
Council Newsletter



CITY MANAGER'S NOTES July 31, 2014

Upcoming Council Meetings

The next meeting will be **Monday, August 4, 2014**. The Study Session will begin at **5:30 p.m.** in the Community Room. The agendas are included in this week's packet. Sandwiches will be available at 5:00.

City Council will host a public community reception for the City Manager Candidates on August 11, 2014 from 5:00 to 7:00 p.m. Members of the community that have been invited include the top employers in Englewood, City partners and Board and Commission Chairs and Vice Chairs.

Informative Memoranda

The following are memoranda in response to City Council's requests, as well as other informational items.

1. The article "Can Governments Give the People What They Want?" from governing.com
2. YourHub article regarding Englewood/Highlands Ranch land swap, MOA Exhibit Opening
3. National Night Out party list
4. Email expressing appreciation for housing rehab project
5. Calendar of Events
6. Tentative Study Session Topics
7. July Community Development Update
8. Public Works Project Update
9. Minutes from ACE July 17, 2014
10. Minutes from Planning and Zoning Commission July 22, 2014

Parks and Recreation Department



Englewood Summer Drama Program a Success

This past weekend (July 25-27) nearly 1,000 attendees came to watch the Englewood Summer Drama presentation of *The Sounds of Music* at Englewood Middle School. The cast of 93 actors and actresses, ages 7 to 70, is one of the largest ever included in the program. Bill Ambron, retired Englewood High School drama teacher, returned this year to direct his 33rd summer show.

Rockies Skills Challenge held at Centennial Park

On Saturday, July 26, boys and girls (ages 6-13) from Englewood, South Suburban, Highlands Ranch, Foothills, Limon, Lakewood and Fort Morgan competed in running, throwing and hitting challenges. Of the eight sectional champions one is from the Englewood baseball program, Ty Large will go onto the state competition on August 23 at All Star Park in Lakewood.



Can Governments Give the People What They Want?

It's not that governments don't want to give the public the services they demand, it's that they increasingly can't afford to -- even by raising taxes.

BY: Frank Shafroth | July 2014

Know what a trend gap is? It's the difference between governments' long-term ability to provide public services that the public demands, and citizens' willingness to pay for those services.

That's according to Bo Zhao and David Coyne, two economists who have been using the phrase as a measure of the long-term fiscal sustainability of states and localities.

The overall state- and local-sector trend gap has been growing over the past three decades and has accelerated in the last 10 years, say Zhao and Coyne in a new working paper for the Federal Reserve Bank of Boston. By 2010, the gap reached more than \$1,000 per capita. Put another way, excluding short-term cyclical influences, the revenue-raising capacity of governments fell short of the amount needed to meet public service demands and fulfill long-term obligations by more than \$1,000 per person. The trend gap varies greatly from region to region. The Pacific states had the highest gap of about \$1,600 per capita on average, followed by New England states at \$1,250 and the East-South-Central states at \$750 per capita.

While the most recent figures find that revenues have increased nationwide since the 2008 recession, the authors project that growth will be essentially flat nationwide this year. The trend gap, however, will be influenced by the continuing rise in costs for state and local governments' long-term obligations -- including Medicaid (where spending grew 10 percent annually, outpacing the 6 percent annual average of state revenue growth) and public pension obligations. The failure of states and localities to address the trend gap, the authors write, will have several negative consequences.

First, it could shift the fiscal burden to future generations of taxpayers, creating intergenerational inequity.

Second, state and local governments will have to cut back significantly on public services to balance budgets. Such a disruption to public services would harm residents' quality of life and the local business environment.

And last, credit ratings could suffer, driving up borrowing costs. In the most extreme case, a severe lack of fiscal sustainability might cause investors to leave the municipal bond market, threatening the stability of the entire financial system.

The Federal Reserve paper is not the only one to address the gap. In April, the Los Angeles 2020 Commission issued the second of a two-part report, noting, "Los Angeles is barely treading water."

The report, *A Time For Truth*, pulls together a challenging list of issues, ranging from widespread poverty and job stagnation to huge municipal pension obligations and paralyzing traffic -- even while noting the City of Angels is agleam with talent and resources, albeit becoming less globally competitive. "Year by year, our city -- which once was a beacon of innovation and opportunity to the world -- is becoming less livable."

The issue of sustainability raises the question about what citizens want from their government and how much it will cost. Currently, the demand for public services from constituents is outpacing the ability of those governments to meet it -- even by raising taxes.

Public officials tend to focus on the next budget deadline or the next election. Increasingly, that short-term outlook fails to open a discussion on what services will have to cease as our generation consumes more without investing in tomorrow's needs.

As one of the most thoughtful leaders I know told me, "Something's gotta give." He says that states and localities have been in such denial about "service level solvency" that he is now spending a third of his time on the issue. He believes the sustainability of state and local governments will be the most critical issue in the country over the next two decades.

★

News

Your Community

Englewood wants to swap land parcels in Highlands Ranch

By Clayton Woullard
YourHub Reporter

Englewood will be asking voters for approval of a land swap with Shea Properties in Highlands Ranch that would eventually allow the city to lease the land it gets in the swap to developers.

Leasing the land could mean the city brings in hundreds of thousands of dollars in revenue from future development, said Englewood Mayor Randy Penn.

Englewood owns 12.3 acres in Highlands Ranch fronting Lucent Boulevard, between Plaza Drive and Town Center Drive.

The city wants to swap that with a parcel of equal size that is about a quarter-mile to the southwest, closer to Town Center Drive. That parcel is owned by Shea Properties, the primary developer in Highlands Ranch.

Shea already owns land to the north of Englewood's property; a swap would allow for contiguous development.

The Englewood property needs to be leveled and doesn't serve the city's purposes, but it would work for Shea.

"There's really not a negative, because most people don't know — unfortunately — that we even own that land out there," Penn said. "This just gives us an opportunity to increase our ability to have more development and development sooner on these properties than later."

Penn said most likely the swapped land would be developed for retail or office, not residential.

Currently the city leases out three pieces of property at Lucent Boulevard and C-470 to the Ben

Franklin Academy charter school and to the Mike Ward Infiniti and Larry Miller Nissan car dealership. Penn said those leases bring about \$700,000 of income every year and the leases are for 75 years.

Englewood came to own land in Douglas County when it established the Englewood/McLell Reservoir Foundation in 1999, to protect the watershed of the reservoir that had been built in the 1950s. The reservoir runs along Cour Line Road east of South Santa Drive to the Highline Canal.

Penn said council is determined not to sell the Highlands Ranch parcel, because the city can make more money leasing the property.

"We want to have that continue cash flow coming into the city of Englewood, and, at the end of the leases, the city of Englewood still has the land," Penn said.

Englewood Deputy City Manager Mike Flaherty said that while not a sale of the land, the city attorney has deemed the land swap tantamount to a sale and needs to be approved by voters.

