



# Sheridan Boulevard STRATEGIC PLAN

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# Sheridan Boulevard

City of Lakewood  
Department of Community  
Planning and Development  
Strategic Planning Division

June 2000



# Strategic

# PLAN



The Sheridan Boulevard Strategic Plan was prepared collaboratively by the City of Lakewood,  
Commercial Property Owners, Business Owners, and Residents.

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# TABLE OF CONTENTS

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Executive Summary	Page 1
I. Purpose of the Strategic Plan	Page 2
II. Existing Conditions	Page 3
Related Plans	Page 3
Land Use and Zoning	Page 3
Transportation System	Page 8
Sales Tax Collection	Page 10
III. Planning Process	Page 11
IV. Issues	Page 13
V. Vision Statement	Page 14
VI. Goals and Action Steps	Page 15
Land Use	Page 17
Appearance	Page 18
Transportation	Page 19
Economic Development	Page 20
Public Safety	Page 21
Communication	Page 22
Appendix One	Page 23
Resolutions Adopting the Plan	

# EXECUTIVE SUMMARY

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The Sheridan Boulevard Strategic Plan was developed through the cooperative efforts of business owners, commercial property owners, residents and the City of Lakewood. By working together, a vision has been established and action steps identified to beautify and enhance the economic vitality of Sheridan Boulevard between West 17<sup>th</sup> Avenue and West Florida Avenue.

Using a citizen-based planning process, participants and the technical review committee identified issues, a vision statement and action steps. Key issues included the need to stop the deterioration of Sheridan Boulevard including deterioration of the roadway, sidewalks, and buildings; beautify the area; identify a cohesive and desirable mix of land uses; address safety concerns with traffic operations; and, install sidewalks and landscaping. The vision statement for Sheridan Boulevard sets the direction for the future development and redevelopment of the area.

## Sheridan Boulevard Strategic Plan Vision Statement

Sheridan Boulevard functions as a regional north-south transportation route. As such, it provides an important entry to the City of Lakewood and it should be an amenity of which the residents of Lakewood can be proud. Businesses and residences should be vital, well maintained, attractively landscaped and adequately buffered from the road. People and goods should be moved in an efficient and safe manner.

Key action steps include the need to develop an overlay zone of preferred land uses, landscaping and signage requirements; enhance property maintenance; install sidewalks and landscaping; clean up garbage and debris; implement grant programs to improve facades, building exteriors, signs, landscaping and parking lots; and, encourage membership in adjacent merchants association e.g., Alameda Gateway Community Association and the Jewell/Wadsworth Area Business Association.

By implementing a range of action steps, it is anticipated that the vision for Sheridan Boulevard can be achieved in a timely and efficient manner.

# I. PURPOSE OF THE STRATEGIC PLAN

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The City of Lakewood's Comprehensive Plan recognizes the importance of major transportation corridors and provides direction for development of plans for these corridors. The Comprehensive Plan specifically identifies a need for the preparation of a plan for Sheridan Boulevard based upon its role as a major regional arterial. The Comprehensive Plan contains goals and policies which guided the development of the Sheridan Boulevard Strategic Plan. Specific goals and policies include the following:

- , Provide a highly effective and efficient transportation system (p. 55).
- , Restructure existing commercial strips, and preclude development of new commercial strips (p. 32).
- , Initiate revitalization of existing commercial strips (p. 19).
- , Improve the overall design quality of development in the City (p. 15).
- , Enhance Lakewood's image through beautification of its infrastructure (p. 61).

As an amendment to the Lakewood Comprehensive Plan, the Sheridan Boulevard Strategic Plan will be used to guide future land use decisions. The purpose of the Plan is to identify goals and action steps related to the future development and redevelopment of properties that front Sheridan Boulevard between 17th Avenue on the north and Florida Avenue on the south. The goals and action steps are intended to enhance traffic operations, result in cohesive and desirable set of land uses, enhance the physical appearance of the corridor, and increase the economic vitality of the area.

The Sheridan Boulevard Strategic Plan will be implemented by working closely with City departments, adjacent communities, and regional and state agencies.

## II. EXISTING CONDITIONS

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### a. RELATED PLANS

There are four neighborhoods which border Sheridan Boulevard that have adopted neighborhood plans as amendments to the Lakewood Comprehensive Plan. These Comprehensive Plan amendments include:

- < Edgewood Neighborhood Plan
- < Molholm Area Plan
- < North Alameda Area Plan
- < Jefferson Gardens Neighborhood Plan

There are two corridor plans which intersect Sheridan Boulevard that have adopted plans as amendments to the Lakewood Comprehensive Plan. These Comprehensive Plan amendments include:

