

---

# *Council Newsletter*



---

## CITY MANAGER'S NOTES

October 2, 2014

### Upcoming Council Meetings

The next meeting will be **Monday, October 6, 2014**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in Council Chambers. Sandwiches will be available at 5:30 p.m.

Council will meet **Monday, October 13, 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. Metro Mayors Caucus Homeless Committee Findings provided by Mayor Penn
2. Community Development Monthly Update – September 2014
3. Calendar of Events.
4. Tentative Study Session Topics.



In 2014, the Parks Division saved 3,453,200 gallons of water. Part of the savings is due to the extra rain fall the metro area received this year. The Parks Division also has use of a central control irrigation system that helps to obtain these savings. The system's rain sensors are connected to the Parks' irrigation system that will automatically turn the system off when it reaches a set threshold of rain fall. This is set at .25 inches of rain. The Parks Division will then leave the system off for an extra day in order for the grass roots to go a little deeper into the soil. As of now, Parks will not be doing much more of heavy irrigating due to the cooler weather and the extra rain fall that is predicted for the month of October.

---

The Duncan Park renovation continues. This weekend, Boy Scouts from local troop #444 and members of the Englewood Youth Council came out to Duncan Park to learn about conservation and preservation of parks and open space. Justin Yarbrough of American Civil Constructors explained how to properly plant in Colorado and why these specific plants and trees were selected for this project. Following the lesson, everyone grabbed a shovel and planted two beds with grasses and shrubs. Thanks to all who participated!



---

Broken Tee Englewood Golf Course continues to make every effort to manage and conserve water efficiently. Parts of 2014 received cool, moist conditions from Mother Nature, but certainly in order to maintain turf grass health, appearance, and playability throughout the year, decisions were made regularly to determine when and how much irrigation to apply. As a result, as of September 30, 2014, the course has applied 62,664,957 million gallons of water. For the entire season of 2013, 86,205,000 million gallons of irrigation water were used. This results in a 28% water savings from 2014 over 2013.

Aeration and sanding of all greens has been completed. The greens are in the process of healing from the aerification procedure, and a full recovery is expected soon. On Wednesday, October 1, the driving range hitting area will be moved from turf grass to practice mats at the rear of the tee until next spring. The condition and health of the turf grass will benefit greatly from the off-season break and will be ready for practice when the time comes. The lights on the driving range were also shut off until spring.