Peter Culshaw, executive vice president of Shea Properties, explained the proposal this way:

"Everyone gets kind of a better configuration of land and, frankly, a more useful parcel, and it matches where the roads are going to go in the future so we're not chopping a piece of perfectly good land with a road through the middle," he said. "It's just a very logical thing to do."

Clayton Woullard: 303-954-2953,
cwoullard@denverpost.com or
twitter.com/yhclayton

Art reception. The Museum of Outdoor Arts, 1000 Englewood Parkway, Englewood, is throwing a reception for the opening of "Elements & Isotopes," and several other exhibits, 6-9 p.m. The free event will be held in the indoor gallery on the second floor and the exhibits will be on display through Sept. 27. For more information, call 303-806-0444.

Yourhub.

7-31-14

2014 NATIONAL NIGHT OUT (8/5/2014) PARTY LIST

	Cancellation	Addition	Different Date			
COORDINATOR	COORDINATOR	BLOCK(S) REPRESENTING	NNO EVENT **LOCATION**	Time of Event	Council Dist	Comments/ Visit Requests
Breakfast Queen & Ted's Clothiers	Any & All Bikes	3400 S. Broadway	Between Any & All Bikes & Breakfast Queen	08/05/2014 5-7 pm	1	All
Chumley, Barb		4300, 4400 Blks S. Acoma, Bannock, Cherokee & 100, 200 Blks W. Radcliff & Stanford	4400 Blk S. Bannock	8/5/2014 6:15-9 pm	3	FIRE Impact Team Matt Mander, McGruff, & Motorcycle Officers
Cohn, Doug		3041&3051 S Marian ST	2900, 3000, 3100 S Marion and even side of 3000 S Downing	8/5/2014 5:00-8:00 PM	2	All
Costello, Mary Jo	Wlkensdoffen	2755-2890 S Clarkson ST and Cir.	Lawn Area on South Clarkson Circle	08/05/2014 6:30-9:00 PM	1	All
Cullinan, CJ		Arapahoe Acres	3044 S Cornell Cir 5-6 2949 S Lafayette dr 6-8	08/23/2014 5:00-8:00	2	All/FIRE
Cummings, Bev		3000 Blk S. Acoma	3048 S. Acoma	8/5/2014 dusk 6-	1	All
Cooke, Dennis		Kent Village	Pool Area	8/5/2014 5-7:00 PM	2	All

Curtis, Judy		600 BLK of Grand	625 E Grand	08/05/2014 4:00-8:00 PM	3	ALL
Dickinson, Robin	Scott and Laura	3100 S Acoma	3175 S Acoma	08/05/2014 6-8 PM	1	
Drake, Anne	Klien, Toni	3000 S. Pearl St	3000 S. Pearl ST	8/5/2014 5:30-8:30 pm	1	All
Englewood Bible Church	Bob Hayes	3190 S Grant	Englewood Bible Church 3190 S Grant	8/5/2014 6:00-9:00 PM	1	All
Elarton, Amy		2 blocks	1351 E. Bates Pkwy Deck- Back of House	8/5/2014 6-9 pm	1	Fire Engine
Fritzsche, Vennessa	Wier, Norma	4800 S. Cherokee	4870 S. Cherokee	8/5/2014 6:000- 9:00 pm	4	All
Geist, Cindy	Noland, Mike	3000S. Grant/Logan	3082 S Grant	08/05/2014 7:00-???	1	
Gerlick, John		100 Blk Princeton	100 Blk Princeton	08/05/2014 5-8 PM	1	All
Gillit, Rick	Gillit, Rhonda	4985 S Lipan	4950 S Lipan Dr	08/02/2014 5:30-7:30 PM		Police/Fire
Gulick, Rick	Gulick, Sally	1050 W Stanford Dr.	1050 W Stanford Dr.	8/5/2014 6:00-Dusk	1	Gillit
Immanual Luthern	Rick Ryder		3695 S Acoma St	08/05/2014 4:00-8:00	1	All
Jones, Willa		2900 S Bannock	2985 S Bannock ST (Front)	08/05/2014 5:00-8:00 PM	1	All
Knight, Marissa		3158 S Bannock	3158 S Bannock	08/05/2014 5:30-7:30 PM	1	All
Lukowski, Wallace	Luckowski, Susan	4300 S Jason St.	4330 S Jason St.	08/05/2014 6:00-7:30 PM	3	All

McClish, Nathalie	McClish, Andrew	3176 S Lincoln	3176 S Lincoln	08/05/2014 6:00-8:00 PM	2	Fire
McCrum, Kaylene		2700 S. Pearl, Washington, Pennsylvania & Amherst from Penn to Washington.	NW Corner of Amherst & Pearl	8/5/2014 6-9 pm	1	All
McKee, Jennifer		4910 S Penn.	Duncan Park	08/05/2014 6:30-8:30 PM	4	All
Olsen, Peder	Olsen, Jessica	143 W Dartmouth	Browning Apts. Bannock Between Cornell and Dartmouth	8/5/2014 5:30-7 Pm	1	All
Osborn, Jill		4772 S Kalamath	4772 S Kalamath	08/05/2014 6:30-8:30 PM	4	All
Pannier, Jeff	Country Buffet	301 Englewood Pkwy	301 Englewood Pkwy	08/05/2014 5:00-10:00 PM	1	
Parrish, Mark		4700 Blk S Grant ST	4738 S Grant ST	08/05/2014 6:00-9:00 PM	3	All
Rittner, Michael		4500 Blk S Jason ST	4581 S Jason ST	08/05/2014 5:00-7:00 PM	4	All
Samuelson, Jan		3100 S. Lincoln	3141 S. Lincoln	8/5/2014 6:00-8:00	1	All
Sanchez, Lee	Sanchez, Ruby	3100 S. Humbolt ST	3191 S Humbolt ST	8/5/2014 5:30-7:30 PM	2	All
Strom, Sonja		Wash. Amherst Pl-Amherst Ave. Clarkson- Penn.	2828 S Washington	8/5/2014 6:00-8:00 PM	1	All
Sullivan, George		5000 Blks of S. Washington & S. Washington Circle	648 S. Washington Cir	8/5/2014 9 pm	3	All

Whittaker, JoAnne		4500 S Galapago	Greenbelt between Fox and Galapago	8/5/2014 6-Dusk	4	All
Valdez, Chris	Hanson, Kate	4800 S.Washington	4800 S. Washington	08/05/2014 5:30-Dusk	3	FIRE
Wilcox, Rhonda	Wilcox, Chris	3200 & 3300 S Penn	3208 S Pennsylvania	08/05/2014 6:30-9:30 PM	1	
Wilkinson, Etta	Touryan, Shushawn	4345 S Kalamath	4315 S Kalamath	07/27/2014 5:00 to Dark	4	All
Wingert, Alethea		3700 S Elati ST	3711 S Elati ST	08/05/2014 6:00-8:00 PM	1	All

Leigh Ann Hoffhines

From: Nancy Fenton
Sent: Thursday, July 31, 2014 11:39 AM
To: Leigh Ann Hoffhines
Subject: FW: Thank you!!!

