
- RES–MF: RESIDENTIAL
- COM–N: NEIGHBORHOOD COMMERCIAL
- BUS–1: BUSINESS
- COM–C: COMMERCIAL
- BUS LI: BUSINESS/LIGHT INDUSTRIAL
- IND: INDUSTRIAL
- P: PUBLIC PROPERTIES
- PUD: PLANNED UNIT DEVELOPMENT
- * LEGAL NON–CONFORMING MANUFACTURED HOME PARK
- SHERIDAN BOUNDARY
- FLOOD HAZARD AREAS
- FLOODWAY AREAS

FLOODWAY AND FLOOD HAZARD GRAPHICAL INFORMATION WAS TAKEN FROM *FLOOD INSURANCE RATE MAP # 08005C0144K* (DATED DEC 17, 2010 AND # *08005C0143K* (DATED DEC 17, 2010)

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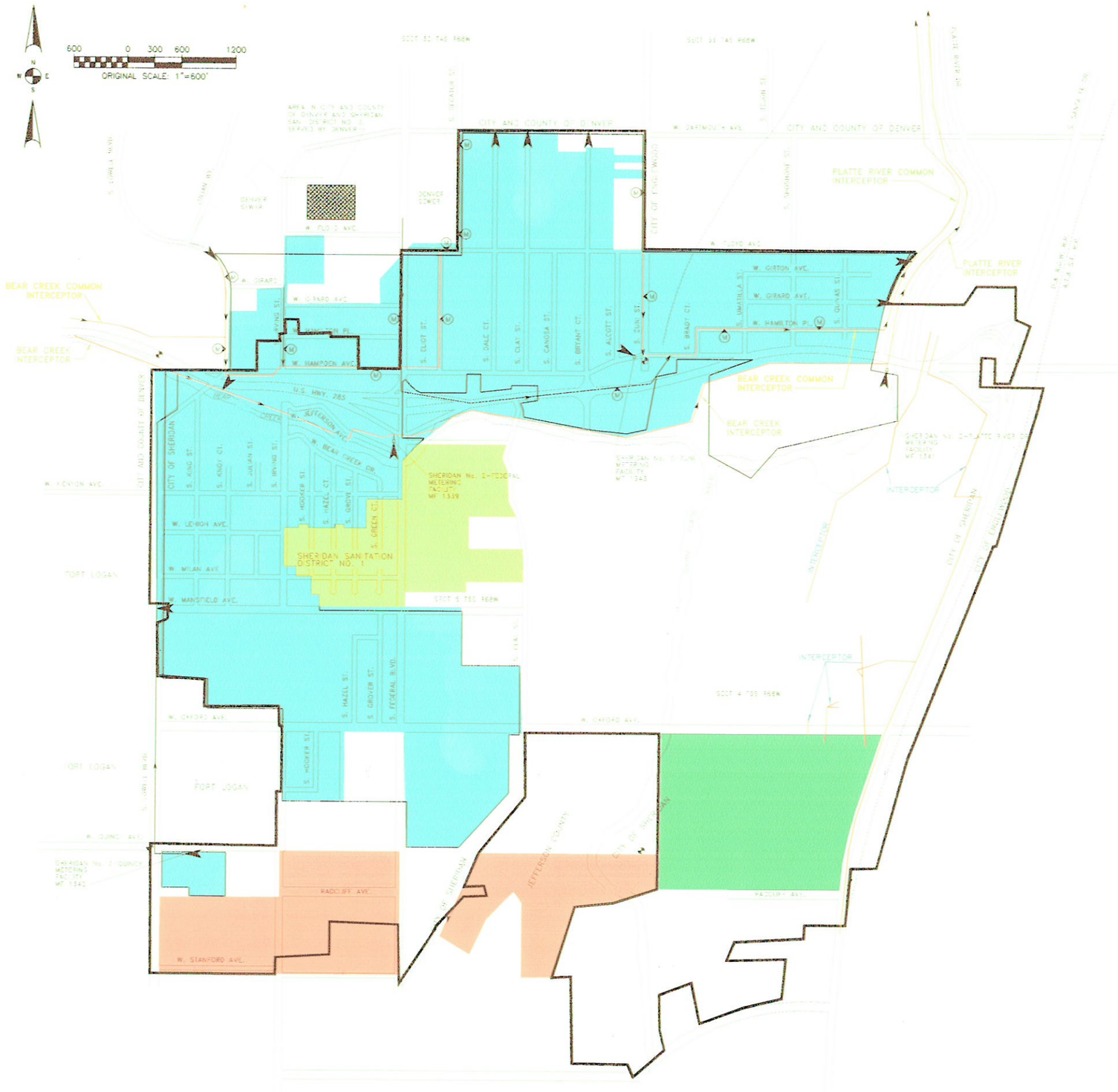
SANITATION DISTRICTS WITHIN THE CITY OF SHERIDAN