**MMC HOMELESS COMMITTEE**

**Mission:** *Remove barriers to collaboration and support efforts to reduce homelessness in the metro area.*

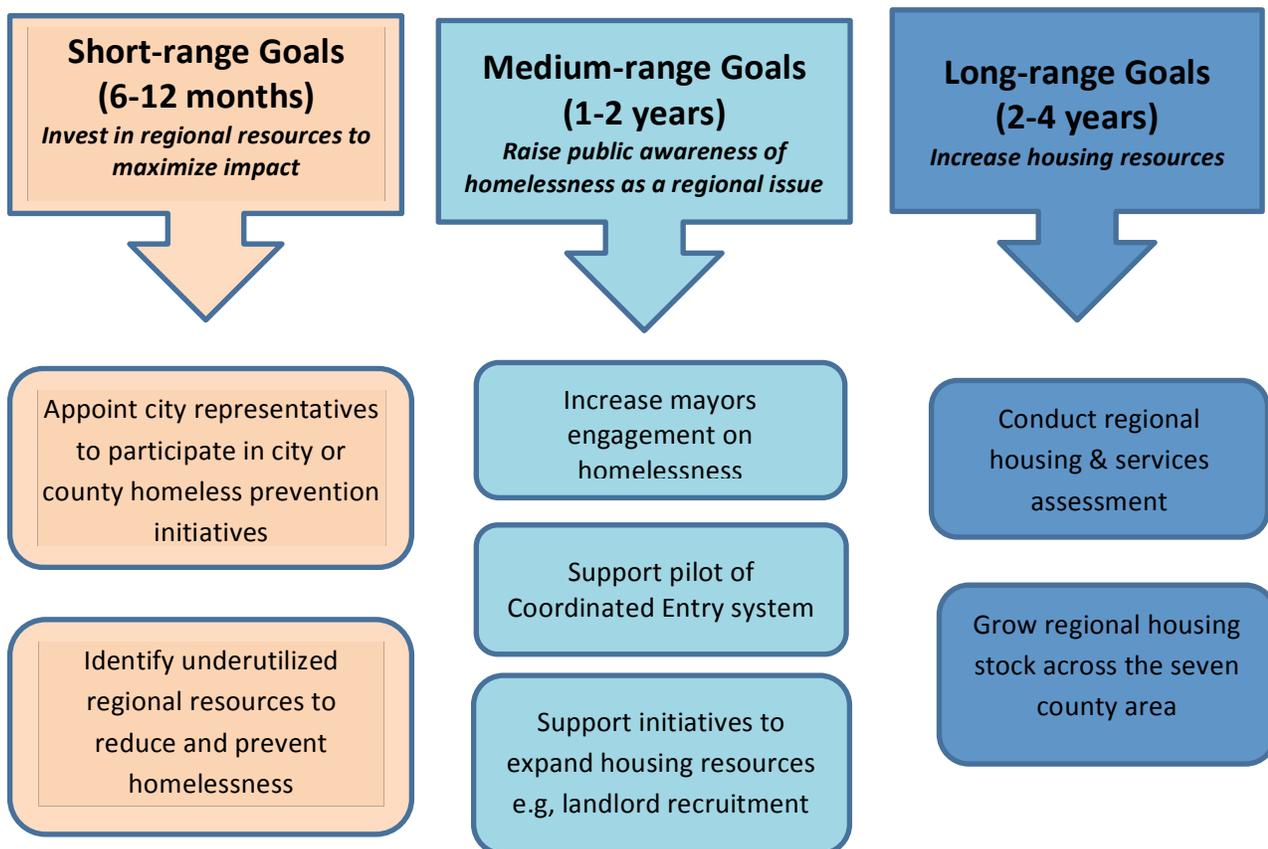
The **Metro Mayors Caucus Homeless Committee (MMC-HC)** has met monthly since March to study the issue of homelessness in metro Denver. MMC-HC has worked closely with the region’s HUD designated Continuum of Care provider, the **Metro Denver Homeless Initiative (MDHI)** to better understand the many facets of the issue and how the mayors may expand, accelerate or otherwise add value to efforts to both new and ongoing efforts to reduce metro area homelessness. MMC-HC & MDHI have agreed on the below common definition of homelessness and are developing several proposed areas for MMC engagement on which we are seeking feedback from the Caucus.

**Homelessness in Metro Denver**

MMC-HC has adopted the broader MDHI definition of homelessness that includes vulnerable citizens in unstable circumstances. This expanded definition incorporates families and individuals on the verge of homelessness as part of a more holistic and proactive long-term approach to reducing homelessness in the metro area. Included in the MMC-HC/MDHI definition are those in the following circumstances:

- Sleeping in places not meant for human habitation (i.e., cars, parks, or abandoned buildings)
- Sleeping in an emergency shelter
- Living in transitional housing or a hotel or motel
- Living temporarily with family members or friends
- Transitioning out of jail, prison, halfway house, foster care, hospital, detox or other types of residential programs without stable, permanent housing
- Facing eviction from permanent housing
- Loitering and congregating in public places due to a lack of a permanent residence

**MMC-HC and MDHI have proposed the following initiatives for consideration of MMC**



## Collaborations to Address Housing Instability and Homelessness



## Housing Instability and Homelessness

**Promote regional collaborations to:**

- 1. Increase collaboration to house the most vulnerable**
- 2. Increase housing resources**

**By targeting the most vulnerable,  
communities can reduce costs and create long-term solutions**



### Housing

- Housing First = admission criteria allows for mental illness, no income, poor credit, criminal background, = stabilize through services
- Permanent Supportive Housing = permanent housing with supportive services (i.e., case management, counseling, health care, life skills)
- Single-site buildings dedicated to serving high-need populations
- Scattered-site housing



### Intensive Case Management

- Individualized services delivered on location and off-site (e.g. behavioral health, substance abuse, physical health treatment), or
- Mobile teams that meet individuals wherever they might be located.