Below is an email from a Housing Rehab/Englewood Energy Efficiency homeowner who is extremely pleased with her improvements, which included windows, stove, furnace, doors, and insulation.

From: Penland, Tracy
Sent: Thursday, July 31, 2014 9:51 AM
To: Nancy Fenton
Subject: Thank you!!!

Good morning!

Thank you so much for all my wonderful house updates! I would love to bake cupcakes for you in my new stove for you.... Hopefully soooooon! It feels so good to walk into my house knowing it's nice and cozy and safe. I cannot thank you enough!!!!

Thank you!!!

Tracy Penland

**CITY OF ENGLEWOOD
2014 CALENDAR OF EVENTS**



Mon., Aug. 4	5:30 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Aug. 5	7:00 p.m.	Planning & Zoning Commission- No meeting
Wed., Aug. 6	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	Cancelled.	Local Liquor and Medical Marijuana Licensing Authority, Telephone Poll
Mon., Aug. 11	7:30 a.m.	City Manager Candidate Interviews, City Council Conference Room
	5:00 p.m.	City Manager Candidate Reception, Community Room
Tues., Aug. 12	8:00 a.m.	Executive Session: City Manager Candidate Discussion, City Council Conference Room
	3:30 p.m.	NonEmergency Employees Retirement Board, Public Works Conference Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conf. Rm.
	7:00 pm.	Library Board, Library Board Room
Wed., Aug. 13	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
Thurs., Aug. 14	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	2:00 p.m.	Police Officers Pension Board, Public Works Conf. Rm.
	3:00 p.m.	Firefighters Pension Board, Public Works Conf. Rm.
	5:30 p.m.	Parks and Recreation Commission, Emerson Park
Mon., Aug. 18	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Aug. 19	4:30 p.m.	Budget Advisory Committee, City Council Conf. Room
	5:00 p.m.	Water and Sewer Board, Community Development Conference Room

	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room
Wed., Aug. 20	8:00 a.m.	Economic Development and Project Update Meeting, Hampden Hall
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., Aug. 25	6:00 p.m.	Study Session, Community Room
Mon., Sept. 1		City Hall closed — Labor Day
Tues., Sept. 2	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Wed., Sept. 3	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Mon., Sept. 8	6:00 p.m.	Study Session, Community Room
Tues., Sept. 9	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conf. Rm.
	7:00 pm.	Library Board, Library Board Room
Wed., Sept. 10	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
Thurs., Sept. 11	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Englewood Recreation Center
	6:30 p.m.	Transportation Advisory Board, City Council Conf. Room
Mon., Sept. 15	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Sept. 16	4:30 p.m.	Budget Advisory Committee, City Council Conf. Room

TENTATIVE

**STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL**



August 4	Study Session & Regular Meeting 2015 Proposed Budget – 5:30 p.m.
August 11	Executive Session – 7:30 a.m. CM Candidate Interviews
August 12	Executive Session – 8:00 a.m. CM Candidate Discussion
August 18	Study Session & Regular Meeting Financial Report (tentative Study Session start time: 5:30 p.m.) 2015 Proposed Budget
August 25	Study Session Citizen Survey Results City Council Salaries Colorado Municipal League Reports (continued) Board and Commission Reports
September 2	Study Session & Regular Meeting – Tuesday NonEmergency Retirement Plan Amendments (Interest Rate and Mortality Amendments)
September 8	Study Session 2015 Proposed Budget
September 15	Study Session & Regular Meeting Financial Report Board and Commission Reports
September 22	Study Session 2015 Budget Workshop
September 29	No meeting scheduled – 5 th Monday
October 6	Study Session & Regular Meeting

October 13	Study Session Aid To Other Agencies Discussion
October 20	Study Session & Regular Meeting (in Hampden Hall) Financial Report
October 27	Study Session Cancelled due to voting in Community Room
November 3	Study Session (in Hampden Hall) & Regular Meeting
November 10	Study Session (Veteran's Day Holiday 11/11/14) Cancelled due to holiday
November 17	Study Session & Regular Meeting Financial Report Board and Commission Reappointment Discussion
November 24	Study Session Board and Commission Reports
December 1	Study Session & Regular Meeting
December 8	Study Session Financial Report
December 15	Regular Meeting Only No Study Session Scheduled - Holiday Dinner
December 22	Christmas Holidays – No meeting scheduled
December 29	New Year's Holidays – No meeting scheduled

FUTURE STUDY SESSION TOPICS

Cultural District
 Hotel/Motel Regulations
 River Run MOU and IGA
 Tap Fee Clarification
 Unauthorized Re-Connection Fee Penalty
 Additional Sewer Connections to Customer Service Lines
 Publicizing the names/convictions of repeat violators of City Codes
 City Council Travel Policy

COMMUNITY DEVELOPMENT MONTHLY UPDATE

July 2014

DEVELOPMENT REVIEW PROJECTS

- *3550 South Inca*
 - A DRT meeting was held in May with the architect for the Rocky Mountain Veterinary Neurology Clinic. The plans call for demolishing the existing building and constructing a new 10,000 SF facility.
 - The property owner has reduced the size of the building to approximately 8,000 square feet and anticipates submitting for a building permit this summer.
 - **Construction drawings for a building permit have been resubmitted and are currently under review.**

- *Englewood Shrine Club (Floyd and Logan)*

Project: Two dwelling units in the existing Shrine Club building with detached garages and one accessory dwelling unit; Two new single family homes with detached garages and two accessory dwelling units; Maintenance of the existing single family home at 3265 South Logan Street

 - City Council approved the PUD request on June 16.
 - **The PUD and Subdivision documents are in the process of being signed and recorded.**

- *Flood Middle School Redevelopment (Broadway and Kenyon)*

Project: 306 luxury apartment complex

 - A Building Permit was issued on January 3, 2014 for construction. Construction is underway.
 - The developer paid \$644,789 in building use taxes in January 2014. The developer is seeking reimbursement of \$170,000 pursuant to Englewood's economic development incentive for the relocation of the City ditch, relocation of sanitary sewer, and water line upsizing in Sherman Street. This work is complete and pending incentive payment.
 - Incentive payment to reimburse the developer for eligible expenses has been processed.

