
Council Newsletter



CITY MANAGER'S NOTES August 28, 2014

Upcoming Council Meetings

City offices will be closed on **Monday, September 1, 2014** for Labor Day. The next meeting will be **Tuesday, September 2, 2014**. The Study Session will begin at 6:30 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in Council Chambers. Sandwiches will be available at 6:00 p.m.

The next meeting will be **Monday, September 8, 2014**. The Study Session will begin at 6:00 p.m. in the Community Room.

Informative Memoranda

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

1. News Release regarding City Council announcement of new City Manager.
2. The Villager article regarding economic development support offered by the City of Englewood.
3. The Villager article regarding Clean Energy Collective.
4. YourHub article regarding Keep Englewood Beautiful's Cleanup Coupon Distribution event on August 30th.
5. Flyer from Humane Society of South Platte Valley about an upcoming fundraising drive.
6. Flyer from Freedom Services Dogs about the 7th Annual Doggie Plunge at Pirates Cove Aquatic Center on September 6th.
7. Flyer regarding Englewood Community Garden's End of Season Garden Party on September 9th.
8. James Real Estate Services – The Apartment Perspective: An Analysis of Apartment Market Conditions and Trends in Metro Denver, Colorado.
9. Memorandum regarding City Center Fountain Fountain severe weather signage.
10. Memorandum regarding Project Update
11. Police Department Summary Report – July 2014
12. Fire Department Summary Report – July 2014
13. Community Development Monthly Update – August 2014
14. Calendar of Events.
15. Tentative Study Session Topics.

Parks and Recreation Department

Malley Cats Win Colorado Senior Softball Tournament

The Englewood Malley Senior Recreation Center softball team, Malley Cats, took the field on August 19 for the Colorado Senior Softball Association Post Season Tournament and swept the field to take the 2014 championship in the E Division. The Malley Cats carry a 12-14 player roster including five women which is a rarity in the male dominated league. In the final tournament game the Malley Cats faced the Lakewood Hawks, an all-male, undefeated team and beat them 11-6 in a close, hard-fought game.



Lindsay Von Colditz

From: Leigh Ann Hoffhines
Sent: Friday, August 22, 2014 9:24 AM
To: Clayton Woullard ; Denver Post - News Room
; Englewood Herald - Tom Munds
John Aguilar
Kevin Hamm .com); NLC - Laura Sweeney NLC -
Sherry Appel ; Peter Jones; Villager - News Desk
Tom Barry ; CML - Traci Stoffel

Cc: Michael Flaherty; Leigh Ann Hoffhines
Subject: City of Englewood: New City Manager announced
Attachments: Eric Keck and Family.jpg; Eric A Keck Resume.pdf



City of Englewood, Colorado News Release

For Immediate Release: August 22, 2014
Media Contact: Michael Flaherty, Deputy City Manager
Phone: 303-762-2314
E-Mail:

Englewood City Council announces new City Manager

Englewood, CO: Englewood City Council has announced the selection of Eric A. Keck as Englewood's new City Manager, effective September 15, 2014. Mr. Keck was selected from a field of six finalists after a months-long nationwide recruitment. He will replace current City Manager Gary Sears, who will retire August 29.

Mr. Keck most recently served as Chief Operating Officer of Ground Force Worldwide, a global mine support equipment manufacturing firm in Post Falls, Idaho. Prior to that he was City Administrator of Post Falls, Idaho for six years. He brings to the position professional experience in both public and private sectors.

Englewood Mayor Randy Penn and Mayor Pro Tem Linda Olson state that they are very proud of this council's hard work to come to full agreement in the hiring of Eric Keck. "Eric will not only build well on the best of Englewood's past, but he will bring new energy, innovative thinking, and a strong ethic of care for the community at large. We are very pleased that Eric has agreed to accept our invitation to serve our community in this capacity."

Mr. Keck provided the following statement: "I am humbled and excited about this opportunity to serve the residents, businesses, and council of Englewood. I look forward to the opportunity to learn from all of the stakeholders in the community about what is working well, what needs improvement, and help to build consensus on a mutually agreeable future state for Englewood."

The City Council and employees of the City of Englewood look forward to a working with Mr. Keck to serve the citizens of Englewood.

#

Photo and Resume attached

Leigh Ann Hoffhines
Communications Coordinator
City of Englewood
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Englewood, CO 80110
303-762-2316

www.Englewoodgov.org | [Facebook](#)

The Villager
8-21-2014

New businesses urged to contact cities

'A really strong partner ... and a lot of people don't realize that'

By PETER JONES

Thinking about starting a small business? Add a phone call to the city's economic-development office to the top of your start-up to-do list.

That was an essential message of an informal presentation Aug. 13 at the Greater Englewood Chamber of Commerce's Women in Business Breakfast.

"I'm surprised at how late in the process business owners wait to contact the local jurisdiction," said local attorney and City Councilman Joe Jefferson. "They can be a really strong partner for you and a lot of people don't realize that."

When it comes to learning about city programs designed to help businesses or how to avoid unseen pitfalls when buying an existing operation, Mayor Randy Penn said it is never too early for a face-to-face sit down with the city's director of economic development.

"These people can tell you exactly what you can do, what you cannot do. ... What obstacles am I going to find? What are some of

the things I'm going to have to know before I get started?" Penn said.

For example, how many businesses in Englewood know anything about the city's Commercial Catalyst Grant Program? Englewood invests in businesses by providing free design assistance, landscape improvements and matching-grant dollars for interior and exterior improvements. But you have to know to ask about it.

"The business owner, landlord and city need to cooperate to make that happen," Jefferson said.

Enterprise zones and their associated state tax credits are another benefit for the asking — though some think the cities should take more responsibility to make sure businesses understand such options, as well as the municipal hoops.

Englewood-based accountant Errol Roy has helped numerous business clients get started in the city and elsewhere and described situations where small businesses that could nary afford the surprise believed they were blindsided by city regulations.

"It's a bit of a challenge there and my experience was that people at the city weren't very friendly to share that information," he said.



Englewood City Councilman Joe Jefferson addresses members of the Greater Englewood Chamber of Commerce Aug. 14 at Colore restaurant.

Photo by Peter Jones

Jefferson acknowledged a communication problem, but said it was a two-way street requiring more proactivity from startup businesses.

"I think, Randy, you and I have to be more accountable and push some city staff," he said to Mayor Penn. "... There's certainly more that we can do. It's a constant bat-

tle. It's a constant challenge the city faces. [But] the business owners, themselves, need to take some of that responsibility ... an meet the municipality halfway."

Clean Energy Collective shines new light on solar



Clean Energy Collective's "Community solar garden" in Colorado provides a solar system for a low-income housing project. The panels are located on the roof of a building in the town of Breckenridge. The solar garden is part of a larger project to provide clean energy to the community.

By PETER JONES

The term "community solar garden" may not roll off the tongue with instant familiarity, but if you think about it, it makes sense. If the collective concept works for neighbors with shared ambitions for growing produce, why not apply the same idea to the sun that makes lettuce and tomatoes possible in the first place?

"What we're doing is building an industrial power plant and making it available to all the energy ratepayers that are served by that community," said Tom Sweeney, chief operating officer for the Colorado-based Clean Energy Collective, the largest "solar gardener" in the United States.

The Clean Energy model may be so obvious that it is surprising this corner of the industry did not even exist five years ago. While

created a more affordable option for many homeowners, what about the renters, businesses, and those unfortunate enough to have west-or-east-facing roofs?

Enter Clean Energy Collective and its more than 40 user-owned solar arrays or gardens across the country. The firm has sold units of its integrated systems of panels, as well as their associated cost savings, to clients in multiple states. Its 11 Colorado gardens include a 500kw facility in Arapahoe County.

The company is one of a handful of companies nationwide with a similar business model.

In some ways, the program works similarly to leased panels, except the consumer does not use the solar energy per se. Instead, the power is sent back to the Xcel Energy grid for general use and the Clean Energy customer receives a monthly credit. Depend-

ing on the time of year and one's usage habits, a Clean Energy consumer – like a leased-panel customer – can accumulate credits in their "solar bank."

"Think of the summer months when there's really high production and you're on vacation," Sweeney said. "Whatever credits you don't use just roll forward."

Unlike other long-term solar options, Clean Energy consumers need not worry about what happens when they move or about how long they plan to stay in their homes. Instead, consumers can simply take their "panels" with them, along with their satellite-television and cellular-phone accounts.

"The asset is transferrable, whether it's from home to home or owner to owner," Sweeney explained. "That means you could decide to sell your solar garden

to somebody else. Some people have moved and donated their panels to charity."

The bottom line, the COO says, is that the versatile nature of the Clean Energy product has created a thought-provoking alternative to – dare we say – the more "traditional" approaches to solar-power consumption.

"I don't think we're going to see the rooftop model go away," he said. "But the overwhelming majority of the market cannot put panels on their rooftop – they don't even own their rooftop. That's certainly true for our commercial customers."