3

## Metro Denver Homeless Initiative

*To coordinate and support Denver Metro Continuum of Care (CoC)  
to ensure the most efficient and effective services  
to reduce homelessness in the seven-county region*

### **Roles:**

- ❖ Annual grant making process of \$16,000,000 HUD CoC resources
- ❖ Conduct annual Point-In-Time count
- ❖ Develop a regional coordinated assessment system
- ❖ Manage Homeless Management Information System (HMIS)
- ❖ Promote effective collaborations to support system of care
- ❖ Performance evaluation for ESG programs and CoC funded projects

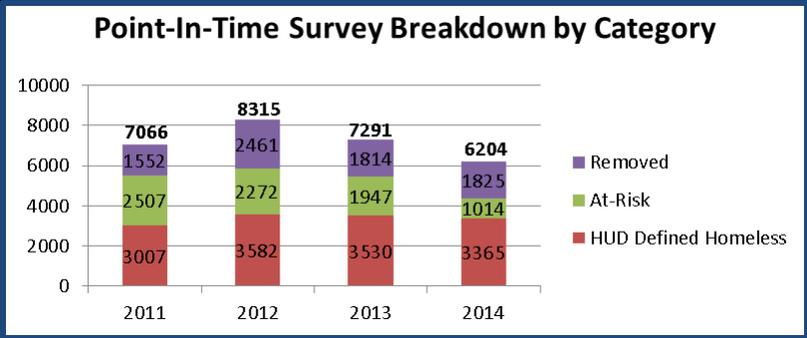
## How do we define homelessness?

**Definition of Homelessness:** The seven-county Denver metropolitan area recognizes that while there are differing definitions of homelessness, the following conditions find our vulnerable citizens in unstable circumstances which need to be addressed to end homelessness in our region.

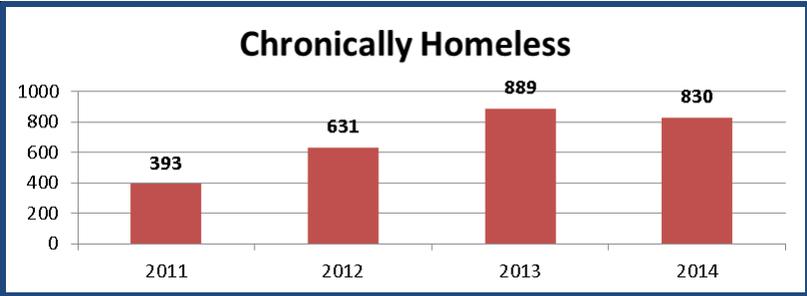
- Sleeping in places not meant for human habitation (i.e., cars, parks, or abandoned buildings)
- Sleeping in an emergency shelter
- Living in transitional housing or a hotel or motel
- Living temporarily with family members or friends
- Transitioning out of jail, prison, halfway house, foster care, hospital, detox or other types of residential programs without stable, permanent housing
- Facing eviction from permanent housing
- Loitering and congregating in public places due to a lack of a permanent residence