- *General Iron Works (Bates and Galapago)*
 - Developer submitted for a DRT meeting to develop the southeast corner of the Sand Creek property with a multi-family project consisting of 70 units.
 - Developer submitted application for tax credits to CHFA.
 - **The developer is tentatively hosting a neighborhood project information/update meeting in early August.**

- *Hill Top Motel (3800 South Broadway)*
 - The property sold in mid-June to an investor / developer that is exploring options for the property. At this time a user has not been identified, but staff and the property owner are marketing the site to a number of prospective users including a national donut / coffee retailer.
 - **The property owner is seeking tenants for this site and staff continues to forward viable prospects to the property owner for consideration. One such user is a coffee shop with the potential need for a small commercial kitchen.**

- *Kent Place (University and Hampden)*
 Project: 300 for-lease residential units; 48,175 square feet of retail/commercial
 - The commercial and retail space is 100% leased.
 - Construction continues on the residential portion of the project on 300 residential units.
 - **Phase I residential leasing to commence in July 2014 with occupancy beginning in the Fall of 2014.**

- *Larry Miller Nissan (5001 South Broadway)*
 Project: 41,189 square feet for retail/commercial development
 - Super Cuts, Jersey Mike's Subs, Five Guys Burgers, a mattress company, and hair salon have been identified as the tenants for the middle pad site, bringing the project to 100% occupancy.
 - Advance Auto Parts and Sprouts are now open. Middle pad is currently under construction.
 - **Broadbell building tenant anticipated opening dates:**
 - **Five Guys Burgers – September 29, 2014**
 - **Jersey Mike's Subs – October 3, 2014**
 - **Super Cuts – August 28, 2014**
 - **Mattress Firm – August 20, 2014**

- *Lone Star Trust (NEC Clarkson and US 285)*
 Project: Memory care and assisted living facility
 - Property is currently being considered for development to become a memory care and assisted living facility. Zoning is in place to allow this use.
 - A variance was granted by the Board on May 14, 2014. A conditional use permit public hearing is scheduled at Planning and Zoning Commission on June 3, 2014.
 - The Conditional Use Permit was approved on June 3, 2014.
 - **Senior Signature Living, LLC submitted an application for an August 5 DRT meeting.**

- *Masonic Property (3500 South Sherman)*
 Project: 188 units of Senior Affordable Housing
 - The property is under contract with a multi-family housing developer seeking to construct senior affordable housing. The property owner indicated that the project is currently in a 45-day due diligence period.
 - A DRT meeting was held on May 20 with a developer seeking to construct up to 188 units of senior affordable housing with underground parking.
 - The developer has submitted a variance request to reduce the 50% ground floor commercial space requirement to construct the senior housing project.
 - **The variance request to reduce the 50% ground floor commercial space requirement and increase the front setback was approved on July 9.**

- *Martin Plastics (Oxford and Navajo)*
 Project: A maximum of 252 residential units
 - Staff met with LCP to discuss the possibility of phasing the project and possibly keeping the bow-truss building. According to the PUD, an administrative modification can be made if the increase in ground coverage of structures is 20% or less. LCP will look into total ground cover and submit at a later date for a DRT meeting.
 - Staff met with the developer to discuss PUD amendment and fire access issues.
 - Staff met with the developer to further discuss PUD amendments and other possible options allowed within the existing PUD. **A followup meeting occurred on July 24.**

- *Nathan's Funtastic Fun (Broadway and Dartmouth)*
 Project: Redevelopment to a Chick-Fil-A restaurant
 - Demolition is complete. According to the project manager representing Chick-Fil-A construction will commence in August of 2015 with an opening in January 2016.

- *Scientology Building (3385 South Bannock)*
 Project: 28 apartments and three live-work units
 - Based on a conversation with the Architect, the property recently sold and the developer plans to scrape the structure and construct an apartment building, with some ground floor live work space or office space.
 - The developer anticipates submitting a formal building permit in June. This project is a use by right and will not involve approvals or review by either Planning and Zoning Commission or City Council.
 - Staff continues to meet with the developer and architect. Plans have been revised to show garage access from Englewood Parkway without using the alley right-of-way to the west. A License Agreement will also be requested for the balconies projecting over the alley and sidewalks.
 - Demolition permit application anticipated in July 2014.
 - **Demolition permit application was submitted July 22, 2014. Building permit application anticipated in mid-August 2014.**

- *Rafferty Gardens (300 West Lehow)*
Project: 60 Market-Rate Apartments in 2 three-story buildings
 - Developer submitted for a June 3 DRT. The project will consist of 60 market rate apartments in two, three-story buildings. The total project consists of 4.15 acres.
 - DRT meeting with applicant was held on June 3, 2014. Applicant is currently working with architect and civil engineer to resolve issue regarding the floodplain/way.

- *5098 Retail Center (5098 South Federal Blvd.)*
Project: 5,000 square feet Retail
 - The property owner has submitted a preliminary plan for a 5,000 square foot retail redevelopment The project will be reviewed at the July 1 DRT meeting.

BOARDS & COMMISSIONS

- *Board of Adjustment and Appeals*
 - The Board met on May 14, 2014.

- *Keep Englewood Beautiful*
 - Planning session was held at the April meeting to discuss events for the upcoming year.
 - **The Household Hazardous Waste Roundup will be held September 13th and 20th.**

COUNCIL REQUESTS

- CR14-002: Kent Place Construction Cranes
- CR14-028: Creative District Information
- CR14-038: Zoning Inquiry regarding Homeless Center
- CR14-044: Grow Center Impact on Development
- CR14-048: Council Bill No. 60 Inquiries – Zoning vs. Community Covenants and Restrictions
- CR14-057: Cultural District Follow-up
- CR14-078: Virere Lights Inquiry
- CR14-081: Hotel Room Inquiry
- CR14-096: General Iron Works Inquiry
- CR14-117: Martin Plastics Commercial Activity Follow-Up
- **CR14-121: Affordable Housing Comparison**
- **CR14-128: 3000 South Acoma – Commercial Use Concerns**

HOUSING

- *Rehab*
 - Under Construction
4896 South Delaware Street
3686 South Fox Street

SPECIAL PROJECTS

- *Englewood Light Rail Corridor Plan*
 - Community Development submitted an application to DRCOG for a second round of planning funding to explore in greater detail key implementation projects identified in the original Plan. DRCOG notified Community Development on September 19 that the City's application was approved for funding for fiscal years 2014-2015 by the DRCOG Board of Directors. The total approved funding amount for this project is \$300,000.
 - An IGA with RTD and the City of Sheridan was approved by Council in May. A request for consultant proposals was released in June, with the final selection to be made in August and Council approval by motion in September.
 - **Four proposals were received and the review teams are in the process of reviewing each of the proposals and ranking them according criteria contained in the RFP's. Interviews are scheduled for early August.**

- *Development of Acoma/Englewood Parkway*

Project: 109 residential units; 23,000 retail/commercial space; parking structure and surface parking

 - On August 21, the Authority unanimously voted to pursue exclusive negotiations with Medici Communities on the Acoma/Broadway/Englewood Parkway property. City Council will be briefed on the project at the September 3 Study Session.
 - Troy Gladwell of Medici Communities held a community meeting on October 16 to review the proposal and answer questions. Approximately 50 people attended. A second community meeting was held on November 12.
 - Second reading was held on November 4 on the sale of the City's parcel to the Englewood Urban Renewal Authority.
 - Medici held a third community meeting on December 10 in the Community Room.
 - DRT was held on February 11. Revisions to the site plan include a reduction in dwelling units to 109 and an increase in parking of approximately 25 spaces. Alternatives for on-street parking on Acoma are being evaluated.
 - An Option Agreement and Sale and Development Agreement were approved by EURA on June 11, 2014.
 - Medici submitted a tax credit application to CHFA on July 1, 2014.