Even local governments have staked their claim in Clean Energy's solar garden, in part as a way to meet their own renewable-energy mandates. Cities such as Englewood have found good reason to purchase their arrays.

"They can apply the bill

credit in any matter they choose – whether it's some type of ballpark, municipal building, courthouse or jail," Sweeney said.

The Town of Breckenridge has dedicated many of its panels to low-income housing.

Such arrangements have had political benefit in a period that has seen Xcel seek to lessen some of the financial benefits to solar customers.

"They like the fact that these projects are available to all ratepayers," Sweeney said of the Clean Energy business model.

The executive expects improving technology to make solar power even more accessible to the public in the future.

"As production goes up and price goes down, you can build more projects and make it available to a broader market," he said.

The Village 8-21-2014

Clean-up coupon distribution.

Every year, Keep Englewood Beautiful gives residents a chance to get rid of oversized trash items at a discount through this coupon program. Pick them up at the Englewood Recreation Center, 1155 W.



HUMANE SOCIETY OF THE SOUTH PLATTE VALLEY

Dear Friends,

It's heartbreaking when senior pets end up in a shelter. They've spent most of their lives with a family they love and a home of their own. They hold out hope, every day, waiting and waiting for their family to come, the family they miss and love so dearly. But their family never comes. They are passed over by other families who are interested in a younger pet, a pet that will be a part of their family for many years to come; a pet that won't have medical complications in the near future; a pet that they won't have to suffer the loss of in the near future. It takes a very special family to welcome a senior pet into their homes. **We want to extend our heartfelt gratitude to these families for helping and loving these special old souls and braving the difficult emotional challenges of old age.**



**15 year old Mag relaxing in his new home
new foster family's home**



12 year old Cyrus headed to his

Senior pets have so much love to give. Please help us continue to give these special friends the time and medical attention they need to find that special family that will fill the remainder of their lives with love and kindness.

Now is the time to help. We have a generous donor that has pledged to match every contribution made during this campaign up to \$10,000! Together, we can continue to provide love, hope and care to our senior friends.

Thank you for your faith and kindness. We encourage you to [CLICK HERE](#) to learn more about Mag and Cyrus. Their stories are touching examples of how we can help senior pets find love and happiness in their golden years. **Please, open your hearts and give today.**



About the Event:

On Saturday, September 6, 2014 the 7th annual Doggie Plunge at Pirates Cove Aquatic Center. Take the plunge with hundreds of four legged swimmers living it up, splashing and smiling in the last of the summer sun!

Throughout the day join families enjoying food trucks, activities and so much more!

The event will run from 9:00 a.m. – 3:00 p.m.

This is a benefit for Freedom Service Dogs – a charitable organization located in Englewood that rescues dogs from shelters and custom trains them to become service dogs for clients that include children, veterans and active duty soldiers, and other adults. Their disabilities include Autism, Traumatic Brain Injury (TBI), Cerebral Palsy, spinal cord injuries, Muscular Dystrophy, Multiple Sclerosis, and Post Traumatic Stress Disorder (PTSD). There are currently over 40 people on the wait list for a service dog. Each dog costs approximately \$25,000 to rescue, feed, medically care for and train over the course of 9 – 12 months. And FSD does not charge the client a penny for the dog. All proceeds from this event will go to fund the rescue and training of more service dogs.

For more information, please visit: www.FreedomServiceDogs.org.





END OF SEASON GARDEN PARTY!

AT THE ENGLEWOOD COMMUNITY GARDEN
601 W. DARTMOUTH AVE, NEXT TO THE TRAIN DEPOT

TUESDAY, SEPTEMBER 9TH
5PM - 8PM

COMPLIMENTARY FOOD!

LIVE MUSIC PROVIDED BY JAY BERWICK

CRAFT TABLE

QUESTIONS? PLEASE EMAIL:

IN CASE OF INCLEMENT WEATHER, MEET AT:
THE MALLEY CENTER 3380 S. LINCOLN STREET

THE APARTMENT PERSPECTIVE

An Analysis of Apartment Market Conditions and Trends
in Metro Denver, Colorado

Produced Quarterly by James Real Estate Services, Inc.

SECOND QUARTER 2014

Overview

Denver is a popular market for developers, lenders, investors and renters. The metro area benefits from a healthy economy, an attractive natural environment and a welcoming attitude to newcomers. These factors combine to generate apartment development and demand.

Currently the amount of construction underway and planned is extensive, rental rates are subject to downward pressure due to new construction coming onto the market and vacancy rates are likely to rise, especially in 2015. Over the long term Denver remains an excellent market but it is important to be cautious and suspicious of hype.

The Denver Apartment Market

The apartment market in metro Denver contains over 191,000 units in apartment properties of fifty units or more. The City & County of Denver has the largest number of units, followed by Arapahoe County. Development is active in all seven counties, especially in Denver. Transit-oriented and downtown projects comprise many of the Denver projects underway and planned.

The following table shows, by county, the number of units existing, under construction and proposed at the end of the 2nd quarter of 2014. In addition are the number of units started and completed during the 2nd quarter of the year:

County	Existing	Under Construction	Proposed	Started	Completed
Adams	26,962	1,070	1,869	204	252
Arapahoe	47,035	3,025	1,263	116	0
Boulder	11,399	1,976	852	240	287
Broomfield	4,564	1,933	834	0	0
Denver	62,634	7,770	9,108	908	1,180
Douglas	12,675	1,148	1,824	407	0
Jefferson	26,226	993	2,301	220	0
Total	191,495	17,915	18,051	2,095	1,719

The Denver Economy

Apartment demand is driven by several factors, including population growth and the health of the local economy, measured mainly by the growth in employment. Apartment demand, measured as net absorption (occupancies minus departures) is also affected by demographics.

In Denver, for example, the influx of younger residents benefits apartment demand, as does the rising demand for apartments by older “lifestyle renters” who no longer desire the responsibilities of property ownership. To some extent the number of college and university students affects the market, especially in Boulder.

The following table shows employment and unemployment data from the U. S. Bureau of Labor Statistics for the nation, state, and metro Denver. State and metro data is for May 2014; US data is for June. The Bureau of Labor Statistics defines Boulder as a separate metro area for statistical purposes. Employment numbers are in millions. Change is from the same period one year before.

	Employment	Change	Unemployment	Change
United States	146,221.0	1.5%	6.1%	-1.4%
Colorado	2,642.2	2.9%	5.8%	-1.1%
Denver	1,374.2	2.9%	5.3%	-1.2%
Boulder	176.4	3.1%	4.2%	-0.9%
Denver/Boulder Metro	1,550.6	3.0%	5.0%	-1.0%

During the twelve month period ending in May the Denver metro area registered a net gain of 44,600 jobs. This type of economic expansion helps drive demand for all types of real estate, including apartments.

Denver continues to be mentioned on various “best of” lists, many of which are frivolous but others pertain to actual economic performance. Some of the ratings reported in the 2nd quarter of 2014 include:

- Denver was ranked third nationally for small business attraction by small business funder Biz2Credit.
- The US Census Bureau reported that metro Denver was the sixth fastest growing large metropolitan area in the nation between May 2012 and May 2013.
- Forbes Magazine ranked Denver the seventh best city nationally for the demographic category of younger people called Millennials, generally defined as those between the ages of 18 and 35..
- Two online real estate research firms, Homes.com and ForRentUniversity.com, ranked Denver as the seventh best city for new college graduates.

Several large employment announcements were also made during the 2nd quarter of 2014 that may affect demand for apartments:

- The US Patent and Trademark Office opened its first branch office in the western US, employing about 120 people downtown. Though not a major creator of jobs the office will allow regional businesses better access for registering trademarks and obtaining patents, thus enhancing Denver’s role as a business center.
- Lockheed Martin Space Systems will add about 350 jobs to its manufacturing and research center on South Wadsworth Boulevard in southern Jefferson County.
- Layer3TV, a video technology company, is moving its headquarters and 321 jobs from Boston to LoDo.
- Charles Schwab is relocating about 1,000 positions from its headquarters in San Francisco to several regional offices. Schwab is currently building a large new office campus in Lone Tree and may relocate some of those positions to Denver, although no formal announcement has yet been made.

Denver Apartment Market Conditions

For purposes of vacancy rates, net absorption and rental rates we use data supplied quarterly by the Apartment Association of Metro Denver. We have concerns about some of the methodology used in the report, so it is best to consider trends instead of actual numbers.

On development activity, however, construction starts and completions are based on actual quarterly visits by James Real Estate Services staff to the locations of every apartment community under construction or proposed in metro Denver.

	Vacancy	Net Absorption	Units Started	Units Completed	Average Rental Rate
2014 YTD	4.7%	3,025	4,166	4,100	\$1,117
2013	5.2	2,788	10,417	3,741	1,041
2012	4.9	3,138	9,134	1,973	986
2011	5.4	1,536	3,029	1,438	932
2010	5.5	6,827	1,406	3,503	909
2009	7.7	4,069	1,438	3,791	875

Note: 2014 year-to-date vacancy and average rental rates are for the 2nd Quarter. Otherwise, vacancy and rental rates are for year-end.