## What does the data tell us?

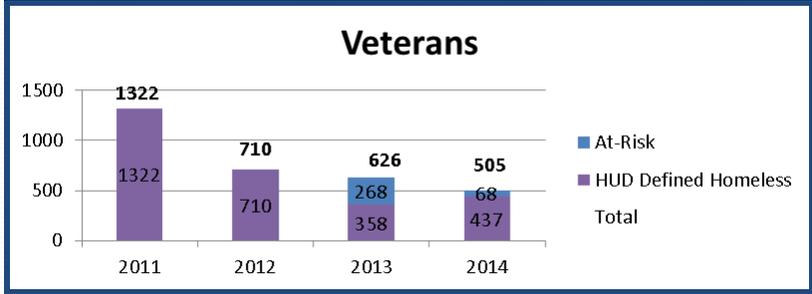
# 2014 Point-in-Time Count



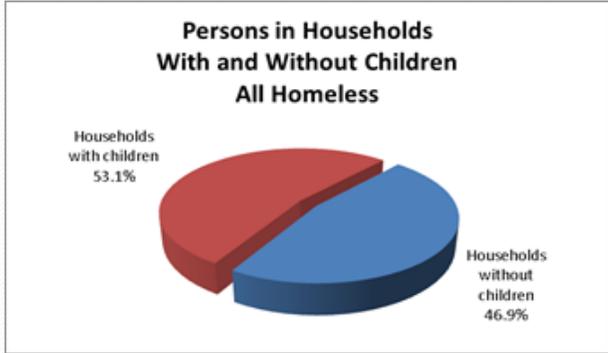
# 2014 Point-in-Time Count



# 2014 Point-in-Time Count



# 2014 Point-In-Time Count



**53% Households with children**  
**49% homeless less than one year**

## Cost of homelessness

Cities	Findings
Orlando Florida	Homelessness cost \$31,065 a year versus \$10,000 for PSH
New York City	PSH saved \$16,282 per year per person
Portland Oregon	PSH reduced the cost of health care and incarcerations from \$42,075 to \$17,199
Charlotte North Carolina	PSH of 84 persons saved \$1.8 million in health care costs over one year

## Denver Front End Users

300 front end users of system =  
\$11 million per year

Utilization pattern over 4 years

- 14,000 days in jail; average 57 days/person/yr
- 2,400 visits to detox,
- 1,000 arrests, and
- 600 emergency room visits.

13



**DENVER**  
THE MILE HIGH CITY

## Denver Front End Users Current Costs

		Cost	X Usage	=	Front-End User Costs
<b>Jail Costs</b> 	Marginal	\$24	56.3 days		\$1,352
	Variable	\$45	56.3 days		\$2,535
<b>\$3,887</b>					
<b>Arrest Costs</b> 	Custodial	\$1,414.04	2.7 arrests		\$3,750
	Cite & Release	\$707.02	5.16 arrests		\$3,430
<b>\$7,180</b>					
<b>Court Costs</b> 	Arrests	\$150.98	2.7 arrests		\$400
<b>\$400</b>					
<b>Medical Expenses</b> 	Denver Cares	\$431.88	8.23 visits		\$3,554
	ER Visits	\$4,065.88	2.13 visits		\$8,647
	Other Medical	\$8,039.91	1.76 visits		\$14,177
<b>\$26,378</b>					
Average Annual Cost					<b>\$37,846</b>

14

# Coordinated Assessment and Housing Placement System

*(25Cities Initiative)*

*Assessing the need and streamlining access*

## Coordinated Assessment and Housing Placement System

### Denver Metro 25Cities Pilot Project

- **WHO:** US Departments of HUD and Veteran Affairs  
US Interagency Council on Homelessness  
Community Solutions, Rapid Results Institute  
25 Communities across US
- **WHAT:** Build a regional coordinated entry and assessment process
- **WHY:** Accelerate the pace towards ending homelessness
- **HOW:** Facilitate cross jurisdictional collaboration to build the system, establish protocols, identify supporting resources, measure outcomes



## Initial System Matches

### Information regarding the initial ten matches:

- ❖ In the past 36 months, they have been homeless for an average of 24 months
- ❖ 9 out of 10 have been continuously homeless for at least 12 months

### In the past 6 months the top ten individuals:

- Have been to the **emergency room 46 times**
- Have interacted with **police 52 times**
- Have had **25 ambulance trips** to the hospital
- Have engaged **crisis services 5 times**
- Have been **hospitalized 24 times**
- 10 have been told they have substance use issues
- 4 have been told they have a developmental/learning disability