- *Comprehensive Plan Update*
 - Community Development is engaging multiple City departments to assist with the DRCOG Boomer Bond Assessment this summer in preparation for the fall kickoff of the Comprehensive Plan Update project.
 - An RFP for consultant services was released in June, with the final selection to be made in August and Council approval by motion in September.
 - **Three proposals were received and the review teams are in the process of going through each of the proposals and ranking them according criteria contained in the RFP's. Interviews are scheduled for early August.**

- *Kaiser Permanente Englewood Walk and Wheel Master Bicycle and Pedestrian Plan*
 - The City received a \$99,999 grant from Kaiser Permanent. Community Development staff and the Kaiser Permanente Technical Assistance Team have developed a final scope of work for the project.
 - An RFP for consultant services was released in June, with the final selection to be made in August and Council approval by motion in September.
 - **Three proposals were received and the review teams are in the process of going through each of the proposals and ranking them according criteria contained in the RFP's. Interviews are scheduled for early August.**

ZONING

- *PUD Process Amendment*
 - On September 4, 2013 Planning & Zoning Commission reviewed proposed changes to the PUD review process. The Commission supports the two-step process, which allows a District Plan and Site Plan to be reviewed separately, allowing developers some level of entitlements before proceeding with a more detailed site plan.
 - Study Session with Planning & Zoning Commission is scheduled for April 8, 2014. A public hearing with Planning & Zoning Commission was held April 22, 2014. The Commission voted 9-0 to forward to Council with a recommendation for approval.
 - Additional review by City Attorney's office requires amendments and another public hearing with Planning & Zoning Commission. The public hearing is **anticipated for Fall 2014.**

- *Small Lot Development Standards*
 - The Planning Commission recommended approval of the Small Lot Development Standards at the November 19 public hearing.
 - Additional review criteria and a change in appeal process recommended by City Attorney's Office. An additional public hearing with the Planning and Zoning Commission is scheduled for March 4, 2014.
 - Planning & Zoning Commission held a public hearing on March 18, 2014. The Commission voted to recommend approval to Council.

- Tentatively scheduled for 1st reading at the July 21, 2014 City Council meeting.
- **A public hearing is scheduled for the August 4, 2014 City Council meeting.**
- *Transit Station Area Zoning Regulations*
 - Staff is working with the Planning and Zoning Commission to revise Transit Station Area (TSA) zoning regulations that will eventually be adopted for portions of the Englewood Light Rail Corridor.

ART SHUTTLE

- The Intergovernmental Agreement (IGA) between the City of Englewood and RTD for 2014 funding of the art shuttle was approved on March 17, 2014. Through the IGA, RTD will provide \$257,411 for shuttle operations, maintenance, and fuel. The City's share will be \$59,838.
- The Shuttle Services Operations Contract with MV Public Transportation, Inc. was approved by Council on March 17, 2014. The contract covers the operation and maintenance of the art shuttle for 2014 for a total contract amount of \$268,729.20.

BUSINESS NEWS

- *Arapahoe County Enterprise Zone*
 - The State's Economic Development Commission approved a \$16,300 matching grant to support the administration of the Arapahoe County Enterprise Zone. OEDIT staff is drawing up the grant contract and this will be sent to Council for approval on June 16.
- *Commercial Catalyst Program*

Medical Office Building	3555 S Lafayette	Pending	Façade and signage
Bill Smith Plumbing	4101 S Broadway	Complete	Signage
Uhrig Holdings, LLC	4351 S Broadway	Construction	Façade and signage
Kraft Development	3141 S Broadway	Complete	Façade and signage
Englewood Lock and Safe	4310 S Broadway	Approved	Signage
"Cobalt"	65 West Floyd	Application	Façade
Converting Sir Speedy		Initial Meeting	Façade
Printing into Restaurant	3460 S Broadway		
TBD Retail	2749 S Broadway	Application	Façade
Medical Office	180 E Hampden	Construction	Facade
Wine and Tapas Bar	3999 S Broadway	Initial Meeting	Patio, Landscape and Facade

Other Business Activities:

- 2749 South Broadway – Vacant thrift store recently sold and will be remodeled for use by another retailer. Property is cleaned up and cleaned out and the owner is seeking viable tenant(s). Several prospective tenants have expressed an interest in

this location and staff is working with the listing broker to stay informed about prospective users for the site. The owners are interested in installing a new store front entryway and glazing. This activity is being taken to dress up the building and make it more attractive for prospective tenants. Commercial Catalyst grant application under review.

- 180 East Hampden – The property is under new ownership. Staff has contacted the new owner to discuss a possible catalyst grant to support facade enhancements. Commercial Catalyst grant application approved. Two new tenants have leased space in the building. One tenant is an ophthalmologist the other is an OBGYN.
- Chase Bank – A 5,000sf pad site is being considered for construction at the Chase Bank property. This pad site would be adjacent to US 285 and Elati.
- Landmark Lincoln – The property owner for Landmark Lincoln is working towards a substantial façade enhancement. This project involves a significant investment in rebranding the building to be consistent with corporate requirements and involves a small expansion of the building.
- 65 West Floyd – The owner is considering a major remodel for this building and will seek to attract new tenants for the newly vacated space. A distillery is seeking 3,000 square feet of space in this building. Tenant finish plans are being rendered and a lease is pending. A second distillery is seeking space in this building. The architect for this project was also involved in Mickey Zeppelin’s Taxi Development. The distillery (Devils Head Distillery) has signed a lease for 3,000 square feet of space. **The Distillery was recently approved as a conditional use and we anticipate tenant finish permits to be submitted shortly.**
- 2950 South Broadway – Tocabe American Indian Restaurant considering space at this location. This would be their second Denver-metro location. Staff met with the ownership and discussed potential sites for this innovative Native American eatery. The owners are no longer considering 2950 South Broadway due to limited visibility, but are open to considering other viable site options. Staff has provided 2 alternate sites for consideration by this restaurateur.
- Catholic Store – Staff met with the owner of the building. The property is currently fully leased with the new tenant “Vapes.” While a business license has not been submitted we understand that this business will sell vapor cigarettes.
- Odd Fellows building - Staff has contacted the owner of this property to discuss historic preservation tax credits and other programs that might be of interest to support investment and building revitalization. The building owner indicated that a new tenant has taken the vacant ground floor retail space – The Blue Chair.
- 3999 South Broadway (formerly Jasmine Asian Cuisine) is under contract. The investor is seeking tenants and is meeting with viable restaurants. Staff has provided information on this new listing to Tocabe. This property sold to an investor that will lease restaurant space to a wine and tapas bar. The property owner will seek a tenant for the front portion of the building (formerly Molly’s Closet). **A wine and tapas bar will open in the space formerly occupied by Jasmine Restaurant. Staff is talking to the property owner about putting a small gallery in the space vacated by Molly’s Closet.**
- 750 West Hampden (Omni Development). Staff met with the owner of this property about tenant or redevelopment ideas. The potential for a Small Business