LEGEND

- CITY OF SHERIDAN SANITARY SEWER
- SHERIDAN SANITATION DISTRICT NO. 1
- SHERIDAN SANITATION DISTRICT NO. 2
- SOUTHGATE WATER AND SANITATION DISTRICT
- VALLEY SANITATION DISTRICT
- SOUTH ENGLEWOOD SANITATION DISTRICT
- SOUTH SHERIDAN INDUSTRIAL AREA SANITARY SEWER SPECIAL IMPROVEMENT DISTRICT

ABBREVIATIONS

COE	CITY OF ENGLEWOOD
COL	CITY OF LITTLETON
COS	CITY OF SHERIDAN
MWRD	METRO WASTEWATER RECLAMATION DISTRICT
L/E WWTP	LITTLETON/ENGLEWOOD WASTEWATER TREATMENT PLANT

NOTES

1. THE ORIGINAL BASE DRAWING FOR THIS MAP WAS PROVIDED TO MWRD BY SHERIDAN SANITATION DISTRICT NO. 2.

2. THE CAD FILE PROVIDED BY MWRD WAS REVISED TO REFLECT THE SOUTHERN CITY BOUNDARY AND NEW INFORMATION.

3. THE PURPOSE OF THIS DRAWING IS ILLUSTRATION OF SANITATION DISTRICT SERVICE BOUNDARIES AND OTHER USES ARE DISCOURAGED. INFORMATION IS APPROPRIATELY OBTAINED FROM CONSTRUCTION RECORD DRAWINGS.

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NO.	REVISIONS DESCRIPTION	DATE	BY

ig consulting engineers, inc.
1331 17th street • suite 710 • Denver, Colorado 80202
(303) 293-8107

CITY OF SHERIDAN

SANITATION DISTRICT MAP

prepared for CITY OF SHERIDAN

DRAWN BY: LS	DESIGNED BY: JM
JOB NUMBER: 913.0001	
DATE: MAY 2007	
SCALE: 1" = 600'	
DRAWING NAME: DISTRICT MAP	
SHEET NO: 1 of	

T:\913.0001\dwg\Sheets\DISTRICT MAP.DWG, Layout1, 1/4/2012 10:02:48 AM, smg

City of Sheridan

2013 SURVEY RESULTS

Total Surveys: 131

Tell us about yourself

1. Are you completing this survey as a: (Check all that apply)

    a. Year round resident of Sheridan
    b. Part-time resident (Sheridan is primary residence)
    c. Part-time resident (Sheridan is not primary residence)
    d. Business Owner in Sheridan
    e. Other (please specify): _____

A	B	C	D	E
97	5	7 1 left blank	9	57

Comments:

- Hubby works here
- Denver resident/children attend Sheridan school
- Live in Littleton
- Drive Thru (3)
- Soccer Team
- Colorado Resident
- Visitor(4)
- Westminster(2)
- Full time residents & business owners (2)
- Family lives in Sheridan (2)
- Employee of business in Sheridan
- City employee
- Not a resident (2)
- Denver
- Work in Sheridan (4)
- Past resident
- School (3)
- Friend
- Employee in Valley
- My daughter goes to school here
- BMCE Non-Profit
- Vendor at a show
- Here with my grandson
- Englewood (2)
- Senate Representative
- Teacher in Sheridan
- Medical board for Sheridan
- Live on the Denver border of Sheridan
- Littleton (2)
- Local
- Church
- Involved in Fort Morgan
- 58 year resident of Sheridan
- Past Resident

2. Where do you live?

    a. In the City of Sheridan
    b. In Littleton or Englewood

c. In the Denver Metro Area, but outside the Cities of Sheridan, Littleton, and Englewood
d. Outside the Denver Metro Area