# Housing Opportunity: Chronically Homeless Individuals

Using a Social Impact Bond to Support a  
Broader City Homelessness Strategy

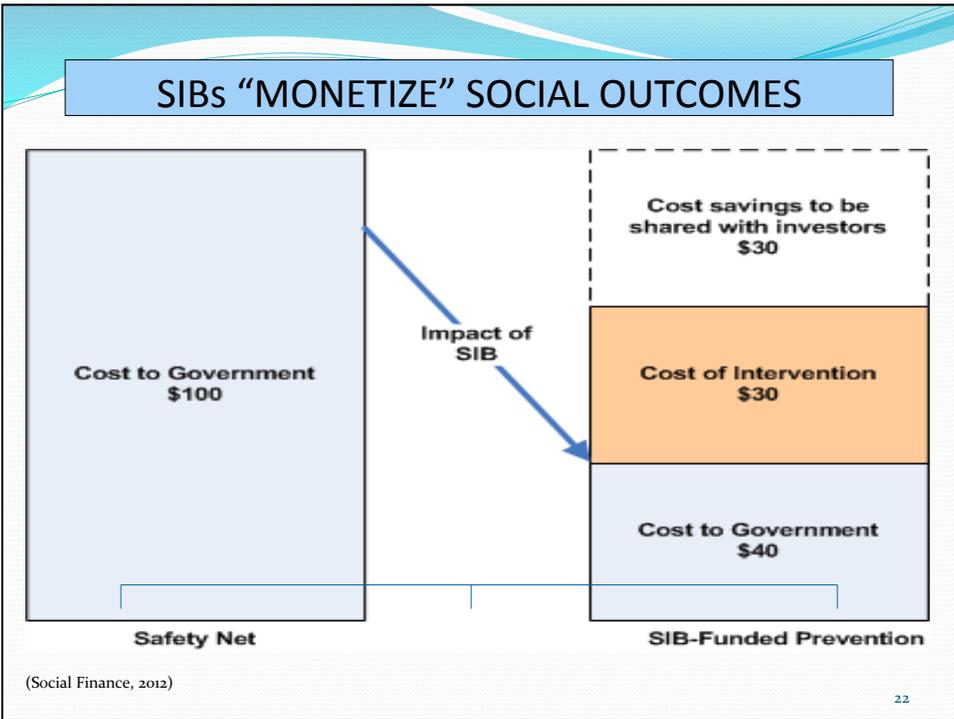
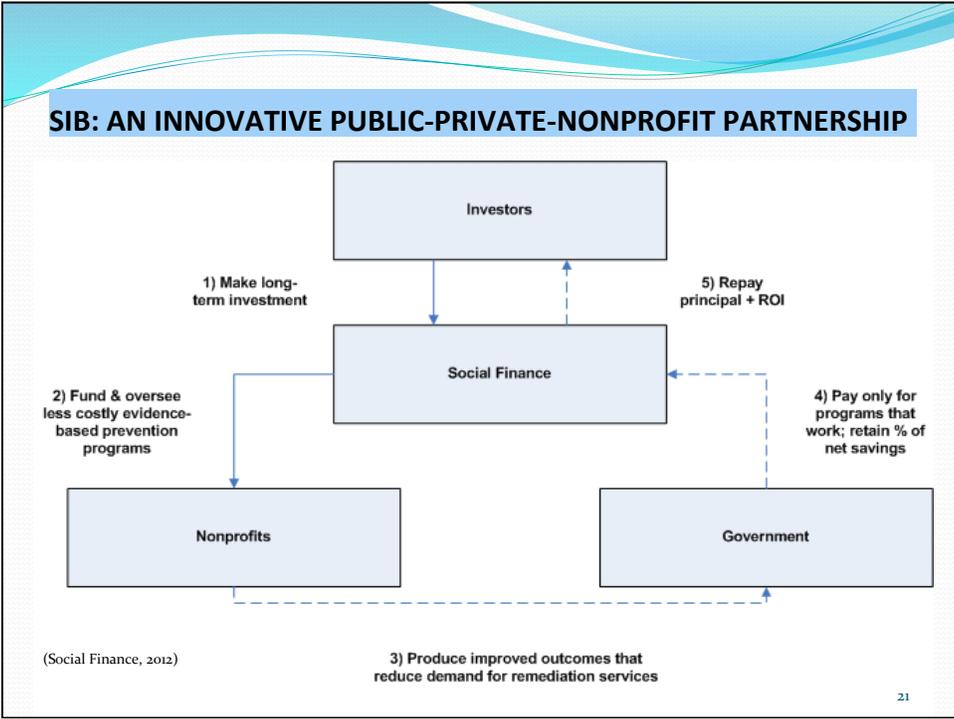