An indication of our concerns about the AAMD report methodology is evident when comparing the number of units completed during the first half of 2014 with reported net absorption. The AAMD report shows a declining vacancy rate even though completions well exceeded net absorption, statistically an unlikely situation. To some extent this is likely due to the AAMD report undercounting the number of units actually completed and added to the rental market.

Units Started by County

The following table shows the number of apartment units started in the seven metro Denver counties during the years 2009 to 2013 and for the first six months of 2014.

	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	Overall
2014 YTD	204	366	491	360	1,466	637	642	4,166
2013	722	1,697	1,141	478	5,517	511	351	10,417
2012	470	1,174	940	1,438	4,248	697	176	9,643
2011	188	223	74	272	1,518	288	466	3,029
2010	372	280	347	0	407	0	0	1,406
2009	0	328	254	0	502	0	0	1,054

Following is a list of the eleven apartment communities on which construction started during the 2nd quarter of 2014:

Adams County

- **Meadows @ Dunkirk**, 204 units at the northeast corner of East 56th Avenue and Dunkirk Street in Aurora by Pedcor Investment.

Arapahoe County

- **Fox Run Lofts**, 116 units at 7386 South Blackhawk Street in Centennial by Hampton Partners Holdings.

Boulder County

- **Luna Bella**, 240 units on South Public Road east of Viridian Drive in Lafayette by Milestone Development Group.

Denver County

- **100 Steele Street**, 185 units in the Denver Central submarket by Zocalo Community Development.
- **820 Sherman Street**, 64 units in the Denver Central submarket by 8th & Sherman Development LLC.
- **Alameda Station Village**, 275 units adjacent to the Alameda Avenue RTD light rail station at 415 South Cherokee Street in the Denver Central submarket by D4 Urban.
- **Broadstone on 9th**, 324 units on East 9th Avenue west of Clermont Street in the Denver East submarket by Alliance Residential.

- **Platt Park North**, 60 units on East Mississippi Avenue east of South Broadway by Pando Holdings.

Douglas County

- **Lofts @ Lincoln Station**, 101 units at 9375 Station Street in Lone Tree, adjacent to the RTD Lincoln Avenue light rail station, by Neibur Development.
- **Vanterra**, 306 units on Main Street at Dransfeldt Road in Parker by Faestel Properties.

Jefferson County

- **Holland Belmar**, 220 units at 525 South Saulsbury Street in the Belmar mixed-use community in Lakewood by Holland Partner Group.

There were no properties that began construction in Broomfield County during the 2nd quarter of 2014.

Units Completed by County

During the first half of 2014 developers completed, and brought onto the leasing market, 4,100 units. The following table shows completions by county in metro Denver since 2009, including those for the first half of 2014.

	Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	Overall
2014 YTD	280	0	402	343	3,075	0	0	4,100
2013	220	136	96	272	1,424	985	488	3,741
2012	300	503	74	0	1,317	0	0	2,194
2011	72	328	313	0	338	0	0	1,299
2010	0	1,112	0	673	1,475	243	0	3,503
2009	385	1,100	50	0	474	0	0	2,009

Following are the eight apartment communities that were completed in metro Denver during the 2nd quarter of 2014.

Adams County

- **Solaire**, 252 units on 8th Avenue south of Bromley Lane in Brighton by Solaire Apartments LLC.

Boulder County

- **High Mar**, 59 units at 4900 Moorhead Avenue in Boulder by Boulder Housing Partners.
- **North Main @ Steel Ranch**, 228 units on Steel Street north of West South Boulder Road in Louisville by Confluence Development.

Denver County

- **AMLi Riverfront Park**, 242 units at 1900 Little Raven Street in the Denver Central submarket by AMLi Residential.
- **Broadstone Gardens @ Cherry Creek**, 191 units at 250 South Harrison Street in the Denver Central submarket by Alliance Residential.
- **Residences @ University Hills**, 101 units at 2775 South Brook Drive in the Denver South submarket by University Hills LLC.
- **Veranda Highpointe**, 362 units at 6343 East Girard Place in the Denver South submarket by Forum Real Estate.
- **Verve**, 284 units at 1490 Delgany Street in the Denver Central submarket by Opus Group.

There were no apartment properties on which construction was completed during the 2nd quarter of 2014 in Arapahoe, Broomfield, Douglas or Jefferson counties.

Vacancy Rates

The vacancy rates reported below are from the 2nd quarter 2014 report from the Apartment Association of Metro Denver. As mentioned above, we have concerns about methodology, and therefore, accuracy, so we recommend that attention be paid mainly to trends.

Studio apartments, also called “efficiencies” by some, are returning as a popular unit type, especially in new upper-rental range apartment communities. Many of these projects are oriented to younger residents who are attracted to urban locations and amenities but prefer to live alone and do not need large apartment units.

The following table shows vacancy rates by unit type since the end of 2009:

	Studio	1 BR	2BR/2B	3BR	Overall
YTD 2014	4.9%	4.5%	4.8%	5.6%	4.7%
2013	4.9	4.9	5.7	5.3	5.2
2012	3.3	4.4	5.8	5.1	4.9
2011	3.5	4.9	5.9	6.0	5.4
2010	3.7	5.1	6.1	5.6	5.5
2009	6.6	7.3	8.3	8.0	7.7

Note: 2014 year-to-date vacancy rate is for the 2nd Quarter. Otherwise, vacancy rates are for year-end.

Vacancy rates often fluctuate due to the addition of new properties to the market. As reported above, there were, at the end of the 2nd quarter of 2014, nearly 18,000 units under construction in metro Denver, of which 43% were in the City & County of Denver. Many of the new properties will be leasing units at the upper end of the rental spectrum, which raises concerns for overbuilding, especially in the second half of 2014 and in 2015.

The Apartment Association of Metro Denver combines Boulder and Broomfield counties for the purpose of measuring vacancy and rental rates. The following table shows vacancy rates by county:

	Adams	Arapahoe	Boulder	Denver	Douglas	Jefferson	Overall
YTD 2014	4.5%	4.6%	4.4%	5.6%	3.8%	3.7%	4.7%
2013	5.3	5.2	3.4	6.1	5.0	4.6	5.2
2012	4.5	5.0	3.7	6.1	4.2	4.2	4.9
2011	5.3	6.8	4.4	4.8	4.7	4.4	5.4
2010	5.7	6.6	3.6	5.2	5.2	4.5	5.5
2009	6.3	8.6	5.8	8.8	5.5	7.3	7.7

Note: 2014 year-to-date vacancy rate is for the 2nd Quarter. Otherwise, vacancy rates are for year-end.

Based on our analysis of the AAMD methodology we believe that the actual vacancy rate in metro Denver is likely to be in the 5.5% to 6% range. It will vary, of course, by location, type of unit, class of property and rental rate. Since a 5% to 7% vacancy range is usually considered a balanced market the current situation is not highly disturbing, but the vacancy trend is upward.

Rental Rates

The following table shows average rental rates by county since 2009 when the market began to recover from the effects of the Great Recession. Although the Apartment Association of Metro Denver report indicates that average rental rates for metro Denver have risen 27.6% between 2009 and 2013 it should be taken into consideration that these are not “same store” rental rates and include the addition of new properties, many of which have rental rates well above average

for the market as a whole. The average rental rates reported, therefore, are somewhat inflated when compared to previous years.

Average rental rates reported by the AAMD also do not take into consideration the effects of “specials” and concessions, a situation that is beginning to once again arise in some submarkets and which will be more evident over the next eighteen months.

The Apartment Association of Metro Denver report, for purposes of data on rental rates and vacancy rates, combines survey results for apartment communities in Boulder and Broomfield counties.

The table showing rental rate trends by unit type also includes, in the overall average, a smaller number of other units types, such as two bedroom/one bath apartments and four bedroom apartments. The large increase in the average rental rate for studio apartments is due to previously mentioned advent of new units in that category.

	Adams	Arapahoe	Boulder	Denver	Douglas	Jefferson	Overall
YTD 2014	\$1,024	\$1,067	\$1,264	\$1,127	\$1,351	\$1,001	\$1,117
2013	988	1,026	1,228	1,093	1,262	1,033	1,074
2012	949	995	1,198	1,065	1,187	994	979
2011	910	900	1,038	941	1,092	889	932
2010	893	890	996	911	1,090	847	909
2009	809	848	943	903	1,027	849	875

Note: 2014 average rental rate is for the 2nd Quarter. Otherwise, rental rates are for year-end.

The following table shows the trend in average rental rates by unit type:

	Studio	1 BR	2BR/2B	3BR	Overall
YTD 2014	\$940	\$981	\$1,338	\$1,548	\$1,117
2013	816	921	1,234	1,438	1,074
2012	771	848	1,171	1,407	979
2011	695	822	1,098	1,295	932
2010	656	795	1,069	1,284	909
2009	677	756	1,036	1,233	875

Note: 2014 average rental rate is for the 2nd Quarter. Otherwise, rental rates are for year-end.