- < West Colfax Avenue Revitalization Plan
- < West Alameda Avenue Corridor Plan

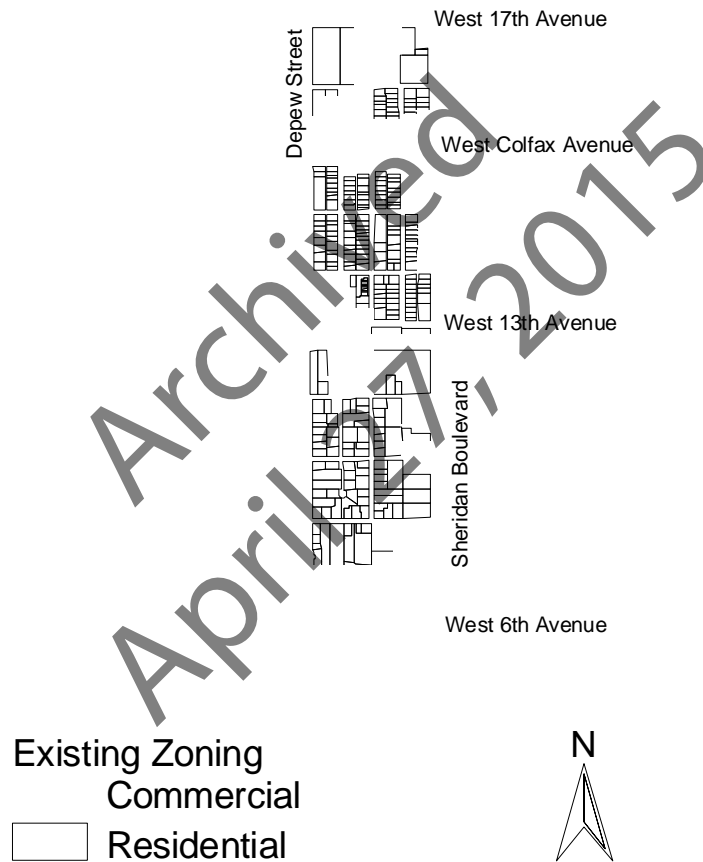
### b. LAND USE AND ZONING

As a State Highway, Sheridan Boulevard has always been a significant regional travel corridor for those desiring to travel north and south within the Denver metro area. Early land uses along Sheridan Boulevard were primarily residential with historic retail centers located at Colfax Avenue, Sixth Avenue, and Alameda Avenue. Over the years, these retail centers have gradually expanded resulting in a strip commercial type of development which is mixed with older single family homes and multi-family housing. This trend has resulted in a situation where Sheridan Boulevard lacks a unifying theme or identity.

Maps 1, 2, and 3 provide information regarding the current zoning along the corridor. The mix of land uses along the corridor is evident from these maps.