## CRITERIA FOR SUCCESSFUL SIB

**Social Impact Bond Application Criteria**

- Potential for significant government net savings
- Proven models of intervention
- Definable target population
- Measurable outcomes against counterfactuals
- Acceptable time horizon
- No harm

20



## Overview of SIB Process

*Over the course of the last eleven months, the City has conducted a rigorous process for identifying possible areas for a Social Impact Bond and evaluating the feasibility of proposed applications.*

Outreach		Request for Information (RFI)			RFI Evaluation		Internal Decision-Making		FEU SIB Analysis with Local & National Partners			
July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	

- The City and State received 43 requests for information, more than any jurisdiction to date.
- Three primary areas were further analyzed based upon the RFI responses: early childhood, disconnect youth, and homelessness.
- The response from the Denver Crime Prevention and Control Commission, addressing chronic homelessness, was identified as the top candidate for the City to pursue.

Issue Area of Submission	#	%
Disconnected Youth	14	32%
Early Childhood	12	27%
Homelessness	5	11%
Health	4	9%
Intermediary	3	7%
Youth	2	5%
Seniors	2	5%
Substance Abuse	1	2%
Forestry	1	2%

23

*We are currently paying for costly, ineffective emergency and penal services.*

## Target Population

- **Chronically Homeless Individuals Definition**--Having a chronic debilitating condition, and sleeping in a place not meant for human habitation and/or in an emergency homeless shelter and/or in a safe haven, and having been homeless continually for one year or more OR having four or more episodes of homelessness in three or more years.
- **High Utilizers ("Front-End Users")**--Individuals, typically chronically homeless, who are frequently before the court, in jail and habitually using a spectrum of resources.
  - Frequent usage of emergency rooms, detox, and ambulatory services.
  - High level of public safety usage (i.e. arrests, jail admissions and discharges).
    - **Low-level offense types:** Public nuisance (22%), Alcohol (30%), Panhandling (4%), Trespass (19%), Drug (11%), Other (14%)



24

## Social Impact Bond

*SIB provides additional needed funding for us to make the important transition*

- Pay for new programs and services while we move to long-term preventative solutions.
- We can add dollars to existing resources and tools to make them more effective.

25

**DENVER**  
THE MILE HIGH CITY

## FEU Project Concept

*The FEU Project is an opportunity to add new resources to supportive housing and demonstrate the benefits of combining multiple existing sources of funding...*

Funding Elements	Pre-SIB Funding	Need	Outcome
<div style="background-color: #004a66; color: white; padding: 5px; text-align: center; margin-bottom: 10px;"><b>Services</b></div> <ul style="list-style-type: none"> <li>• Medicaid eligible component</li> <li>• Non Medicaid eligible component</li> </ul>	<ul style="list-style-type: none"> <li>• Medicaid expansion allows fed gov't to support 90%, State 10%</li> <li>• Get as much of program into Medicaid as possible</li> </ul>	<div style="border: 1px solid #004a66; padding: 10px; margin: 10px auto; width: 80%;">           Social Impact Bond that addresses likely program and rental support gap by capturing jail and health savings         </div>	<div style="border: 1px solid #004a66; padding: 10px; margin: 10px auto; width: 80%;">           Integrated delivery of services and housing for FEU population         </div>
<div style="background-color: #004a66; color: white; padding: 5px; text-align: center; margin-bottom: 10px;"><b>Housing</b></div> <ul style="list-style-type: none"> <li>• Enhanced Rental assistance or operating subsidy</li> <li>• Upfront capital costs of preparing housing for program participants</li> </ul>	<ul style="list-style-type: none"> <li>• DHA, CoC, DOH for rental assistance</li> <li>• CHFA, DOH, City and private lenders for housing capital</li> </ul>		