Apartment Investment in Metro Denver

Apartments are a favored investment category for a wide range of buyers. According to CoStar Group, the investment activity for apartment properties of fifty units or more in recent years has been as follows:

Year	Total Sales (in Millions)	Average Price Per Unit
2Q 2014	\$ 3,112,000	\$ 121,063
1Q2014	634,250	116,057
2013	2,894,000	124,654
2012	2,600,000	93,415
2011	1,843,000	95,659
2010	560,600	70,263
2009	282,900	70,267

In 2013 investors set a metro Denver record with apartment sales of nearly \$2.9 billion. That record was easily surpassed in just the first half of 2014, with Costar Group reporting over \$3.7 billion in apartment sales, including several large portfolio transactions. During the 2nd quarter of 2014 alone there were 104 sales of properties containing fifty units or more, for an average sale price of \$121,063 per unit. Brokers are happy.

According to brokers who specialize in apartment sales, buyers include local investors, real estate investment companies and a range of national and international institutional investors, including real estate investment trusts and life insurance companies. Acquisitions have included both existing apartment properties and those under construction.

Forecast

The potential exists for a softening market during the latter half of 2014 and especially in 2015. We expect a total of about 10,000 units to be completed in metro Denver in 2014 and possibly as many in 2015.

To put the situation into a longer term perspective, consider the following:

- Many local real estate professionals consider 5,000 to 6,000 units to be the “normal” annual net absorption for apartments in metro Denver.
- Over the past ten years net absorption, according to the Apartment Association of Metro Denver, has averaged only about 3,000 units per year. This amount is due to several factors, including the effects of the Great Recession and of competition from for-sale housing.

- Over the 45 year period from 1969 to 2013 metro Denver governments issued building permits for an average of 5,246 apartment units per year. The number fluctuated annually due to economic and market conditions, ranging from 208 to nearly 25,000 units..
- The AAMD estimated net absorption for the first half of 2014 to be 3,025 units. Should that number be matched in the second half of 2014 Denver’s annual net absorption for the year will be just at the top of the 5,000 to 6,000 “normal” range.
- With about 10,000 units likely to be completed and added to the market in 2014, the excess supply over demand would result in an increase in the metro vacancy rate and downward pressure on rental rates, especially in higher rental rate properties.

If the potential exists for overbuilding at the upper end of the market, that is not a concern at the lower end. There is strong demand for affordable housing in metro Denver that is simply not being met. Some local governments and the Colorado Housing and Finance Authority are working to fill the gap but cutbacks in federal funding are a barrier to construction of more affordable units, whether in the “workforce” or senior categories.

A competing factor for apartments is for-sale housing. This would normally be a special case with condominiums, but the inventory of units is quite tight currently. Few new condos are being built in metro Denver, mainly because of the potential for construction defects lawsuits from buyers and homeowner associations. Attempts have been made in the Colorado legislature to change the laws allowing such suits but they have been unsuccessful.

Overall, since supply is known, it all boils down now to demand. We recommend that readers maintain a healthy skepticism and reject the exuberance that is all too present in the media about the apartment market in metro Denver. This is not restricted to Denver; we see similar issues arising in other popular growth markets in the US, especially Atlanta, Austin, Charlotte, Dallas and Raleigh-Durham.

All that being said, Denver is an excellent long term market. Investors continue to seek product here, and the sales volume is extensive. How long that will last is open to question, especially if the market deteriorates substantially.

Methodology

The properties included in the Apartment Perspective report exclude student-specific housing and senior housing for which large upfront “buy-in” fees are required for occupancy. Regular age-restricted independent living for-rent senior housing communities are included. Otherwise, the report covers all apartment properties of fifty units or more contained in Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties.

Information provided in this report is obtained from published sources such as Pierce-Eislen, the US Bureau of Labor Statistics, the Home Builders Association of Metro Denver, CoStar Group, the AAMD Apartment Vacancy and Rental Survey and from local government agencies. We also check building permits, rezoning applications, planning board agendas and concept and site plan submissions on a monthly basis, often following up with conversations with city and county planners.

James Real Estate Services, Inc. also conducts independent research, including quarterly field visits to all apartment projects that are currently under construction or proposed to determine their actual status. Building permits and certificates of occupancy are inadequate for thorough research; doing actual site checks is much more accurate.

James Real Estate Services, Inc. makes every attempt to ensure accuracy but information cannot be guaranteed. Comments, suggestions and any corrections should be directed to Eric Karnes, editor of the Apartment Perspective, at 303/316-6766 or ekarnes@jres.com.

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Apartment Projects Under Construction

The following projects were under construction in metro Denver as of June 30, 2014 and are sorted by county:

Adams County

- **21 Fitzsimons**, 172 units at 2201 Ursula Street in the Fitzsimons medical and research campus in Aurora by The Pauls Corporation.
- **Arbour Commons**, 394 units at the northeast corner of East 148th Avenue at Huron Street in Westminster by McWhinney.
- **Carrick Bend**, 228 units at 11525 Community Center Drive in Northglenn by Holland Partner Group.
- **InnovAge Thornton**, 72 units at 12201 Washington Center Drive in Thornton by InnovAge.
- **Meadows @ Dunkirk**, 204 units at the northeast corner of East 56th Avenue and Dunkirk Street in Aurora by Pedcor Investment

Arapahoe County

- **360 Degrees**, 304 units at the southeast corner of East Peakview Avenue and South Syracuse Street in Centennial by Forestar Group.
- **Alta Cherry Hills**, 306 units at 3650 South Broadway in Englewood by Wood Partners.
- **Amberley Heights**, 96 units on Taliesin Lane east of Inverness Drive West in Inverness by Metropolitan Homes.
- **Antenna Place**, 200 units on East Ohio Drive south of East Ohio Place in Aurora by Jordan Perlmutter & Company.
- **Capstone @ Vallagio**, 272 units at 158 Inverness Drive West in Inverness by Wolff Company.
- **Fox Run Lofts**, 116 units at 7386 South Blackhawk Street in Centennial by Hampton Partners Holdings.
- **Kent Place Residences**, 300 units at the northwest corner of South University Boulevard and West Hampden Avenue in Englewood by Forum Real Estate Group.
- **Meadows @ Platte Valley**, 250 units at 4535 West Mineral Avenue in Littleton by Evergreen Development.
- **Parc @ Greenwood Village**, 248 units at 5500 DTC Parkway in Greenwood Village by Grand Peaks Properties.
- **Solana @ Cherry Creek**, 341 units at 801 South Cherry Street in Glendale by MKS Residential.
- **Village @ Westerly Creek Phase II**, 65 units at 10827 East Kentucky Avenue in Aurora by the Aurora Housing Authority.
- **Viridian**, 227 units on East Arizona Place at South Joliet Street in Aurora by Post Investment Group.
- **Watermark @ Southlands**, 300 units at the southeast corner of East Orchard Road and South Aurora Parkway in Aurora by Watermark Residential.

Boulder County

- **28th Street**, 69 units at 2685 28th Street in Boulder by Koelbel & Company.
- **29th Street Residences**, 61 units at 2810 29th Street in Boulder by Koelbel & Company.
- **Alexan Flatirons**, 232 units at 5460 Spine Road in Boulder by Trammell Crow Residential.
- **Aspinwall @ Josephine Commons**, 72 units at 455 North Burlington Avenue in Lafayette by the Boulder County Housing Authority.
- **Boulder Views**, 68 units at 6655 Lookout Road in Boulder by 6655 Lookout Road LLC.
- **Center Court Village**, 111 units at 707 West South Boulder Road in Louisville by Loftus Development.

- **Depot Square**, 71 units at 3151 Pearl Street in Boulder by Pedersen Development.
- **Grandview Meadows**, 80 units at 620 Grandview Meadows Drive in Longmont by M. Timm Development.
- **Gunbarrel Town Center**, 251 units at 6685 Gunpark Drive in Boulder by Wolff Company.
- **Luna Bella**, 240 units on South Public Road east of Viridian Drive in Lafayette by Milestone Development Group.
- **Mill Village**, 220 units at the southeast corner of East Ken Pratt Boulevard and 3rd Avenue in Longmont by Frontier Company.
- **Province @ Boulder**, 84 units at 950 28th Street in Boulder by Edwards Communities.
- **Solana Pearl Street**, 319 units at 3100 Pearl Street in Boulder by MKS Residential.
- **Violet Crossing**, 98 units at 4474 Broadway in Boulder by Palmos Development.

Broomfield County

- **Alta Harvest Station**, 297 units at 11775 Wadsworth Boulevard in Broomfield by Wood Partners.
- **AMLI Arista**, 168 units at 8200 Arista Place in Broomfield by AMLI Residential.
- **Avenues @ Crofton Park**, 90 units at 12431 King Court in Broomfield by McBroom Company.
- **Camden @ Flatirons**, 424 units at 120 Edgeview Drive in Broomfield by Camden Partners.
- **Dry Creek Valley**, 360 units at the southwest corner of Uptown Avenue and Parkland Street in Broomfield by Wolff Company.
- **Retreat @ The Flatirons**, 374 units at 13700 Via Varra in Broomfield by Etkin Johnson Group.
- **Rockvue**, 220 units at 250 Summit Boulevard in Broomfield by Carmel Partners.

