

Sheridan Station 20 Minute Transit-Oriented Development (TOD) Neighborhood Implementation Strategy

The purpose of the **20 Minute Neighborhood Implementation Strategy** is to build upon the adopted Lakewood and Denver Sheridan Station area plans and take them to the next level for implementation. The 20-minute neighborhood concept is to create and enhance neighborhoods where residents have easy, convenient access by walking or bicycling to many of the places and services they use daily, including local markets and other neighborhood serving businesses, restaurants, schools and parks within a half-mile or 20-minute walking distance and utilizing the Sheridan transit station area as a hub.

The planning process and products set the stage for real on the ground changes that could include new retail and restaurant uses, additional jobs and diverse housing opportunities, and provide the opportunity for a healthy lifestyle including access to fresh fruits and vegetables. In addition, the strategy will identify where and how better access to the new station for people walking and biking can be built and funded and will explore car and bike share programs in an effort to provide a better variety of transportation opportunities for residents.

The main focus points of the implementation strategy are:

- **MOBILITY** | Develop specific improvement recommendations to station area access and solutions for all ages and abilities, including bike share and car share programs. Identify specific locations in the neighborhoods where walking and bicycling improvements are needed and a plan of action of how to build them.
- **HOUSING** | Identify opportunities, partnerships, and locations for mixed-income housing in a variety of housing types, such as new apartments, condominiums, townhomes, and single family infill, as well as programs to help residents with the rehabilitation of existing homes.
- **BUSINESS IMPROVEMENT** | Create strategies that improve and support existing business and align them with neighborhood needs. Support new neighborhood business development. Encourage job creation.
- **HEALTH** | Increase access to healthy food for people living and working in the Sheridan Station area by identifying critical food access partners and locations for food production, packaging, and sales. Improve sidewalks, parks, and trails so residents can safely and conveniently walk or bike to the places they need to go in the neighborhood.