26

## National Evaluation Outcomes

**Average Reduction Based Upon National Studies of ACT and Housing First**

Jail Days	Police Contact	Arrests	Detox	ER Usage
62-95%	68%	53-92%	72%	50-89%

**Housing First**

Stable supported housing is the 1<sup>st</sup> and highest priority even before requiring treatment and abstinence from alcohol and drugs (Reverses the usual treatment continuum)

**Housing First Outcomes**

- Reduced jail days
- Reduced ER visits
- Reduced detox use
- Reduced alcohol use

[In one Seattle study it reduced health & jail costs more than \$4million in one year for 95 individuals from average annual cost of \$42,964 per person to \$13,440 per person]

**ACT Model**

- Team Approach
- Supported Housing
- Substance Abuse & Mental health Treatment
- Small Caseloads (10:1)
- Services 24/7
- Wraparound services
- SAMSHA approved
- Benefits support

**ACT Outcomes**

- 73% less hospital days (OK)
- 64% less jail days (OK)
- 76% less hospital days (VA)
- 92% had no arrests (VA)
- 83 % stable housing (VA)
- 78% decrease in jail days (GA)
- 53% less arrests (GA)
- 89% drop hospital days (GA)

27

## MMC Homeless and Hunger Committee

**Goals (6-12 months)**

- *Invest in regional resources to maximize impact*

**Medium-range Goals (1-2 years)**

- *Raise awareness of homelessness as regional issue*

**Long-range Goals (2-4 years)**

- *Increase housing resources*

## **Engage Mainstream Housing & Resources**

- ❑ Public Housing and Housing Choice Vouchers Programs
- ❑ Multifamily Housing Developments
- ❑ Physical and behavioral health care systems
- ❑ Medicaid-funded services and Federally-Qualified Health Centers
- ❑ Workforce development system
- ❑ Benefits and income supports

29

# **Questions**

## COMMUNITY DEVELOPMENT MONTHLY UPDATE

### September 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.
  - **A demolition permit was issued September 26, 2014.**
  
- *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.
  - **A grading permit was issued September 4, 2014.**
  
- *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 11<sup>th</sup>. Approximately 35 people were in attendance.
  - **The project was not awarded housing tax credits by CHFA.**
  
- *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.
  - **In September 2014, a Temporary Certificate of Occupancy (TCO) was issued for the Building B Parking and Floors 2 -5.**
- *Larry Miller Nissan (5001 South Broadway)*  
Project: 41,189 square feet for retail/commercial development
  - Advance Auto Parts and Sprouts are now open. Middle pad is currently under construction.
  - Broadbell building tenant anticipated opening dates:
    - Five Guys Burgers – **Now Open**
    - Jersey Mike’s Subs – October 22, 2014
    - Super Cuts – **Now Open**
    - Mattress Firm – **Now Open**
- *Lone Star Trust (NE Corner of Clarkson and US 285)*  
Project: Memory care and assisted living facility for 134 units
  - 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.
  - **On September 15, 2014, an administrative decision was issued that approved the project for 134 units.**
- *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.
  - **Work has begun on construction drawings for the project.**
- *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.
    - **Building permit plans are under review. Applicant will resubmit revised plans and provide additional information.**
    - **Encroachment permit required for decks over right-of-way. Scheduled for City Council first reading on October 20, 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 13<sup>th</sup> and 20<sup>th</sup>.
  - **The 23<sup>rd</sup> Annual Household Hazardous Waste/ E-Waste Roundup brought 443 residents of Englewood, Littleton, and Sheridan to the Englewood ServiCenter to dispose of hazardous and electronic waste.**
- *Planning & Zoning Commission*
  - **The Commission visited Arvada & Littleton to see improvements made to their respective downtown areas. The Commission, along with a few members of the Englewood Urban Renewal Authority, met with Arvada Planning Department staff and the Arvada Urban Renewal Authority Executive Director.**

## 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
- **CR 14-167: Chick-Fil-A Fence**
- **CR 14-177: 3277 South Grant Construction Debris**
- **CR 14-180: Layton Gardens Apartments Concerns**

## HOUSING

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

## SPECIAL PROJECTS

- *Englewood Light Rail Corridor Plan – Next Steps*
  - 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.
  - **Council approved by motion a professional services contract with Felsburg Holt and Ullevig on September 15, 2014**
  
- *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 13<sup>th</sup> on site to discuss the project.