Denver County

- **100 Steele Street**, 185 units at 100 Steele Street in the Denver Central submarket by Zocalo Community Development.
- **1000 Broadway South**, 260 units at 1000 South Broadway in the Denver Central submarket by Fore Property Company.
- **2100 Delgany Street**, 187 units in Denver Central submarket by Mill Creek Residential Trust.
- **820 Sherman Street**, 64 units at 820 Sherman Street in the Denver Central submarket by 8th & Sherman Development LLC.
- **828 Broadway**, 200 units at 828 Broadway in the Denver Central submarket by The

Pauls Corporation.

- **Alameda Station Village**, 275 units at 415 South Cherokee Street by the RTD light rail station in the Denver Central submarket by D4 Urban.
- **Alta City House**, 281 units at 1801 Chestnut Place in the Denver Central submarket by Wood Partners.
- **Amstar Denver Highlands**, 332 units at 2785 Speer Boulevard in the Denver Central submarket by Allied Realty.
- **Aster Conservatory Green**, 352 units at 4890 Northfield Boulevard in the Denver East submarket by Forest City Enterprises.
- **Avenue 8**, 163 units at 5805 East 8th Avenue in the Denver East submarket by Rosemark Development Group.
- **Avondale**, 80 units at 1402 Irving Street in the Denver West submarket by Del Norte Community Development.
- **Balfour @ Riverfront Park**, 112 units at 1500 Little Raven Street in the Denver Central submarket by Balfour Senior Living.
- **Belleview Station**, 352 units at 6750 East Chenango Avenue near the RTD Belleview Avenue light rail station in the Denver South submarket by Holland Partner Group.
- **Broadstone on 9th**, 324 units on East 9th Avenue at Clermont Street in the Denver East submarket by Alliance Residential Company.
- **Broadstone Blake**, 164 units at 2120 Blake Street in the Denver Central submarket by Alliance Residential Company.
- **Carmel Rockmount**, 390 units at 3500 Rockmount Drive in the Denver Central submarket by Carmel Partners.
- **Elan Union Station**, 314 units at 1900 Chestnut Place in the Denver Central submarket by Nichols/Greystar.
- **Element 47**, 265 units at 2150 Bryant Street in the Denver Central submarket by AG Spanos Companies.
- **EnV**, 224 units at 1000 Speer Boulevard in the Denver Central submarket by Snavelly Group.
- **Greenways @ Stapleton**, 108 units at 8133 East 29th Place in the Denver East submarket by Horizon Development Group.
- **Grove @ Stapleton**, 150 units at 2980 Syracuse Street in the Denver East submarket by Zocalo Community Development.
- **Hartley Flats**, 165 units at 2749 Walnut Street in the Denver Central submarket by Simpson Housing.
- **Helios**, 258 units at 7901 East Belleview Avenue in the Denver South submarket by Hines Interests.
- **Highland Place**, 68 units at 3380 West 38th Avenue in the Denver West submarket by

Allante Properties.

- **Lumina**, 61 units at 3234 Navajo Street in the Denver Central submarket by Treehouse Development.
- **Mariposa Phase IV**, 77 units at 1200 West 10th Avenue in the Denver Central submarket by the Denver Housing Authority.
- **Park Hill 4000**, 168 units at 4000 Albion Street in the Denver East submarket by Delwest Capital Group.
- **Pearl**, 408 units at 7575 East Technology Way in the Denver South submarket by Carmel Partners.
- **Peregrine Place**, 65 units at 4400 East Mississippi Avenue in the Denver South submarket by Catamount Properties.
- **Platform @ Union Station**, 287 units at 1650 Wewatta Street in the Denver Central submarket by Holland Partner Group. As the name indicates this high-rise building is immediately adjacent to Denver Union Station.
- **Platt Park North**, 60 units on East Mississippi Avenue east of South Broadway in the Denver South submarket by Pando Holdings.
- **Point 21 Urban Flats**, 212 units at 2131 Lawrence Street in the Denver Central submarket by Legacy Partners.
- **Renaissance Stout Street Lofts**, 78 units at 2160 Stout Street in the Denver Central submarket by the Colorado Coalition for the Homeless.
- **Residences @ Cherry Creek**, 297 units at 360 South Monroe Street in the Denver Central submarket by Smith Jones Partners.
- **Residences @ The Gardens**, 156 units at 1099 Gaylord Street in the Denver Central submarket by MGL Partners.
- **Residences @ Prospect Park**, 296 units at 2975 Huron Street in the Denver Central submarket by Edwards Communities.
- **Steele Creek**, 218 units at 3222 East 1st Avenue in the Denver Central submarket by BMC Investments.
- **Studio 17 LoHi**, 114 units at 2559 17th Street in the Denver Central submarket by Simpson Housing.

Douglas County

- **Apex Meridian**, 156 units at 383 Inverness Parkway in Inverness by Mike Brown.
- **Auburn Ridge**, 90 units at 1033 Auburn Drive in Castle Rock by Atlantic Development.
- **Elevation @ County Line Station**, 265 units at 8331 South Valley Highway near the RTD County Line Road light rail station in Inverness by Grand Peaks Properties.
- **Lincoln Station**, 230 units at 10400 Park Meadows Drive near the RTD Lincoln Avenue light rail station in Lone Tree by Holland Partner Group.

- **Lofts @ Lincoln Station**, 101 units at 9375 Station Street adjacent to the RTD Lincoln Avenue light rail station in Lone Tree by Neibur Development.
- **Vanterra**, 306 units at the southwest corner of Main Street and Dransfeldt Road in Parker by Faestel Properties.

Jefferson County

- **Escape @ Ken Caryl**, 250 units at the northeast corner of Shaffer Parkway and Shaffer Place in Ken Caryl by Embrey Partners.
- **Golden Vista**, 172 units at 530 Golden Ridge Road in Golden by Evergreen Development.
- **Holland Belmar**, 220 units at 525 South Saulsbury Street in Lakewood by Holland Partner Group.
- **Lodge @ Denver West**, 252 units at 14040 Denver West Circle in Lakewood by Greystone Group.
- **West 8th**, 99 units at 1410 8th Street in Golden by Confluence Development.

The 88 projects under construction at the end of the 2nd quarter of 2014 contain a total of 17,915 units.

Apartment Projects Proposed

The following projects were proposed in metro Denver as of June 30, 2014 and are sorted by county. They may not all be built, and others will be announced and included in our subsequent Apartment Perspectives. The properties listed are those that are the most likely to begin construction during the next twelve months.

We obtain information on proposed projects from published media reports and from rezoning requests and concept plans or site plans filed with municipal and county planning agencies in metro Denver.

Adams County

- **144th Avenue & Grant Street**, 465 units on Grant Street south of East 144th Avenue in Thornton by Lennar Multifamily.
- **116th Avenue & Pecos Street**, 319 units at the northeast corner of West 116th Avenue and Pecos Street in Westminster by Crescent Communities.
- **Axis**, 367 units on Westminster Boulevard south of West 112th Avenue in Westminster by Urban Pacific.
- **CK Village**, 96 units at the southeast corner of 19th Avenue and Jennifer Court in Brighton by William Teater.

- **Libretto Phase II**, 40 units on 8th Avenue south of Southern Street in Brighton by Hendricks Communities.
- **Longview**, 312 units on Zuni Street south of Federal Parkway in Westminster by Post Investment Group.
- **Midtowne @ Clear Creek**, 270 units at the southeast corner of West 68th Avenue and Pecos Street in unincorporated county by Brookfield Residential.

Arapahoe County

- **AMLI Dry Creek**, 257 units at 7441 South Clinton Street in unincorporated county by AMLI Residential.
- **Broadway Lofts**, 114 units at 3400 South Acoma Street in Englewood by Medici Communities.
- **Nevada Place**, 72 units at 5591 South Nevada Street in Littleton by Camelback Development.
- **Oxford Station**, 242 units at the southwest corner of West Oxford Avenue and South Navajo Street near the RTD Oxford Avenue light rail station in Englewood by Fore Property Company.
- **Villages @ Belleview**, 346 units at 5151 South Federal Boulevard in Littleton by Redwood Real Estate.
- **Waller Commons**, 232 units at Inverness Drive West and Spring Green Drive in Inverness by JKS/PAK LLC.

Boulder County

- **30th and Pearl Streets**, 284 units at the southeast corner of 30th and Pearl streets in Boulder by Southern Land Company.
- **Landmark Lofts Phase II**, 138 units at 970 28th Street in Boulder by CIM Group.
- **Pathfinder Partners**, 250 units at Main Street and 1st Avenue in downtown Longmont by Pathfinder Partners.
- **Sutherland Park**, 180 units at 3390 Valmont Road in Boulder by Element Properties.