A	B	C	D
88	38	44	8

3. Where do you Work?

a. City of Sheridan
b. South Metro Area (South of 6th Avenue)
c. North Metro Area (North of 6th Avenue)
d. Outside the Denver Metro Area
e. I don't work

A	B	C	D	E
41	44	24	20	33

Comments:

- 2 wrote retired
- All over Metro Area
- Work for Littleton Public Schools
- Retired from Sheridan Schools
- Retired from Denver Public Schools
- Retired (2)

4. How long have you lived or worked in Sheridan?

a. Less than 1 year
b. 1 to 5 years
c. 5 to 10 years
d. 10 to 20 years
e. More than 20 years

A	B	C	D	E
23	31	18	30	50

19 left this question blank.

Comments:

- Sons went to Sheridan and they are now in their 60's!
- Lived in Sheridan for 20 years
- 40 years
- 23 years for wife and 30 years for husband
- 43

5. Do you have children in the Sheridan School District?

a. Yes
b. No

A	B
35	139

5 left blank

Comments:

- Graduate of Sheridan
- Grandchildren
- Grandchild
- Grandchild in district

6. What is your age range and ethnic background?

Age Range:

a. 0-18
b. 19-30
c. 31-49
d. 50-69
e. 70+

0-18	19-30	31-49	50-69	70+
19	21	48	61	20

20 left blank

Ethnic Background:

a. Caucasian
b. Hispanic
c. Asian
d. African-American
e. Other

Caucasian	Hispanic	Asian	African-American	Other
96	41	1	4	9

*28 left this question blank

<u>Issues facing Sheridan</u>

7. Do you agree or disagree with the following statements on issues that are confronting or may confront Sheridan in the near future? (Select one response for each option)

I. There is a lack of affordable housing
   1. Strongly Disagree

2. Disagree
3. Neither Agree nor Disagree
4. Agree
5. Strongly Agree

1	2	3	4	5
15	32	69	21	19

*11 left this blank

II. The provision of emergency services is insufficient
1. Strongly Disagree
2. Disagree
3. Neither Agree nor Disagree
4. Agree
5. Strongly Agree

1	2	3	4	5
25	40	43	23	13

*22 left this blank

Comments:
- Don't know

III. There are traffic issues (volume, congestion, speed, etc.)
1. Strongly Disagree
2. Disagree
3. Neither Agree nor Disagree
4. Agree
5. Strongly Agree

1	2	3	4	5
17	36	45	31	13

*21 left this blank

IV. Some of the heavy industrial uses in the City have left unfavorable environmental impacts
1. Strongly Disagree
2. Disagree
3. Neither Agree nor Disagree
4. Agree
5. Strongly Agree

1	2	3	4	5
14	27	61	32	17

*21 left this blank

Comments:

- Railroad tracks on sante fe cause by lumber yard & recycling
- Streets need some work ubley 40+ years of patches

V. The City needs to spend money to cover increasing costs associated with improvements to streets, water, sewer and other municipal services
   1. Strongly Disagree
   2. Disagree
   3. Neither Agree nor Disagree
   4. Agree
   5. Strongly Agree

1	**2**	**3**	**4**	**5**
5	9	34	50	56

*12 left this blank

Comments:

- But everyone does (to question 5)
- Not a resident
- LED Street Lights
- Maybe because we don't keep streets up in a timely fashion

8. Rate the adequacy of the following:

I. Parks and Open Spaces
   a. Adequate
   b. Inadequate
   c. No Opinion

A	**B**	**C**
122	11	12

*24 left blank

II. Recreational Amenities
   a. Adequate
   b. Inadequate
   c. No Opinion

A	**B**	**C**
88	38	25

*26 left blank, 2 checked box

III. Trails System
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
88	35	28

*28 left blank

IV. Recreation Center
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
97	33	21

*27 left blank, 1 checked box

V. Library
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
95	27	28

*29 left blank

VI. Schools
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
94	28	30

*26 left blank, 1 checked box

Comments: With new building
As far as buildings fine, provisions for students, no

VII. Fire/Emergency
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
113	19	14

*33 left blank

Comments: For 2013 yes, future maybe no

VIII. Police
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
118	22	12

*27 left blank, 1 checked box

Comments: For 2013 yes, future maybe no

IX. Streets
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
39	48	17

*25 left blank, 2 checked box

X. Sidewalks
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
54	79	12

*32 left blank, 2 checked box

XI. Community Events
   a. Adequate
   b. Inadequate
   c. No Opinion

A	B	C
88	30	30

*28 left blank, 1 checked box

Comments:

- I attended a football game and a boy was hurt. The response time was terrible.
- Police have a bad attitude towards citizens
- Enforce the HOV lanes on Sante Fe
- Don't know about this one, not a resident
- needs a swimming pool again

- sidewalks near darthmouth
- no swimming pool or sports programs @ sheridan rec
- fix street on W. Edgemoore Place have been there 30 years and it has never been done
- I have lived in this community over 30 years and I am a very very happy resident of Sheridan
- Nice
- Love Sheridan!
- My culdesac can use a good street cleaning from water flowing down hill & carrying sharp debris to our area
- PD is the best
- Beautiful city
- Fix all streets
- Good job overall
- It would be good to have the pool re-open. Big problem with trail – Bear Creek at Know/Lowell dangerous! Need to separate from street, but still allow access. Money could have been used better for this. Also, access in general.
- Could have Spring Breakfast
- Need a road – Quincy through to Federal
- Streets and sidewalks need lots of work
- Streets are awful.
- Where's the new library?
- Traffic management - need traffic light at Oxford and Irving
- Need sidewalk along west Oxford
- Need traffic light with Oxford and south Irving
- Clean up sidewalks after snow gravel used
- Eliminate rental unit license fees
- Western access for middle school
- I didn't check schools or library because I know they are being worked on.
- As for (F) goes school building adequate have enough new buildings, but as for as provisions for kids in classrooms it is inadequate, new equipment books etc.
-

9. Are you generally satisfied with the existing businesses and services currently provided in Sheridan?

a. Yes
b. No (please explain)
c. No Opinion

A	B	C
116	20	29

*14 left blank

Comments:

- Where are they?
- Not enough churches
- Not enough
- Not a full time resident
- I have dealt with two tires getting pierced by metal shards that have fallen out of trucks that carry things to the metal recycling center off oxford
- Not enough
- Getting better
- No - There needs to be more services in Riverpoint.
- No – Not enough things to do
- No – Would like to see more business
- No – Too much auto. Related
- No – Need Applebee's @ Riverfront
- No – Riverpoint is empty but I don't really know what your plans are to improve.
- No – We should bring in shops and small businesses
- The street in front of our home is abominable. It hurts our property value tremendously and is exceedingly dangerous for us as seniors driving & walking.
- Too much of the same (I.e. big box, etc)
- We wish that we had a store like JCPennys at Riverpoint and a bookstore would be nice too!
- Need an affordable trash service
- Would like to see more

10. During this relatively tough economic time, how do you feel about Sheridan's economy in general? (Select one response for each option)

a. Sheridan's economy is improving
b. Sheridan's economy is sustainable
c. Sheridan's economy is sustainable but lacking in diversity
d. Sheridan's economy is not sustainable
e. Sheridan's economy is declining
f. Other (please specify): _____

A	B	C	D	E	F
30	25	24	6	4	1

*41 left blank

Comments:

- Don't know
- Not a full time resident
- Not familiar with the specific economy of Sheridan

11. Increasing density (the number of housing units in a specified area) is one way to achieve more affordable housing when land costs are high. Should Sheridan consider allowing increased densities in new projects or in redevelopment areas to encourage a greater mix of housing types and a range of affordability?

a. Yes
b. No
c. No Opinion

A	B	C
73	18	25

*15 left blank

Comments:

- Hard question

12. As our community ages, opportunities to redevelop, such as River Point, become available. Where else should Sheridan look to redevelop? Refer to map below and check all that apply.