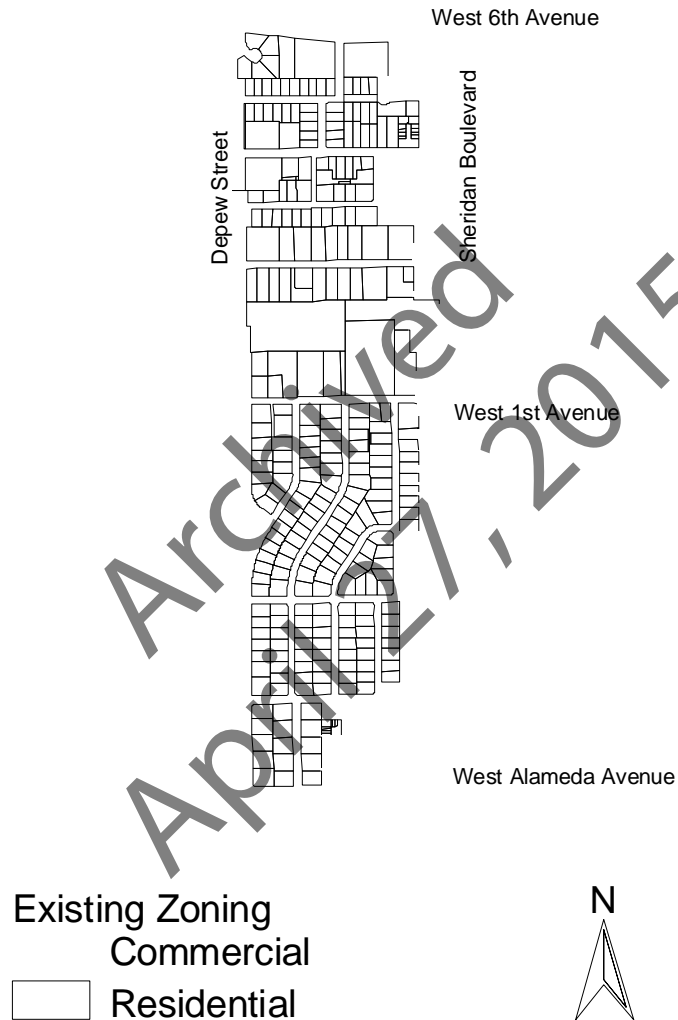
Map 1

Sheridan Boulevard  
West 17th Avenue to West 6th Avenue



Map 2

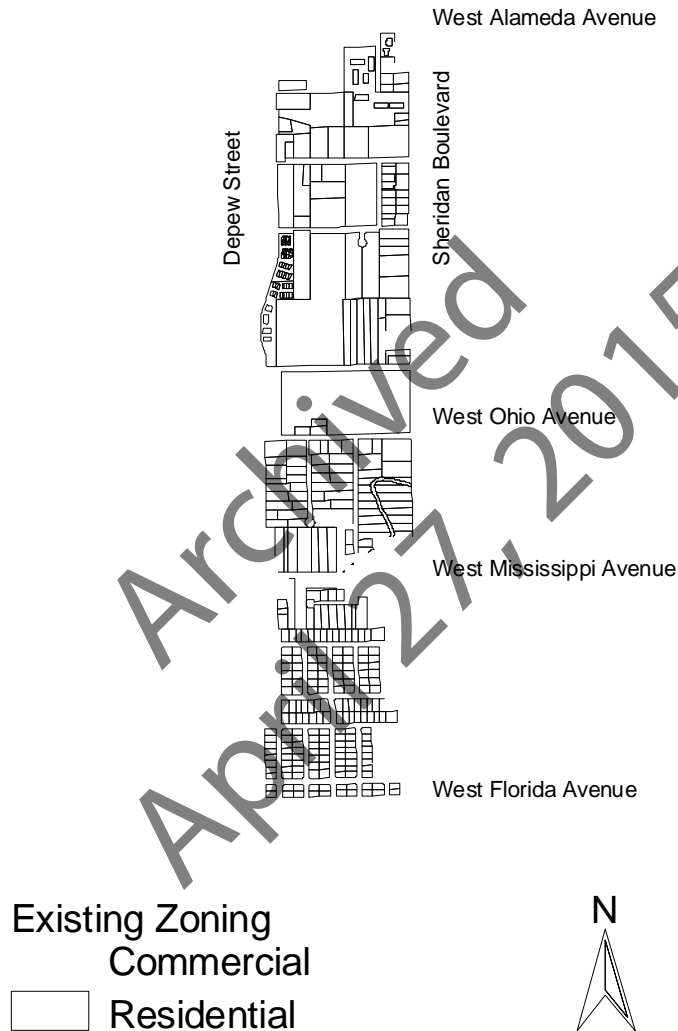
Sheridan Boulevard  
West 6th Avenue to West Alameda Avenue





### Map 3

## Sheridan Boulevard West Alameda Avenue to West Florida Avenue



Many areas along Sheridan Boulevard have older structures and signage which is in need of maintenance and updating. The following set of photos documents this situation.



Photo 1. Example of residential land uses adjacent to Sheridan Boulevard.



Photo 2. Example of older commercial land uses along Sheridan Boulevard.



Photo 3. Example of dated and confusing signage along Sheridan Boulevard.

### **c. TRANSPORTATION SYSTEM**

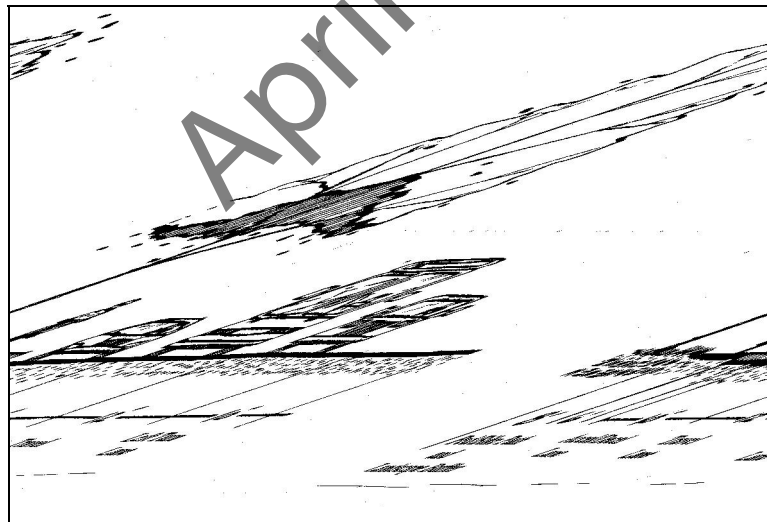
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Sheridan Boulevard serves as a major north-south travel corridor in the Denver metropolitan area. Sheridan Boulevard is classified as an Arterial Roadway by the City of Lakewood, City and County of Denver, Jefferson County, the Colorado Department of Transportation, and the Denver Regional Council of Governments. This classification is based on the regional and City-wide importance of Sheridan Boulevard from a traffic operations standpoint. As a Colorado State Highway, the Colorado Department of Transportation controls access permits and jointly reviews the traffic impacts associated with proposed development and redevelopment along the corridor with the City of Lakewood and the City and County of Denver. The City and County of Denver is responsible for maintaining the traffic signal system along the corridor.

In 1998, Sheridan Boulevard carried an average of 41,000 vehicles per day. This represents a estimated level-of-service of F during the peak commute hours (Jefferson County Transportation Plan, April 1998). Level-of-service F occurs when traffic volumes exceed the lane capacity of the road.