Broomfield County

- **Arista Place**, 240 units at Arista Place and Destination Drive in Broomfield by Davis Development.
- **Avenue 120**, 144 units at 12060 Perry Street in Broomfield by Wasatch Advantage Group.
- **North Park**, 250 units on West 168th Avenue (Colorado Highway 7) west of I-25 in the North Park mixed-use community in Broomfield by McWhinney.

- **Summit Green**, 200 units at 453 Summit Boulevard in Broomfield by Pathfinder Partners.

Denver County

- **2205 to 2225 West 28th Avenue**, 270 units in the Denver Central submarket by Richman Ascension Development.
- **2300 Welton Street**, 223 units in the Denver Central submarket by Century Development.
- **2400 South University Boulevard**, 236 units in the Denver South submarket by Tessler Developments.
- **255 East Speer**, 220 units at 255 East Speer Boulevard in the Denver Central submarket by the Hanover Company.
- **29th and Federal**. 130 units at 2830 Federal Boulevard in the Denver Central submarket by Sagebrush Companies.
- **707 Sherman Street**, 105 units in the Denver Central submarket by Sherman Residential LLC.
- **999 17th Street**, 360 units in the Denver Central submarket by Shea Properties.
- **Alexan Cherry Creek**, 186 units on Cook Street south of East 1st Avenue in the Denver Central submarket by Trammell Crow Company.
- **Alexan @ Sloan's Lake**, 369 units at West 16th Avenue and Raleigh Street in the Denver West submarket by Trammell Crow Company.
- **Alexan Uptown**, 372 units at the southeast corner of East 20th Avenue and Logan Street in the Denver Central submarket by Trammell Crow Residential.
- **Aster Town Center Phase II**, 135 units at 3131 Roslyn Street in Stapleton in the Denver East submarket by Forest City Enterprises.
- **Bellevue Station Senior Apartments**, 141 units at East Chenango Avenue and South Newport Street in the Denver South submarket by McBroom Company.
- **Blake Street Station**, 60 units at 3789 Walnut Street adjacent to the planned RTD commuter rail station in the Denver North submarket by Urban Land Conservancy.
- **Broadstone @ RiNo**, 270 units at 3101 Brighton Boulevard in the Denver North submarket by Alliance Residential.
- **Chestnut**, 108 units at 1975 18th Street in the Denver Central submarket by Integral Development.
- **Colorado Center**, 189 units in the Colorado Center mixed-use development at 2000 South Colorado Boulevard in the Denver South submarket by Lincoln Property Company.

- **Confluence**, 288 units at 2166 15th Street in the Denver Central submarket by PM Realty Group. If developed this project would be, at 34 floors, the tallest apartment building in Denver.
- **Country Club Towers 2 and 3**, 500 units at 15 South Downing Street in the Denver Central submarket by the Broe Group, comprised of two 30-story buildings.
- **Detroit Terraces**, 51 units at 1530 Detroit Street in the Denver Central submarket by Inspire Investment Group.
- **Grant Street Lofts**, 201 units on Grant Street south of East 7th Avenue in the Denver Central submarket by Anbrock LLC.
- **Jefferson Park**, 206 units at 2727 West 27th Avenue in the Denver Central submarket by CDP Partners.
- **Lennar Parkfield**, 348 units at the northeast corner of Green Valley Ranch Boulevard and Memphis Street in the Denver East submarket by Lennar Multifamily.
- **Mariposa Phase VI**, 94 units at the southeast corner of Osage Street and West 11th Avenue in the Denver Central submarket by the Denver Housing Authority.
- **Millennium Bridge**, 158 units atop the existing parking garage at the northwest corner of 15th and Delgany streets in the Denver Central submarket by Bentall/Kennedy.
- **O2xygen**, 301 units at 1250 Cherokee Street in the Denver Central submarket by Charter Realty Group.
- **Park Hill Village West**, 156 units at 4175 Albion Street in the Denver East submarket by Urban Land Conservancy.
- **Renaissance @ North Colorado**, 103 units at 3975 Colorado Boulevard in the Denver Central submarket by the Colorado Coalition for the Homeless.
- **Residences on 16th**, 180 units on East 16th Avenue between Milwaukee and Fillmore streets in the Denver Central submarket by Picerne Group.
- **Route 40 Flats**, 74 units at 1080 East Colfax Avenue in the Denver Central submarket by Slipstream Properties.
- **Sable Ridge Phase II**, 60 units at 4203 Chambers Road in the Denver East submarket by Sable Ridge Development.
- **Seventeen W**, 640 units in the block bounded by Chestnut Place and 17th, 18th and Wewatta streets adjacent to Denver Union Station in the Denver Central submarket by Holland Partner Group.
- **Skyhouse Denver**, 354 units at the southeast corner of Broadway and East 18th Avenue in the Denver Central submarket by Novare.
- **Skymark**, 190 units at 1301 South Ulster Street in the Denver East submarket by DelWest Capital.
- **Speer Tower**, 226 units at 1306 Speer Boulevard in the Denver Central submarket by Legacy Partners.

- **Stapleton Town Center North**, 382 units on the north side of East 29th Place between Roslyn and Syracuse streets in the Denver East submarket by Forest City Enterprises.
- **Ulster Lofts**, 258 units at 5031 South Ulster Street in the Denver Tech Center in the Denver South submarket by Evergreen Development.
- **Viking Park**, 117 units at 2826 West 29th Avenue in the Denver Central submarket by Portofino Development.
- **Wellington**, 288 units at 1401 Osage Street in the Denver Central submarket by Carmel Partners.
- **Welton @ 25th**, 96 units at 2460 Welton Street in the Denver North submarket by Palisade Partners.
- **Yale Station**, 66 units at 5155 East Yale Circle adjacent to the Yale Avenue RTD light rail station in the Denver South submarket by Koelbel & Company.
- **Yards @ Denargo Market Phase II**, 322 units at 2525 Wewatta Street in the Denver North submarket by Cypress Real Estate Advisors.
- **Z Block**, 75 units on Blake Street between 18th and 19th streets in the Denver Central submarket by McWhinney.

Douglas County

- **Camden Lincoln Station**, 267 units at Park Meadows Drive and Station Street adjacent to the RTD Lincoln Avenue light rail station in Lone Tree by Camden Property Trust.
- **Enclave @ Cherry Creek**, 285 units at the northeast corner of Pine Lane and Wintergreen Parkway in Parker by AG Spanos Corporation.
- **Lighthouse @ Crown Point**, 312 units on Cottonwood Drive east of South Parker Road in Parker by Catalina Development Company.
- **Littleton Commons East**, 385 units at 8300 Erickson Boulevard in Littleton by LC East LLC.
- **Morningstar Senior Living**, 190 units at RidgeGate Parkway and Commons Street in Lone Tree by Morningstar Senior Living.
- **Promenade @ Castle Rock**, 385 units on Santa Fe Drive north of Meadows Parkway by Alberta Development Partners. This project would be part of a large mixed-use development containing mainly retail space.

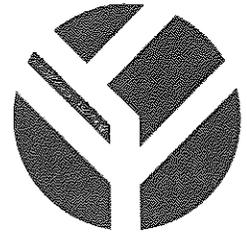
Jefferson County

- **Alta Pinhurst**, 350 units at 4147 South Teller Street in Lakewood by Wood Partners.
- **Belleview Village**, 290 units at 11415 West Belleview Avenue in unincorporated county by Gerald Stafford.
- **Cityscape @ Belmar**, 130 units at 500 South Reed Street in Lakewood by Metro West Housing.

- **Lakewood Gateway**, 84 units at the southeast corner of West 26th Avenue and Wadsworth Boulevard in Lakewood by Hendricks Communities.
- **Lamar Station Crossing Phase II**, 66 units at 6150 West 13th Avenue adjacent to the RTD Lamar Street light rail station by the Lakewood Housing Authority.
- **Morningstar Senior Living**, 64 units at 10100 West 38th Avenue in Wheat Ridge by Morningstar Senior Housing.
- **Park Place Olde Town**, 153 units on Teller Street south of Ralston Road near the planned RTD commuter rail station on Grandview Avenue in Arvada by Goldberg Properties.
- **Senior Living Logic**, 120 units at 20001 Golden Gate Canyon Road in Golden by Senior Living Logic LLC.
- **South Union**, 319 units at 85 South Union Boulevard in Lakewood by Lennar Multifamily.
- **Town Center North**, 50 units at 7300 West 44th Avenue in Wheat Ridge by Town Center North Apartments.
- **Union West**, 267 units at 55 Van Gordon Street in Lakewood by Confluence Development.
- **Village of Belmar**, 60 units at 7955 West Alameda Avenue in Lakewood by Village of Belmar LLC.
- **Village at Oak Street**, 253 units at 1655 Owens Street in Lakewood by Prospect LLC.
- **Zephyr Line**, 95 units at 7900 West 14th Avenue in Lakewood by St. Charles Town Company.

The 83 projects proposed at the end of the 2nd quarter of 2014 and possibly slated to begin construction during the next twelve months contain a total of 18,051 units.