I. Redevelopment is desirable in the Northeast part of Sheridan (East of railroad tracks, North of Hampden)
   a. Most preferred
   b. Somewhat preferred
   c. Least preferred
   d. No Opinion

A	B	C	D
19	32	3	23

*49 left this blank, 5 checked this box

II. Redevelopment is desirable in the Northwest part of Sheridan (West of Railroad tracks, North of Hampden)
    a. Most preferred
    b. Somewhat preferred
    c. Least preferred
    d. No Opinion

A	B	C	D
18	30	3	22

*56 left this blank, 2 checked this box

III. Redevelopment is desirable in the Southeast part of Sheridan (East of the South Platte River, South of Oxford)
    a. Most preferred
    b. Somewhat preferred
    c. Least preferred
    d. No Opinion

A	B	C	D
25	21	6	22

*52 left this blank, 5 checked this box

IV. Redevelopment is desirable in the West Central part of Sheridan (Area between Hampden and Oxford, Clay and Lowell)
    a. Most preferred
    b. Somewhat preferred
    c. Least preferred
    d. No Opinion

A	B	C	D
24	25	3	22

*50 left this blank, 7 checked this box

V. Redevelopment is desirable in the Southwest part of Sheridan (South of Oxford, West of Clay)
    a. Most preferred
    b. Somewhat preferred
    c. Least preferred
    d. No Opinion

A	B	C	D
20	33	3	21

*47 left this blank, 7 checked this box

VI. Redevelopment isn't desirable in Sheridan
    a. Most preferred
    b. Somewhat preferred
    c. Least preferred
    d. No Opinion

A	B	C	D
10	15	9	25

*72 left this blank

13. How do you see the City of Sheridan's future? What should Sheridan look like, look towards and protect?

- I am not sure
- Fix Streets
- It is good now. I do not like the halfway houses so close to the school but Sheridan as a whole is a good place to be around.
- People feel harassed coming to Sheridan to shop. By unfair traffic stops. Hidden construction zone signs. Write tickets to people doing legal speed limit. We avoid driving through Sheridan for this reason. No longer shop at Costco and Target in Sheridan
- The community & its children
- Not sure, new to area
- Sheridan is growing, continued focus on recreation is needed
- Look to promote variety of local businesses
- Declining in family activity
- Don't know
- Little populated and lots of houses and open spaces
- Good
- All phases of community
- It has come a long way through the years
- Its improving and I like the community
- More better
- I see a school for all kids k-12
- Need to fix streets
- Safe housing, retail areas that are safe and in walking distance
- Hope to see more upscale retail = job opporutinites
- More things for teens and kids to do during school breaks and summer
- I don't know, change the coo
- We need more things for students and parents
- Close community
- I have seen a lot of improvement due to more families moving into the area
- I think Belmar is a good example
- Library
- Ok
- Roads, Walkway, Transportation to River Point
- Becoming an excellent community.

- Great with such an awesome community. I think we would prosper however it works out.
- Growing.
- Needs to spend more money on the City
- To be a safe environment or all its resident and providing fair help and resources to residents who want to be productive citizens in their city
- I don't live in Sheridan
- More business in Riverpoint
- Hope they stay small and in conorl of spending
- Undetermined Littleton schools
- Like Littleton
- Moving forward with development
- Like most places, Sheridan needs good leadership
- More sidewalks being fixed
- The Riverpoint development is a good benchmark
- Bring in businesses
- Improvement of streets
- People
- Keep it going
- Prettier – more streetscapes
- All families growing and safe
- Multiculturual aspects of community diversity
- Improving
- Clean and secure to live here
- More children project environment
- Its people like always
- Improved streets

14. This is a "free-space" to comment on this survey or any other City-related items.

- You have a female police officer with a bad attitude. She needs public relations class. I felt threatened by her.
- Came to learn about the area
- Change your zoning to allow more church & assembly space
- No more of the vans monitoring speed
- "911" needs faster answering times
- Needs to be more family-oriented
- Don't have any
- I enjoy living in Sheridan. I've been here a long time. The streets need improvement.
- I love learning here, nice, peaceful!
- The last ten years have been very positive
- Fix street on w. edgemoor place
- Hope that schools improve, very old looking
- Ok
- Lived here for 16 years, kids have done exceptionally well, we love it!
- From my experience, I enjoyed the city and people of sheridan

- No street lights on new walking path on irving!
- 1st time visting sheridan event, 1st time to know sheridan exists
- 1st time visiting this city and I like it
- The only thing I really know about Sherdan is that it is a speed trap. Sad that I've lived in Denver Metro area for 25 years and this is all that I know about Sheridan.
- Why no street lights between Lowell and Oxford on Irving?

Thank you for taking time to give us your opinion on the current "state" of Sheridan. If you would like to help with Sheridan's future growth plans, please check on the City of Sheridan's website in the near future for more information about the Comprehensive Plan review!