In order for Sheridan Boulevard to effectively and efficiently move both people and goods, the Colorado Department of Transportation, the City of Lakewood, and the City and County of Denver have determined that three travel lanes in each direction, a center turn lane, and an eight foot wide pedestrian/bike way detached from the curb shall be the standard configuration for Sheridan Boulevard. This configuration has been implemented in several locations along the corridor generally in conjunction with new development or redevelopment of parcels. However, the configuration is not in place for the majority of the corridor. This configuration will be implemented as parcels develop and redevelop and also as funds become available from the Colorado Department of Transportation. Figure One provides a graphic depiction of the three lane configuration.

**Figure One**  
**Sheridan Boulevard**  
**Standard Three-Lane Cross Section - City of Lakewood**



In addition to providing vehicular transportation, Sheridan Boulevard's role as a regional arterial is to provide safe pedestrian travel. Currently, pedestrian access along the corridor is discontinuous. Sidewalks are missing or are placed in areas that conflict with traffic accessing adjacent businesses in the following areas:

- , Between West 14<sup>th</sup> Avenue and West Sixth Avenue
- , Between West 6<sup>th</sup> Avenue and West Bayaud Avenue
- , Between Virginia Avenue and West Ohio Avenue
- , Between West Kentucky Avenue and West Florida Avenue

The following photos illustrate areas with missing sidewalks and where pedestrian travel is mixed with vehicular turn movements.



Photo 5. Example of missing sidewalks and pedestrian activity.



Photo 6. Example of pedestrian areas mixed with auto traffic areas.

In addition to providing regional vehicular access, Sheridan Boulevard is also an important transit corridor.

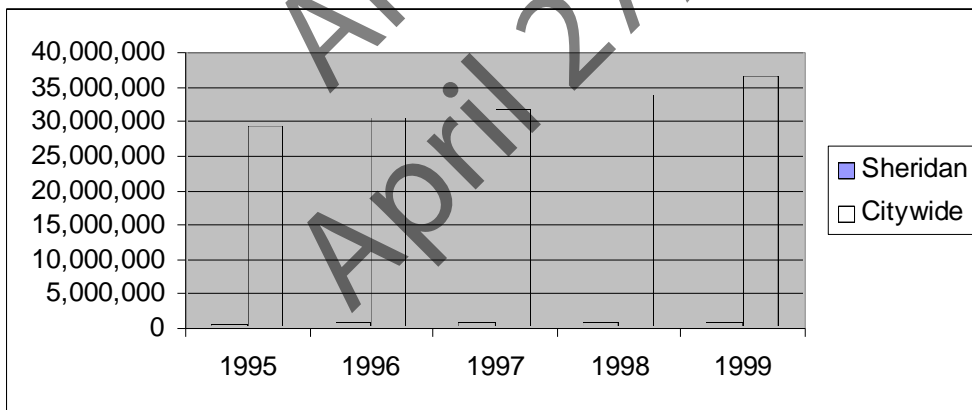
The Regional Transportation District's Route 51 operates along the full length of Sheridan Boulevard on a fifteen to thirty minute headway. Given current transit service, it is important that transit patrons have safe pedestrian access to and from bus stops and a safe waiting area.

#### d. SALES TAX COLLECTION

Sheridan Boulevard is not a primary sales tax generation area in the City of Lakewood. The commercial uses along the corridor are generally small-scale, neighborhood serving retail establishments.

Figure Two shows that sales tax collection along Sheridan Boulevard has been flat over the last five years. Although this indicates a stable retail situation, it is not reflective of the growth in consumer activity which has been seen throughout the City of Lakewood. From this analysis, it can be seen that the businesses along Sheridan Boulevard which collect sales taxes are not growing to the same degree as similar businesses in other areas of the City of Lakewood.

**Figure 2**  
**Sales Tax Collection**  
**Sheridan Boulevard compared with City of Lakewood**





### III. PLANNING PROCESS

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Development of the Sheridan Boulevard Strategic Plan was undertaken through a combination of technical analyses and citizen input that allowed for an examination of current conditions, identification of future needs, and identification of strategies to plan for the future of Sheridan Boulevard. This process is similar to the process used by the City in developing plans for commercial corridors, activity centers, neighborhoods, and special areas. The planning process is one in which City staff members seek to educate residents and business owners about City programs and plans for facilities e.g., roads, community centers, etc. Through this process, City staff members serve as facilitators for the development of the Plan. By serving as a facilitator, the end result is a plan that is developed by the residents and businesses in the area. As such, the plan represents the vision and ideas of these groups for this area. The following is a summary of the activities that went into preparing the Sheridan Boulevard Strategic Plan.

#### Analysis of Existing Conditions

Analysis of existing conditions included field surveys and review of the current conditions of traffic operations, sidewalks, land uses, vacant parcels and buildings, business signs, landscaping, building maintenance, property maintenance, and business vacancies.

#### Analysis of Future Needs

Analysis of future needs involved an analysis of future land use and traffic projections. This analysis included incorporation of recommendations made from planning efforts for the Molholm Area Plan, Edgewood Neighborhood Plan, North Alameda Area Plan, the Jefferson Gardens Neighborhood Plan, the West Colfax Revitalization Plan, and West Alameda Avenue Corridor Plan.