Investment Center (tenant) to lease space is still viable. This user would be the first SBIC in Colorado and provide financing options to businesses. Staff also responded to a business prospect from the State's Office of Economic Development and International Trade for a call center user seeking 50,000 square feet of space. **The property owner is interested in a tenant retention / expansion initiative to retain Karcher, a tenant that currently occupies 25,000 s.f. of office and has 130 employees. This investment will involve the expansion into 150,000 square feet of space. The tenant is looking outside Englewood, but efforts by the City and property owner are being undertaken to retain this business.**

- **501 West Hampden (formerly Bank of the West) is under new ownership. The project involves a bank and one or two tenant spaces that would be ideal for a quick serve restaurant – patio space is available.**
- **CityCenter Englewood tenants. A short term tenant has leased space on the north plaza, near City Center Communities. This tenant will translate texts into audio books for the disabled. One space remains for the ground floor commercial. The former Sports Authority retail space will be occupied by Harbor Freight and open at the end of July. The tenant is expected to be a substantial sales tax generator. There is an additional 9,500 s.f. of space available in the building and Weingarten is seeking viable tenants for this location. A sandwich shop is looking to expand into the vacant Quizno's space.**

MEMORANDUM



TO: Gary Sears, City Manager

THROUGH: Rick Kahm, Director of Public Works ✓

FROM: David Henderson, Deputy Public Works Director ✓

DATE: July 30, 2014

SUBJECT: PROJECT UPDATE – Duncan Park Improvements, Street Maintenance Projects 2014, Concrete Utility Project 2014, Little Dry Creek Plaza Repairs, Redevelopment at 5001 S. Broadway, Flood Middle School Redevelopment, Security Camera Project, Servicer Stormwater Improvements, The Englewood Campus, Craig Hospital Expansion, Xcel Energy Projects, Kent Place, CityCenter Site Development, Englewood McLellan Reservoir Foundation, Air Quality/Energy Savings Projects

DUNCAN PARK IMPROVEMENTS

Council awarded a construction contract to American Civil Constructors (ACC). The project is being constructed in two phases to keep a portion of the park open. The south half, containing the majority of the work, is Phase I. Rough grading and potholing of utilities continued. ACC continues grading and forming for concrete work. Water line service has been installed. Sewer line service is scheduled for early next week. Path and sidewalk pours should begin soon. Staff monitors the project daily to assure compliance with the project specifications and to minimize impacts to the adjacent neighborhood.

STREET MAINTENANCE PROJECTS 2014

Staff finalized a list of streets for the 2014 in-house overlay program. The list and a map are posted on the City's website. Street Division crews have completed approximately 60% of the in-house overlay program. Schedule information is posted on the City's web site.

Street crews continue work on other maintenance activities (sweeping, pothole repair, weed removal, debris pick-up, and alley grading) as time allows.

CONCRETE UTILITY PROJECT 2014

Council approved a motion to award a construction contract to NORAA Concrete Construction. NORAA began work on April 10th. NORAA will remobilize on Monday, August 4th and begin removal/replacements in the area near Dartmouth and University. Questions regarding the program should be directed to the Concrete Utility, 303-762-2360 or concreteutility@englewoodgov.org.

LITTLE DRY CREEK PLAZA REPAIRS

City Council approved a motion to award a contract to Straight Line Concrete Sawing at the June 2nd City Council meeting. Straight Line continued soil prep and irrigation. Landscape installation will follow.

REDEVELOPMENT - 5001 S. BROADWAY

The Advance Auto store opened for business on December 21st. The Sprouts store opened on June 11th. Woodlake Construction has substantially completed construction of Phase III (the building between Sprouts and Advance Auto). All site work within the public right-of-way is now complete.

FLOOD MIDDLE SCHOOL REDEVELOPMENT

Wood Partners' contractor continued erecting the parking garage and framing the residential units. Pre-cast concrete deliveries began on Wednesday, June 11th. Pre-cast deliveries for Phase I will last approximately five weeks.

Traffic Engineering completed installation of new left turn arrows (for northbound and southbound traffic) at the Broadway/Kenyon traffic signal. The developer paid for this work.

SECURITY CAMERA PROJECT

The security camera project continues the implementation at the following sites:

Police: Installation of the exterior pole and camera will be completed in the next few weeks

Service Center: Installation is occurring over the next week

Pirates Cove: Final wireless antenna decision is anticipated to be made by the end of July

Golf: Final wireless antenna decision is anticipated to be made by the end of July

SERVICENTER STORMWATER IMPROVEMENTS

Design of a new vehicle wash facility at the Servicenter continued. See Architecture was awarded a design contract at the April 7th City Council meeting. The project includes an addition to the south end of the garage to accommodate an enclosed vehicle wash bay, along with a fluid distribution station. Public Works staff and the design team toured existing facilities in Castle Rock, Golden, and Broomfield. The site visits provided valuable information regarding what we like and don't like about other facilities and will assist us during the design process. The design team met with the City's Development Review Team last week.

THE ENGLEWOOD CAMPUS

Englewood School District continues construction of the new campus on South Logau Street. Phase 2 public right-of-way work on Logan Street and Mansfield Avenue is substantially complete. Staff is monitoring the public right-of-way construction to assure conformance with approved plans and agreements.

CRAIG HOSPITAL EXPANSION

Construction of the new campus continued. Improvements to the intersection of Girard and Clarkson are substantially complete and the intersection has been reopened to traffic. The intersection was reconstructed with new concrete pavement, crosswalks, and accessible ramps at the corners.

XCEL ENERGY PROJECTS

Gas Line Replacement Projects

Xcel completed gas line replacement work in the 1000 – 1100 blocks of E. Bates Parkway, the 3500 – 3600 blocks of S. Elati Street, the 1500 – 1700 blocks of E. Dartmouth Avenue, and the area near Broadway between Rafferty Gardens and Centennial. Pavement restoration has been completed in the 3900 – 4000 blocks of S. Grant Street, the 4400 block of S. Delaware Street, the 2900 – 3000 blocks of S. Downing Street, and the 4400 – 4500 blocks of S. Pennsylvania Street; and the 3500 – 3600 blocks of S. Elati Street. Restoration will be completed in the 1500 – 1700 blocks of E. Dartmouth Avenue in the next few weeks.

Staff continued reviewing additional Xcel permit requests including Union Avenue at Santa Fe.

Xcel notified Public Works of a major upcoming gas main replacement project. The project is expected to replace 78,000 feet of gas main in Englewood over the next four years. Staff met with Xcel to discuss the proposed project. Updates will be provided as information and tentative schedule are available.

KENT PLACE

The contractor continued work on the residential apartments.