MEMORANDUM



TO: City Council

THROUGH: Gary Sears, City Manager

THROUGH: Rick Kahm, President Englewood Environmental Foundation, Inc. ✓

FROM: Dave Henderson, Deputy Public Works Director

DATE: August 27, 2014

SUBJECT: CITYCENTER FOUNTAIN CITIZEN REQUEST

A long time Alexan apartment resident recently contacted the City Manager's office with concerns regarding children playing in the fountain water during severe weather events. The resident requested that signs be installed to warn children and others about the danger of lightning.

The Englewood Environmental Foundation, Inc. (EEFI) manages the common area of CityCenter Englewood. EEFI ordered and installed signage last week (see attached photo).

lt/att

c: Leigh Ann Hoffhines



**NO WATER PLAY
WHEN LIGHTNING IS PRESENT**

**NO WADING
OR SWIMMING**

08.21.2014 09:12

MEMORANDUM



TO: Gary Sears, City Manager

THROUGH: Rick Kahm, Director of Public Works

FROM: David Henderson, Deputy Public Works Director ✓

DATE: August 28, 2014

SUBJECT: PROJECT UPDATE – Duncan Park Improvements, Street Maintenance Projects 2014, Belleview/Logan Traffic Signal Work, Concrete Utility Project 2014, Little Dry Creek Plaza Repairs, Flood Middle School Redevelopment, Security Camera Project, Servicercenter 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. ACC continued forming and pouring path and sidewalks. Playground equipment installation is approximately 80% complete. Sport Court construction is anticipated to begin next week and the pre-fabricated restroom facility is expected to be delivered the week of September 8th. Staff monitors the project daily to assure compliance with the project specifications and to minimize impacts to the adjacent neighborhood. The anticipated project completion date is September 30th.

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 70% of the in-house overlay program. Schedule information is posted on the City's web site.

Street crews continue doing roto-milling for the City of Littleton when needed (Thursday and Friday this week). Littleton does street striping and painting for Englewood in exchange for the roto-milling work.

Street crews continue work on other maintenance activities (sweeping, pothole repair, utility cut repairs, weed removal, debris pick-up, and alley grading) as time allows. Rain has delayed some of the planned alley maintenance activities this week.

BELLEVIEW/LOGAN TRAFFIC SIGNAL WORK

W. L. Contractors has begun work for CDOT to replace the State's traffic signal at Belleview and Logan. Staff is monitoring the project to minimize impacts to traffic.

CONCRETE UTILITY PROJECT 2014

NORAA Concrete Construction has substantially completed the 2014 Concrete Utility Project. Punch list items remain and should be completed next week. Questions regarding the program should be directed to the Concrete Utility, 303-762-2360 or [e](mailto:)

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 irrigation, soil prep, and planting installation.

FLOOD MIDDLE SCHOOL REDEVELOPMENT

Wood Partners' contractor completed erecting the parking garage for Phase I (Broadway to Lincoln).

Parking Garage work for Phase II (Lincoln to Sherman) continued. Framing of the Phase I residential units is underway.

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 with implementation at the following sites:

Police: Installation of the exterior pole and camera will be completed September 12th.

Service Center: Installation is 95% complete.

Pirates Cove: Wireless antenna installation will be completed on September 10th.

Golf: Wireless antennas have been ordered; Long is working with the City on an acceptable installation date.

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 ENGLEWOOD CAMPUS

Englewood School District continues construction of the new campus on South Logan Street. Phase 2 public right-of-way work on S. 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 is planning to begin pavement restoration in the 1500 – 1700 blocks of E. Dartmouth Avenue the last week in August. Pavement restoration in the 4300 block of S. Logan Street, due to unexpected gas line repairs in that block, are expected to be scheduled in the near future.

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, King Liquor Store, BRI Colorado (showcase room) and **Metro PCS**.

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, 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, Einstein Bagels, and Harbor Freight. **Harbor Freight hosted a "tent sale" in the parking lot on August 21st.**

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

Englewood Police Department Summary Report

For Period July 1, 2014 through July 31, 2014



TYPE OF INCIDENT	Jul 2014	Jul 2013	YTD 2014	YTD 2013
PATROL AND TRAFFIC				
Total Activities	5,052	4,550	34,126	29,513
Misdemeanor Arrests	215	181	1,174	1,103
Felony Arrests	11	23	86	148
Warrant Arrests	33	65	291	358
DUI Arrests	16	22	177	245
Patrol Division Traffic Summonses	625	784	4,841	5,476

INVESTIGATIONS	Jul 2014	Jul 2013	YTD 2014	YTD 2013
Case Filings	27	29	197	158
Summons	1	3	25	27
Inactivate (no additional leads)	24	17	182	228
Unfounded	7	7	65	71
Victim Failure to Prosecute	1	8	15	42
Other Jurisdiction	17	2	146	36
Returned Runaway	7	6	31	19
Death Memo-Non Criminal Death Invest.	0	4	20	43
Prosecution Declined by District Attorney	2	2	12	7
Civil	1	2	6	2
Parental Correction	3	0	4	0
Welfare Placement	0	0	0	0
Exceptionally Cleared-Complete	0	0	2	0
Cases Received	89	0	558	0
Complete	3	0	11	0
Cold Case	0	0	0	0
Death of Offender	0	0	0	0
Extradition Declined	0	0	0	0
ACSO Impact	10	0	35	0
East Metro Auto Theft	0	0	3	0
South Metro Task Force	0	0	0	0
Warrant	0	0	0	0
TOTAL	192	80	1,312	633

NEIGHBORHOOD SERVICES	Jul 2014	Jul 2013	YTD 2014	YTD 2013
Impact Team				
Projects initiated	17	13	87	94
Residential	6	13	49	62
Business	11	0	54	32
Projects Cleared	11	7	52	78
Community Contacts	25	10	156	59
Residential	2	1	9	7
Business	23	9	147	52
Community Events	11	12	34	54
Code Enforcement				
Cases Opened	532	505	2,497	2,591
Notices of Violation	367	332	1,541	1,609
Postings	77	105	357	515
Summons	21	14	131	97
Patrol Referrals	19	14	169	134

TOTAL	1,016	970	4,695	4,946
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ENGLEWOOD POLICE DEPARTMENT SUMMARY REPORT

For Period July 1, 2014 through July 31, 2014



TYPE OF INCIDENT	Jul 2014	Jul 2013	YTD 2014	YTD 2013
Traffic Bureau				
Traffic Summonses	355	458	2,582	2,222
Parking Summonses	428	404	3,067	2,194
TOTAL	783	862	5,649	4,416
Community Relations				
Community Events/Activities	2	6	42	38
Persons in Attendance	18	194	1,612	871

COMMUNICATIONS/RECORDS

Reported Part I Crimes

Murder/Manslaughter	0	0	0	0	
Rape	1	1	9	12	
Robbery	2	2	20	13	
Assault (includes all assaults)	36	40	198	207	
Burglary	25	19	171	117	
Theft	140	140	928	978	
Auto Theft	17	14	122	138	
Arson	0	0	3	0	
Reported Part I Crimes	TOTAL	221	216	1,451	1,465
Calls for Service	TOTAL	5,052	4,550	33,586	29,402

VICTIM ASSISTANCE RESPONSE

Incidents with victim assistance provided	76	82	521	517
People served relative to incidents	87	100	603	640
Domestic Violence victims	22	21	162	217



Memorandum

Englewood Fire Department

TO: Mayor Penn and Members of City Council
THROUGH: Gary Sears, City Manager
FROM: Andrew Marsh, Fire Chief
DATE: August 27, 2014
SUBJECT: July 2014 Fire Department Monthly Summary

During July 2014, Englewood Fire Department responded to 425 calls for service. The breakdown is as follows: 9 fires, 317 EMS calls, 28 alarms and 71 other calls. EMS accounted for 74.6%, other 16.7%, alarms 6.6% and fires were 2.1%.

Additional activities included: 89 inspections, 18 fire permits, 22 plan reviews, 5 Community Development Projects, and 37 business licenses. Fire Department personnel also completed 76 staff hours of training and participated in 8 Public Education Events.

The Building Division issued 667 permits and conducted 906 inspections. Total fees collected were \$220,370 and the total permit valuation was \$6,080,885.