#### Technical Analysis Team

A Technical Analysis Team was formed with representation from the City of Lakewood's Strategic Planning Division, Development Review Division, Economic Development Division, Traffic Engineering Division, Community Resources Department, and representatives from the Colorado Department of Transportation, the City and County of Denver, and the City of Edgewater. Members of this team provided input on the analysis of current conditions and future needs and aided in the development of action steps designed to achieve the vision for the corridor.

#### Citizen Input

Citizen input in the development of a plan is important to ensure that a plan accurately reflects the goals and concerns of the residents, merchants, and commercial property owners within the planning area. In developing the Sheridan Boulevard Strategic Plan, a combination of surveys, open houses, action committee meetings, and newsletters were utilized to ensure that the public was involved in the development of the Strategic Plan. The following is a summary of the citizen input process.

## Surveys

Surveys were administered to residents, merchants, and commercial property owners. The purpose of the survey was to identify issues, vision and goals for the study area. The survey response rate was three percent. In conducting mail based surveys, a response rate in the range of three to ten percent is typical.

## Open Houses

Four open houses were held to provide information about the planning process, survey results and draft plan. The purpose of the first two open house was to provide information about the planning process and various City programs and similar planning efforts. Thirty people attended the first two open houses. The purpose of the second two open houses was to provide information about the draft Strategic Plan and to receive additional input on the Plan. Fifteen people attended the second two open houses. Lakewood staff members were available at all open houses to answer questions about the planning process, the study area, and to hear concerns and ideas.

## Action Committee Meetings

Four Action Committee meetings were held with a total of 50 people in attendance. In these meetings, attendees worked with City staff members to develop the vision statement, goals and action steps. Action Committee members included business owners and managers, commercial property owners, and residents. The topics of the meetings included: land use and appearance, transportation and communication, economic development, and prioritization of action steps.

## Newsletters

To ensure that everyone in the study area was informed about the planning process for development of the Strategic Plan, three newsletters were published and mailed to all residents, businesses, and commercial property owners in the area. The newsletters contained information about the planning process and the draft vision statement, goals and action steps.

## IV. ISSUES

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Ten key issues were identified as a result of the planning process. These issues include the need to:

- # Stop the deterioration of Sheridan Boulevard including deterioration of the roadway, sidewalks, and buildings.
- # Beautify the area.
- # Clean up trash and debris.
- # Achieve better maintenance of buildings and vacant land.
- # Identify a cohesive mix of land uses that are appropriate for the corridor.
- # Address safety concerns with traffic operations along Sheridan Boulevard.
- # Install sidewalks and bike paths along the corridor in a manner that best fits with the adjacent land uses and which best address safety needs.
- # Implement more landscaping along the corridor.
- # Communicate effectively with adjacent communities regarding the future of Sheridan Boulevard.
- # Increase communication with residents, businesses and commercial property owners regarding the future of Sheridan Boulevard.

These ten issues formed the basis for the vision statement for the corridor and provided the framework for developing goals and action steps designed to achieve the vision for the area.

## V. VISION STATEMENT

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A vision statement is an important element of a plan. The vision statement sets the direction for future development and redevelopment, articulates the desires of people who live and work in the area, and provides the framework for specific action steps designed to achieve the area's vision.

The vision statement for Sheridan Boulevard was developed through responses to the question "What do you want Sheridan Boulevard to look like in 20 years?" The initial vision statement was further refined by work of the Action Committee members, input received from the open houses, and input from the Technical Analysis Team. The vision statement for Sheridan Boulevard is as follows:

### Sheridan Boulevard Strategic Plan Vision Statement

Sheridan Boulevard functions as a regional north-south transportation route. As such, it provides an important entry to the City of Lakewood and it should be an amenity of which the residents of Lakewood can be proud. Businesses and residences should be vital, well maintained, attractively landscaped and adequately buffered from the road. People and goods should be moved in an efficient and safe manner.

## VI. GOALS AND ACTION STEPS

Goals and action steps were developed from survey responses and by the members of the Action Committees. In developing specific action steps, the Action Committee members worked with City staff members and aerial photographs of the area. Action Committee members were directed to identify problem areas and propose solutions in light of the information provided by the City staff members.

Action steps were prioritized through discussions of the Action Committee members, input obtained from the open houses, and input from the Technical Analysis Team.

Upon adoption of the Sheridan Boulevard Strategic Plan, City staff will work with the residents, business owners, and commercial property owners in implementing the identified action steps.

While some of the identified action steps may be able to be implemented using current City funds, many action steps will require the use of other funding sources in order to be implemented, or will be the responsibility of private property owners. As the Plan is implemented, funding sources will be identified and applications made as appropriate. Table One summarizes potential funding sources and programs.