CITYCENTER SITE DEVELOPMENT

Alexan East and West Parcels

438 residential units. Alexan's occupancy level for October, 2013 is 95%. Commercial uses: Let It Bead, Bleum (computer software), State Farm, Lifetime Family Practice, Cuttin' It Loose, CityCenter Community, Nixon's Coffee House, Advantage Wireless, King Liquor Store, BRI Colorado (showcase room).

Parkway Retail / Office Buildings

Commercial uses: The International House of Pancakes (IHOP), Qdoba, GNC, Supercuts, Nails Center, CityCenter Dental Group, Tableaux Interior Design, Edward Jones Investments, Englewood Eyecare, Collective Licensing Int'l, Inc., Quizno's, "Insurance Company of the West", Champions Dance Sport (formerly Fred Astaire), Wellness Treatment Center, XL Edge, Checkout Promos (Advertising firm).

Bally's Building

Tenants include Bally's, "Blondies Fire House Pub and Restaurant", and MaxFour.

Retail South of the Parkway

Tenants: Petco, Ross, Coldstone Creamery, Noodles, Office Depot, and Einstein Bagels. "Harbor Freight" opened for business on July 30th.

Gold Mine Pad

Tenants include: Jamba Juice, Tokyo Joe's, and Doctors Express.

CityCenter Site

EEFI continues project management of all infrastructure on the site. Staff is monitoring the security, sweeping, snow removal, and day porter services performed under the Common Area Maintenance.

ENGLEWOOD MCLELLAN RESERVOIR FOUNDATION (EMRF)

PA-84 West

The Mike Ward Infiniti dealership opened on Monday, August 29, 2011.

The Larry Miller Nissan Dealership opened on February 11, 2012.

PA-85 (Benjamin Franklin Charter School)

The Benjamin Franklin Charter School is open.

AIR QUALITY/ENERGY SAVING PROJECTS

Flex Fuel Program

Currently, 39 of our fleet vehicles are running on E-85 ethanol fuel. All new replacement vehicles (less than ¾ ton) will be compatible with E-85. Currently, the cost of E-85 fuel is approximately \$0.40 per gallon less than regular unleaded gasoline. Ten of our fleet vehicles run on Compressed Natural Gas (CNG). 39 on-road vehicles and 23 off-road (construction equipment) run on biodiesel fuel.

"Green" Programs

We continue to work with our vendors to expand the Green product line as it becomes available. 90% of our custodial paper supplies are from recycled sources. The Servicer is now "single-streaming" waste at the Servicer and a dumpster has been supplied for *cardboard only* recycling.

Energy Saving Projects

In 2001, the Public Works Traffic Division began an ongoing program to convert traffic signals from incandescent lamps to Light-Emitting-Diode (LED) bulbs. To date, 80% of our City maintained signals have been converted. LED traffic signals use 90% less energy than incandescent lamps, last five times longer, and provide better visibility.

/lt

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
SECOND FLOOR – ENGLEWOOD CIVIC CENTER
JULY 22, 2014



I. CALL TO ORDER

The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the City Council Chambers of the Englewood Civic Center, Vice Chair King presiding.

Present: Bleile, Brick, Freemire, King, Knoth, Roth, Townley, Madrid (Alternate)

Absent: Fish (Excused), Kinton (Excused)

Staff: Alan White, Director, Community Development
Chris Neubecker, Senior Planner
Nancy Reid, Assistant City Attorney

Also Present: Ryan White, Applicant, Devil’s Head Distillery



II. APPROVAL OF MINUTES
July 8, 2014

Knoth moved;

Bleile seconded: TO APPROVE THE JULY 8, 2014 MINUTES

Vice Chair King asked if there were any modifications or corrections. There were none.

AYES: Bleile, Freemire, King, Knoth, Roth

NAYS: None

ABSTAIN: Townley, Brick

ABSENT: Fish, Kinton

Motion carried.

III. PUBLIC HEARING CASE #USE2014-009 Conditional Use for Devil’s Head Distillery, 3296 South Acoma St.

Roth moved;

Knoth seconded: TO OPEN THE PUBLIC HEARING FOR CASE #USE2014-009
CONTITIONAL USE FOR DEVIL’S HEAD DISTILLERY, 3296
SOUTH ACOMA STREET

AYES: Bleile, Brick, Freemire, King, Knoth, Roth, Townley
NAYS: None
ABSTAIN: None
ABSENT: Fish, Kinton

Motion passes.

Staff Presentation



Chris Neubecker, Senior Planner, was sworn in. Mr. Neubecker reviewed the history of the municipal code that allows breweries, distilleries and wineries. The zoning for the property is MU-B-2. The recently revised code allows this use as a use by right only in the I-1 and I-2 zones. It is a Conditional Use in the MU-B-1, MU-B-2 and M2 zone districts. The case was reviewed by the Development Review Team and there were no negative findings. The project is still subject to review by the Building and Fire Departments. The traffic division commented that there may be issues with parking, but there is no room to add parking and any use of this property will impact parking in the area.

This Conditional Use meets the standards set forth in 16-5-2C of the Municipal Code regarding breweries, distilleries and wineries and vintner's restaurants.



Applicant Presentation

Ryan White, Owner, Devil's Head Distillery, 3375 West Aksarben Avenue, was sworn in. Mr. White described the proposed business. His intention is to manufacture artisanal liquor and sell to bars, restaurants and retailers. In addition, he plans to have a tasting room adjacent to his manufacturing facility that will be upscale in design. The benefit to the City of Englewood will be the sales taxes collected from the onsite sale of spirits and merchandise. It will contribute to the overall health of the city by bringing in a new business and new employment opportunities as well as contributing to the culture of the City.



Discussion

Mr. Bleile asked if Mr. White is ready to start the business, Mr. White replied that he has obtained a federal permit which allows him to distill alcohol fuel in order to learn the craft of distilling. He has developed the recipes he will use in his commercial operation.

Mr. Brick asked about the status of his liquor license and Mr. White responded that all applicable permits are in progress.



Mr. Bleile commented that Mr. White was influential in changing the opinion of distilling in Englewood as he had appeared before the Commission two years ago to introduce the project.



Ms. Townley asked what the maximum number of people would be in his establishment. He responded that based on the square footage, it would be approximately 67. He does not anticipate that actual occupancy will reach the maximum as his seating arrangement is not high density.



Mr. Bleile asked if he would be creating a restaurant as well. Mr. White replied that Federal law prohibits a restaurant attached to a distillery.



Mr. King asked Mr. White if he will be selling wholesale initially. Mr. White replied that his plan is to sell to liquor stores, bars and restaurants as well as serving cocktails at the distillery tasting room.



Public Comment

No members of the public were present to testify.



Bleile moved;

Kneth seconded: TO CLOSE THE PUBLIC HEARING FOR CASE #USE2014-009
CONTITIONAL USE FOR DEVIL'S HEAD DISTILLERY, 3296
SOUTH ACOMA STREET

AYES: Bleile, Brick, Freemire, King, Kneth, Roth, Townley

NAYS: None

ABSTAIN: None

ABSENT: Fish, Kinton

Motion passes.