Incident Response Summary for Englewood Fire Rescue

For period 07/01/2014 Through 07/31/2014

Type of Incident	Current Year		Totals
	In Jurisdiction	Outside	
Fires			
Fire, not otherwise classified	1	0	1
Structure fire involving an enclosed building	2	0	2
Cooking fire, confined to container	2	0	2
Trash or rubbish fire, contained	1	0	1
Vehicle fire, not otherwise classified	2	0	2
Outside rubbish, trash or waste fire	1	0	1
	9	0	9
EMS			
Emergency medical incident, not otherwise classified	1	0	1
Emergency medical incident	286	2	288
Vehicle accident with injuries	16	0	16
Extrication of victim(s) not otherwise classified	1	0	1
Lift Assist	11	0	11
	315	2	317
Alarms			
False Medical Alarm	3	0	3
Fire alarm, malicious activation, no fire	1	0	1
Fire alarm system malfunction, no fire	18	0	18
Sprinkler activation due to malfunction	1	0	1
Fire alarm sounded due to dust, lack of maintenance, or similar cause	3	0	3
Alarm system activation (no fire), unintentional	2	0	2
	28	0	28
Other			
Hazardous condition, other	1	1	2
Gasoline or other flammable liquid spill	1	0	1
Natural gas or LPG leak (outside)	1	0	1
Carbon monoxide incident	2	0	2
Power line down	5	0	5
Arcing, shorted electrical equipment	1	0	1
Vehicle accident, non-injury	3	0	3
Public service assistance, other	7	0	7
Assist police or other governmental agency	2	2	4
Police matter	3	0	3
Assist invalid	2	0	2
Blood Draw	6	0	6
Public Education - Schools	1	0	1

* denotes that the incident occurred within the selected jurisdiction, but no units from that jurisdiction responded

Incident Response Summary for Englewood Fire Rescue

For period 07/01/2014 Through 07/31/2014

Type of Incident	Current Year		Totals
	In Jurisdiction	Outside	
Other			
Public Education - Residential	1	0	1
Public Education - Business	2	0	2
Good intent call, other	1	0	1
Dispatched & cancelled en route	13	0	13
Smoke or odor investigation, no fire	9	0	9
EMS call, party transported by non-fire agency	2	0	2
Fire alarm sounded due to cooking or burnt food	5	0	5
	68	3	71
Grand Totals	420	5	425

* denotes that the incident occurred within the selected jurisdiction, but no units from that jurisdiction responded

Building Division								
Monthly Report - July 2014								
	Number	Number	Number	Number	Year To Date	Year To Date	Year To Date	Year To Date
	July, 2014	July, 2013	July, 2012	July, 2011	July, 2014	July, 2013	July, 2012	July, 2011
No. Permits								
Building	30	40	40	31	197	229	222	204
Accessory	516	45	77	157	763	317	492	475
Electrical	65	46	43	43	377	353	303	343
Fire	15	15	7	5	77	57	34	38
Plumbing	21	33	24	25	158	153	150	158
Mechanical	20	29	25	20	179	170	158	196
Elevator	0	2	0	0	8	8	2	8
Demo	0	7	4	1	18	29	21	14
Total	667	217	220	282	1,777	1,316	1,382	1,436
Inspections								
Building	385	218	180	196	1,499	1,191	1,251	1,059
Electric	296	180	116	145	1,332	1,049	917	971
Plumbing	100	130	54	83	674	566	511	539
Mechanical	81	87	53	51	524	508	495	482
Fire	43	7	2	15	131	68	43	79
Demo	1	0	4	5	1	0	15	11
Total	906	622	409	495	4,161	3,382	3,232	3,141
Valuations	\$6,080,885	\$57,946,579	\$2,873,990	\$1,768,597	\$78,179,738	\$130,040,380	\$23,873,034	\$14,567,650
Fees								
Permit Fee	\$94,946	\$210,668	\$33,357	\$33,040	\$369,037	\$571,282	\$230,685	\$217,799
Use Tax	\$101,619	\$1,006,112	\$48,400	\$31,150	\$950,410	\$1,297,256	\$418,967	\$398,547
Plan Ck	\$9,180	\$97,400	\$24,495	\$5,493	\$64,386	\$242,232	\$74,684	\$60,605
Licenses	\$14,625	\$11,550	\$12,700	\$6,950	\$67,875	\$63,662	\$66,988	\$47,150
Total	\$220,370	\$1,325,730	\$118,952	\$76,633	\$1,451,708	\$2,174,432	\$791,324	\$724,101

COMMUNITY DEVELOPMENT MONTHLY UPDATE

August 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, 2014.
 - **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.

- *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.
 - **The developer held a neighborhood meeting on August 11th. Approximately 35 people were in attendance.**

- *Hill Top Motel (3800 South Broadway)*
 - The property sold in mid-June to an investor / developer that is exploring options for the property.
 - The property owner is seeking tenants for this site and staff continues to forward viable prospects to the property owner for consideration. **The new property owner is considering a partial demo and rehabbing the free**

standing building. A temporary fence was installed on the property to keep out vagrants.

- *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 (NE Corner of 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, 2014 DRT meeting.

- *Masonic Property (3500 South Sherman)*
Project: 179 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, 2014 with a developer seeking to construct up to 179 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, 2014.
- *Martin Plastics (Oxford and Navajo)*
Project: A maximum of 252 residential units
 - Staff met with Littleton Capital Partner (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 follow-up meeting occurred on July 24, 2014.
- *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 two 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.
 - 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 was submitted July 22, 2014.**
 - **Building permit application was submitted August 6, 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
- **CR14-152: 4960 S. Lipan Drive – Fence Concerns**
- **CR14-157: Follow-up on South Lipan Fence Issue**
- **CR14-163: Alta Cherry Hills Rental Inquiry**

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 proposals according criteria contained in the RFP's. Interviews are scheduled for early August.
 - **Felsburg Holt and Ullevig has been selected as the consultant to undertake the Englewood Light Rail Corridor Next Steps Study. Contract negotiations are underway. Council approval is scheduled for September 15.**
- *Broadway/Acoma Lofts*
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.
 - 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.
 - **Staff met with a representative of CHFA and Medici on August 13th on site to discuss the project.**
 - **The Title Insurance Commitment and ALTA survey have been provided to Medici per the Sale and Redevelopment Agreement.**
 - *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.
 - **Logan Simpson Design has been selected as the consultant to undertake the Comprehensive Plan update. Council approval of the contract is scheduled for September 15.**
 - *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.
- **OV Consulting has been selected as the consultant to prepare the Englewood Walk and Wheel Master Bicycle and Pedestrian Plan and Program. Approval of the contract is scheduled for September 15.**

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 was held at the August 4, 2014 City Council meeting.**
 - **The City Attorney is working on establishing a process for appeals to the City Council.**
- *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

- **Economic Development and Project Update presented on Wednesday, August 20. Approximately 25-30 business leaders attended the event. A copy of the presentation is available at the following link:**
<http://englewoodgov.org/home/showdocument?id=10798>
- 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
Breakfast Queen II	3460 S Broadway	Pending	Façade & Interior
Medical Office	180 E Hampden	Construction	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. **The property is under contract with an entrepreneur seeking to build out the space as a restaurant / bar.**
- 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. Approved Commercial Catalyst grant for exterior renovations.**

- 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 S. Elati Street.
- 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. **Façade renovations are underway.**
- 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. **Provided property listing to**

Metro Denver EDC for a prospect seeking a 35,000 square foot call center. This business would generate 300 jobs.

- 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. **The developer has identified prospective restaurant tenants and has a letter of intent (LOI) from a restaurant user.**
- 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. **Harbor Freight Tools celebrated its grand opening on August 13.**

CITY OF ENGLEWOOD
2014 CALENDAR OF EVENTS



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
	Cancelled	Planning & Zoning Commission
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
	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Wed., Sept. 17	6:30 p.m.	Code Enforcement Advisory Committee, City Council Conf. Rm.
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers

Mon., Sept. 22	6:00 p.m.	Study Session, Community Room
Mon., Sept. 29	Cancelled	Study Session, Community Room
Wed., Oct. 1	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
Mon., Oct. 6	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Oct. 7	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Wed., Oct. 8	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
Thurs., Oct. 9	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Malley Recreation Center
Mon., Oct. 13	6:00 p.m.	Study Session, Community Room
Tues., Oct. 14	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., Oct. 15	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., Oct. 20	6:00 p.m.	Study Session, Hampden Hall
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Oct. 21	4:30 p.m.	Budget Advisory Committee, City Council Conf. Room
	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Mon., Oct. 27	Cancelled	Study Session, Hampden Hall
Mon., Nov. 3	6:00 p.m.	Study Session, Hampden Hall
	7:30 p.m.	Council Meeting, Council Chambers

TENTATIVE

**STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL**



September 2	Study Session & Regular Meeting – Tuesday Budget Advisory Committee Update Publicizing the Names/Convictions of Repeat Violators of City Codes
September 8	Study Session Fire Incidents/Safety Issues Fire Department Discussion
September 15	Study Session & Regular Meeting Financial Report River Run MOU and IGA Citizen Survey Discussion Board and Commission Reports
September 22	Study Session
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

2015

- January 5 Study Session & Regular Meeting - Tuesday
Colorado and US Legislators - tentative
- January 12 Study Session
Board and Commission Interviews
- January 20 Study Session & Regular Meeting
Financial Report
- January 26 Study Session
Board and Commission Appreciation Night/Gift Discussion
Citizen of the Year Selection
- February 2 Study Session & Regular Meeting
Arapahoe County Commissioners
RTD Representatives

FUTURE STUDY SESSION TOPICS

- Cultural District
Hotel/Motel Regulations
Additional Sewer Connections to Customer Service Lines
City Council Salaries/Benefits