Table One  
Potential Funding Sources and Programs

**City of Lakewood Capital Improvement and Preservation Program (CIPP)**

- \* Sidewalks/Bike Paths
- \* Right of Way Landscaping Program
- \* Comprehensive Plan Implementation - Arterial Corridors
- \* Neighborhood Participation Program

**City of Lakewood Economic Development Division**

- \* Matching Grant Programs
- \* Small Business Administration Loans
- \* Job Training Grants
- \* Seminars, Information, Site Information, Referrals

**Creation of Business Improvement District or Maintenance District**

- \* Special taxing district to support business efforts or maintain the area.

**Small Business Development Corporation - Red Rocks Community College**

- \* Training Grants
- \* Business Assistance

**West Chamber Serving Jefferson County**

- \* Business Assistance

**Other Entities and Programs**

Jefferson County Open Space Funds  
Urban Drainage and Flood Control District  
Colorado Lottery Proceeds  
Great Outdoors Colorado (GOCO)  
Private Property Owners  
Business Owners



Goals and Action Steps for the Sheridan Boulevard Strategic Plan are provided in the next six sections. The Goals and Action Steps are presented in six categories including:

1. Land use
2. Appearance
3. Transportation
4. Economic Development
5. Public Safety
6. Communication

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# 1. LAND USE

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## GOALS

1. Concentrate commercial uses at existing commercial nodes: Colfax Avenue, Sixth Avenue, First Avenue, West Alameda Avenue, Mississippi Avenue, and Florida Avenue.
2. Prevent additional strip commercial development along the corridor.
3. Protect and buffer neighborhoods along the corridor from encroachment and impacts associated with retail and office uses.

## PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Research opportunities to acquire open spaces along the corridor and analyze ways to use these amenities as buffers where possible.	Updates on progress to be published in newsletters on an annual basis.	Lead: SP Support: CR, CPO
2	Develop an overlay zone district that identifies preferred land uses, architectural treatments, site layout, and strategies to protect and buffer adjacent neighborhoods. These uses could include: non-intensive trade and technical uses, flex space, and office/light manufacturing.	Within two years of Plan Adoption.	Lead: SP Support: DR, ED, B, CPO, R

SP=City Strategic Planning, DR=City Development Review, Codes=City Code Enforcement, ED=City Economic Development, PW=City Public Works, PD=City Police Department, CR=City Community Resources, CDOT=Colorado Dept. of Transportation, B=Business Owner/Manager, CPO=Commercial Property Owner, R=Resident

## 2. APPEARANCE

### GOALS

1. Enhance landscaping along Sheridan Boulevard.
2. Ensure that buildings, parking lots and landscaped areas are well maintained and attractive.
3. Enhance the quality of business signs located along Sheridan Boulevard.

### PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Develop design standards for buildings, landscaping, signs and fencing.	Within two years of Plan Adoption.	Lead: SP Support: DR, ED, B, CPO, R
2	Work with building owners and business owners regarding building and property maintenance.	Immediate/ Ongoing	Lead: Codes Support: SP, CPO, B, R
3	Work with property owners to increase landscaping.	Immediate/ Ongoing	Lead: SP Support: CR, CPO, B
4	Develop programs to increase landscaping.	Immediate/ Ongoing	Lead: SP Support: CR, CPO, B
5	Schedule clean up days.	Two per year	Lead: SP Support: Codes, PW, CPO, B
6	Schedule clean up of sand and gravel.	According to adopted City and State schedules.	Lead: PW, CDOT Support: SP
7	Research opportunities for the installation of entry treatments to adjacent neighborhoods (may also serve as traffic calming measures).	1 - 5 years	Lead: SP, PW Support: CDOT, CR, R
8	Place utility lines underground as funds become available or concurrently with other projects.	1 - 20 years	Lead: PW Support: SP, ED, CDOT, CPO
9	Work with property owners regarding pigeon problems.	Immediate/ Ongoing	Lead: Codes Support: SP, CPO

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### 3. TRANSPORTATION

#### GOALS

1. Maintain and enhance Sheridan Boulevard's function as a major regional north-south arterial for both local and regional travel needs.
2. Increase safety at intersections along Sheridan Boulevard.
3. Improve pedestrian connections to neighborhoods and along Sheridan Boulevard.
4. Effectively provide sidewalks and bike paths along Sheridan Boulevard in a manner that best fits with the surrounding land uses.

#### PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Work with the Colorado Department of Transportation and City/County of Denver regarding access and safety issues along Sheridan Boulevard.	Immediate/ Ongoing	Lead: PW, SP, CDOT Support: CPO
2	Install sidewalks and bike paths along Sheridan Boulevard in areas where missing or in disrepair. Work closely with adjacent property owners through this process. Sidewalks and bike paths in the north portion of the study area should be given priority for installation.	1 - 20 years as funding becomes available. Priority to be given to sidewalks and bike paths in the northern portion of the planning area.	Lead: PW, SP Support: CDOT, CPO, R
3	Research opportunities for traffic calming measures in adjacent neighborhoods to address perception of cut-through traffic.	1 - 5 years. Concurrently with other neighborhood projects.	Lead: PW Support: SP, CPO, R
4	Enhance amenities provided at RTD bus stops (benches, trash receptacles, shelters) and increase maintenance of the bus stops.	Immediate/ Ongoing	Lead: SP Support: CDOT, CPO

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## 4. ECONOMIC DEVELOPMENT

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### GOALS

1. Enhance the economic vitality of the corridor.
2. Proactively develop and redevelop vacant and run-down buildings and properties.

### PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Develop programs to encourage landowner and business owner reinvestment along the corridor.	Immediate/ Ongoing. Many programs are in place. In this situation, distribute information as necessary.	Lead: ED Support: SP, CPO, B
2	Develop grant and loan programs to enhance facades, building exteriors, signs, landscaping, and parking lots.	Immediate/ Ongoing. Model after AGCA and J/WABA Grants.	Lead: SP Support: ED, CR, PW CPO, B
3	Encourage membership in adjacent merchants groups e.g., Alameda Gateway Community Association, and the Jewell/Wadsworth Area Business Association.	Immediate/ Ongoing	Lead: SP Support: ED, CPO, B

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## 5. PUBLIC SAFETY

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### GOALS

1. Decrease crime and the perception of crime along Sheridan Boulevard.
2. Decrease the incidence of graffiti along Sheridan Boulevard.

### PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Work with the Lakewood Police Department to identify potential Community Oriented Policing Projects (COPPS).	Immediate/ Ongoing SP staff to attend PD meetings as necessary.	Lead: PD Support: SP, CPO, B, R
2	Work with the Lakewood Police Department and property owners to address illegal loitering and illegal activity in the area.	Immediate/ Ongoing	Lead: SP, PD Support: CPO
3	Publicize the graffiti hotline telephone number and the City of Lakewood's policies for removal of graffiti.	Immediate/ Ongoing	Lead: SP, PD, Codes
4	Work closely with property owners to ensure prompt removal of graffiti.	Immediate/ Ongoing	Lead: Codes, PD, SP
5	Encourage the formation of Neighborhood Watch groups along the corridor.	Immediate/ Ongoing	Lead: PD Support: SP, R
6	Encourage the installation of motion detector lighting to decrease vandalism and crime. Installation should meet all City standards for the prevention of light spillage.	Immediate/ Ongoing	Lead: SP Support: ED, Codes, PD, CPO, B
7	Work with the Lakewood Police Department and property owners regarding enforcement of the City of Lakewood's noise ordinance.	Immediate/ Ongoing	Lead: PD Support: SP, CPO, B

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## 6. COMMUNICATION

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### GOALS

1. Effectively communicate with businesses, commercial property owners and residents.
2. Effectively communicate with adjacent communities to ensure common vision and achievement of goals.

### PRIORITIZED ACTION STEPS

RANK	ACTION STEP	TIMING	RESPONSIBILITY
1	Communicate with all property owners regarding the City of Lakewood's programs and ordinances through the use of mailers, newsletters, surveys, etc.	Minimum of once per year	Lead: SP Support: Codes, PD, PW, ED, CR, CPO, B, R
2	Establish a regular communication and meeting schedule to effectively communicate with adjacent communities regarding the vision for Sheridan Boulevard and related issues and programs.	Minimum of one meeting per year. Minimum of one communication piece per year	Lead: SP Support: CPO, B
3	Work with existing neighborhood and business associations in the implementation of the Sheridan Boulevard Strategic Plan.	Immediate/ Ongoing	Lead: SP Support: ED, PW, PD, Codes, CR, CDOT, CPO, B, R

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APPENDIX ONE

RESOLUTIONS  
adopting the  
SHERIDAN BOULEVARD STRATEGIC PLAN

Archived  
April 27, 2015

2000-75

A RESOLUTION

APPROVING THE SHERIDAN BOULEVARD STRATEGIC PLAN AS AN AMENDMENT  
TO THE LAKEWOOD COMPREHENSIVE PLAN

WHEREAS, the City of Lakewood Planning Commission adopted the Lakewood Comprehensive Plan on February 25, 1987; and,

WHEREAS, the City of Lakewood City Council approved the Lakewood Comprehensive Plan on March 9, 1987; and,

WHEREAS, the Lakewood Comprehensive Plan includes planning for major travel corridors as a major concept of the Plan, stating that the City will "prepare plans for the redevelopment of corridors and special study areas with the aim of concentrating commercial uses in commercial nodes and breaking up the strips with new multi-family, office, and service uses" (page 34); and

WHEREAS, The Lakewood Comprehensive Plan provides goals pertaining to the following: "provide a highly effective and efficient transportation system" (page 55), "encourage the use of mass transit" (page 56), and "develop and maintain a coordinated pedestrian and bicycle system as a recreational amenity as well as an alternative transportation mode" (page 57); and,

WHEREAS, citizens, property owners, business owners, and others participated in the development of the Sheridan Boulevard Strategic Plan by identifying issues of concern, goals, a vision statement, and action steps to address concerns; and

WHEREAS, the Planning Commission conducted a public hearing on the Sheridan Boulevard Strategic Plan on June 21, 2000, with notice made to residents, businesses, and property owners in the Sheridan Boulevard study area and published in the Lakewood Sentinel; and,