Bleile moved;

Kneth seconded: TO APPROVE #USE2014-009 CONDITIONAL USE FOR DEVIL'S
HEAD DISTILLERY, 3296 SOUTH ACOMA STREET



Mr. Roth commented that the project meets several points of the Comprehensive Plan. Because other businesses in the downtown area were exempted from the parking regulations, this project will not cause any issues and is a good fit and is something new.

Mr. Bleile added that the BOB (Brew on Broadway) was also a different kind of business for the downtown area and has been successful.



Ms. Townley stated that the proposed business supports the Comprehensive Plan. She feels that more support may be needed from Public Works in terms of identifying pedestrian crosswalks and additional lighting to enhance the safety of the area.



VOTE:

AYES: Bleile, Brick, Freemire, King, Knoth, Roth, Townley
NAYS: None
ABSTAIN: None
ABSENT: Fish, Kinton

Motion passes.



IV. PUBLIC FORUM

No members of the public were present.

V. ATTORNEY'S CHOICE

Assistant City Attorney Reid did not have any comments for the Commission. She did ask the Commissioners to expand on their Findings of Fact during a Public Hearing for a Conditional Use.



VI. STAFF'S CHOICE

The next scheduled meeting is August 5, 2014. There are no cases pending at this time and Staff is busy with proposals for the Comprehensive Plan, Next Steps Study and the Walk and Wheel Grant. It was the consensus of the Commission that the August 5, 2014 meeting will be cancelled.



VII. COMMISSIONER'S CHOICE

Mr. Roth commented that live/work arrangements are not allowed in the MUB-2 district. This may be a topic that the Commission should consider addressing in the future.



Director White commented on topics that are being considered for future discussion specifically bulk plane regulations and accessory dwelling units.



Mr. Freemire asked for the names of the firms presenting proposals for the Comprehensive Plan update. They are the Orion Group, Logan Simpson Consultants and Clarion Associates.

The meeting adjourned at 7:38 p.m.

_____, Recording Secretary

ALLIANCE FOR COMMERCE IN ENGLEWOOD COMMITTEE
City Council Conference Room
July 17, 2014



I. CALL TO ORDER

The regular meeting of the Alliance for Commerce in Englewood Committee (ACE) was called to order at 11:35 a.m. in the City Council Conference Room of the Englewood Civic Center, Chair Knoth presiding.

Present: Knoth, Miller, Vigliano, Sedbrook, Michels

Absent: Whyte (Absent-Excused), Weinberger (Absent-Excused), Farris (Absent-Unexcused)

Also present: Joe Jefferson, City Council Liaison

Staff present: Darren Hollingsworth, Economic Development Manager
Michael Flaherty, Deputy City Manager

APPROVAL OF MINUTES

April 10, 2014

Chair Knoth stated that the Minutes of April 10, 2014 were to be considered for approval. It was determined there was a quorum. Chair Knoth asked if there were any changes or adjustments to the minutes. There were none.

Miller moved:

Michels seconded: THE MINUTES OF APRIL 10, 2014, BE APPROVED AS WRITTEN.

Ayes: Miller, Vigliano, Michels
Nays: None
Abstain: Knoth, Sedbrook
Absent: Whyte, Weinberger, Farris

The motion carried.



II. ACE BUSINESS

Mr. Hollingsworth reviewed the history of ACE and the objectives set by City Council for the benefit of the new members.



Chair Knoth stated that ACE is a business advisory group and his goals going forward are 1) advise on issues facing City Council now and 2) bring new issues to City Council for

them to consider. When bringing issues to City Council, the ideas need to be fully explored including a plan for implementation.



Councilman Jefferson stated that City Council is re-evaluating ACE to determine if the contributions from ACE are substantial enough to continue supporting the group. He believes that the group has value and could contribute a great deal to helping City Council with the vision for South Broadway from Hampden to Belleview. He cited examples of the effectiveness of the Economic Development policies and programs that the City has available (Sprouts signalized intersection and King Soopers at Belleview tax abatements).



Chair Knoth asked the members if they were interested in continuing to work on South Broadway or if there was another project that they were interested in pursuing. He suggested that projects could be very small in scope or longer term large projects.



Councilman Jefferson believes that should the group develop a plan for South Broadway improvements, the funding may be available. Ms. Vigliano asked what the strategy is for attracting new businesses. Councilman Jefferson responded that Mike Flaherty, Deputy City Manager, and Darren Hollingsworth are in touch with business and landowners in Englewood and are able to gather information from them. Englewood's vacancy rates are comparatively lower than the surrounding area. Approximately 60% of Englewood's income is generated through sales taxes resulting in lower property taxes. Retaining existing businesses and attracting new businesses is important to sustain the local economy. Mr. Knoth remarked that per capita, Englewood collects the most sales tax revenue of the cities in the metro area.

Mr. Michels asked about the composition of business on the South Broadway Corridor. He remarked on possibilities of marketing the existing businesses. Creating a "mini-tech center" would attract a diverse group of businesses.



Councilman Jefferson reviewed the current programs available for businesses in the City including the Catalyst program and the Enterprise Zone.

Ms. Vigliano asked if Englewood's zoning affects the type of development in Englewood with regards to the arts community. Councilman Jefferson remarked that welcoming artists and exploring the live/work options available in Englewood. It would be a marketing effort to attract that community to the area. It is a viable economic driver for the City.



Attracting a hotel to Englewood is a priority. Mr. Miller suggested that a survey of businesses would be helpful to gather information about the business climate in the City.



Mr. Flaherty addressed the board with information regarding his background with the City and the healthy economy in Englewood that is based on a diverse group of industry and business with the largest employers in the medical industry. He reviewed the current residential development that is taking place in Englewood at Kent Place and Alta Vista. He asked the members to come to the next meeting prepared with three ideas for the City.



Mr. Sedbrook expressed that he feels that ACE should strive to work with all businesses in Englewood and seek those that would like the assistance the group could provide. He stated that an action plan is necessary to accomplish whatever goal they choose to focus on.

Councilman Jefferson urged the group to tackle one project in the next 6 months.

Election of Officers



It was decided to postpone the election of a Chair and Vice Chair until the next meeting in order to give the newest members the opportunity to acclimate to the Committee.



Comments from Committee Members



Chair Knoth urged the members to research other first ring cities in the metro area to get ideas for projects in Englewood.



Dan Miller shared that Swedish is implementing a major expansion to their campus this year that will increase employment. He stated that the majority of patients at Swedish are not from Englewood.



Mr. Sedbrook thanked the other members of the committee and expressed that he is looking forward to working for the betterment of Englewood.



Mike Flaherty shared information regarding the August 20th meeting for homebuilders and developers that is a forum to gain information about the current market.

Meeting adjourned 12:50

_____, Recording Secretary