WHEREAS, The Planning Commission has considered the public testimony received and the staff report and recommendations; and,

WHEREAS, the City Council has considered the public testimony received and the staff report and recommendation; and,

WHEREAS, the City Council has conducted a public hearing on the Sheridan Boulevard Strategic Plan, with notice made to residents and property owners in the Sheridan Boulevard area; and,



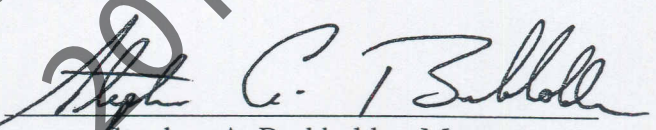
WHEREAS, the City Council has considered the public testimony received, the action of the Planning Commission, and the staff report and recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, that:

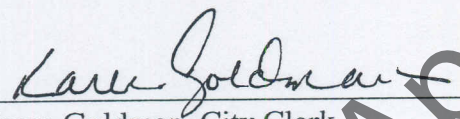
SECTION 1. The Sheridan Boulevard Strategic Plan, as presented to City Council and dated June 2000, is hereby approved as an amendment to the Lakewood Comprehensive Plan.

SECTION 2. The Mayor and City Clerk are hereby authorized and directed to affix their signatures on this Resolution and on the Sheridan Boulevard Strategic Plan as evidence of the approval and adoption of the same by the City Council.

INTRODUCED, READ AND ADOPTED by a vote of 10 for and 0 against at a regular meeting of the City Council on August 14, 2000, at 7 o'clock p.m., at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

  
Stephen A. Burkholder, Mayor

ATTEST:

  
Karen Goldman, City Clerk



## RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION

On June 21, 2000 the Lakewood Planning Commission reviewed Case No. PL-00-003 for the proposed Sheridan Boulevard Strategic Plan.

Motion was made by COMMISSIONER PETERSON and seconded by COMMISSIONER MARINO to recommend APPROVAL, which passed by a vote of 6 to 0. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

Charles Choi	Aye
Ken Lloyd	Aye
Wilmae "Bunny" Malm	Aye
Ed Peterson	Aye
Bill Marino	Aye
Tom Quinn	Aye

### FINDINGS OF FACT AND CONCLUSIONS

#### WE FIND THAT:

1. The City of Lakewood Planning Commission adopted the Lakewood Comprehensive Plan on February 25, 1987; and,
2. The City of Lakewood City Council approved the Lakewood Comprehensive Plan on March 9, 1987; and,
3. The Lakewood Comprehensive Plan includes goals related to identity and image, stating that a goal is to "promote a distinct Lakewood identity and strengthen the positive perception of the City's image" (page 6); and,
4. The Lakewood Comprehensive Plan includes goals related to economic vitality, stating that a goal is to "promote economic vitality, local employment, and revitalization of commercial and industrial areas" (page 15); and,
5. The Lakewood Comprehensive Plan includes goals related to commercial development, stating that a goal is to "structure new commercial development, restructure existing retail strips, and preclude spread of strip development by clustering commercial uses" (page 19); and stating that a goal is to "concentrate needed community level commercial activities in nodes" (page 29); and stating that a goal is to "locate neighborhood commercial nodes convenient to the residents while minimizing their negative impacts upon the neighborhood" (page 31);
6. The Lakewood Comprehensive Plan includes goals related to planning for major travel corridors, stating that a goal is to "restructure existing commercial strips and preclude the development of new commercial strips" (page 32).

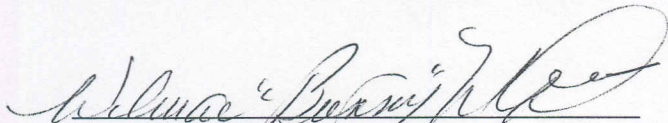


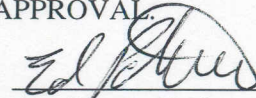
7. Citizens, property owners, business owners, and others participated in the development of the Sheridan Boulevard Strategic Plan by identifying issues of concern, goals, a vision statement, and action steps designed to achieve the vision of the area.

And the facts to support these policies and goals as stated above.

#### ACTION

NOW, THEREFORE, BE IT RESOLVED, by the Lakewood Planning Commission on the basis of the evidence presented to it and the findings and conclusions stated herein this 21st day of June, 2000, that Planning Case No. PL-00-003 is hereby recommended for APPROVAL.

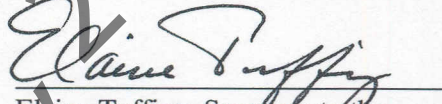
  
Wilmae "Bunny" Malm, Secretary

 PRO TEM.  
Ken Lloyd, Chairman

#### CERTIFICATION

I, ELAINE TUFFING, Secretary to the City of Lakewood Planning Commission, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 21st day of June, 2000 as the same appears in the minutes of said meeting.

6/21/00  
Date approved

  
Elaine Tuffing, Secretary to the  
Lakewood Planning Commission