- The Title Insurance Commitment and ALTA survey have been provided to Medici per the Sale and Redevelopment Agreement.
- **The project was not awarded housing tax credits by CHFA. Medici intends to apply again in March 2015.**
- *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 approved by motion a professional services contract with Logan Simpson Design on September 15, 2014**
- *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.
  - **Council approved by motion a professional service contract with OV Consulting on September 15, 2014**

## 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.
- **A public hearing with Planning & Zoning Commission is scheduled for October 7, 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 1<sup>st</sup> 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.
  - **The Small Lot Development Standards were approved by Council at second reading on September 2, 2014.**
- *Bulk Plane Amendments*
  - **On September 16, 2014 the Planning & Zoning Commission reviewed proposed changes to Bulk Plane regulations. A public hearing on the amendments is tentatively scheduled for October 21, 2014.**
- *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 on the City's website.

- 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.
  - **Staff is working with OEDIT to recertify the two contribution projects so they can continue to receive the benefits of tax credits for donations. Those projects are: House of Hope and Craig Hospital.**
  
- Commercial Catalyst Program

Medical Office Building	3555 S Lafayette	<b>Approved</b>	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	<b>Approved</b>	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. The alternative parking plan has been approved, allowing for this contract to proceed.**
- 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. **Developer indicates that this will be a second quarter 2015 project.**
- 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. **The broker for 501 West Hampden will approach Tocabe. The former bank is being converted into multi-tenant space with a possible restaurant.**
- 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. **The wine and tapas bar is currently being renovated, with exterior remodel underway. Plans include an outside patio with fireplace.** 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.

**The sale of the property to Drake Real Estate Services is pending review by Weingarten's attorney for an amendment to an easement, covenant and restriction agreement.**

- 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.
- **El-Tepehuan will move to its new location at 3495 South Broadway (formerly The Saigon Palace) in approximately April 2015.**
  - **The owners of the El-Tepehuan property will likely seek a restaurant tenant. Staff is working with the broker and property owner to encourage outside seating using the adjacent paseo, creating additional street activity.**
- **Fit Kitchen at 901 W. Hampden is scheduled to open on October 3**
- **FiberTech, Inc., a Texas based company, expanded to Englewood adding 90 employees. The company is leasing space at 1972 West Iliff Avenue.**

**CITY OF ENGLEWOOD**  
**2014 CALENDAR OF EVENTS**



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, Council Chambers
Wed., Oct. 8	<b>Cancelled</b>	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	<b>Cancelled</b>	Budget Advisory Committee, City Council Conf. Room
	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Mon., Oct. 27	<b>Cancelled</b>	Study Session, Hampden Hall
Mon., Nov. 3	6:00 p.m.	Study Session, Hampden Hall
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Nov. 4	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Wed., Nov. 5	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., Nov. 10	<b>Cancelled</b>	Study Session, Community Room
<b>Tues., Nov. 11</b>		<b>City Hall closed — Veterans' Day</b>
Wed., Nov. 12	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
Thurs., Nov. 13	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	<b>Cancelled</b>	Police Officers Pension Board, Public Works Conf. Rm.
	<b>Cancelled</b>	Firefighters Pension Board, Public Works Conf. Rm.
	5:30 p.m.	Parks and Recreation Center, Broken Tee Englewood Golf Course
	6:30 p.m.	Transportation Advisory Board, City Council Conf. Room
Mon., Nov. 17	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Nov. 18	3:00 p.m.	NonEmergency Employees Retirement Board, Public Works Conference Room
	4:30 p.m.	Budget Advisory Committee, City Council Conf. Room
	7:00 pm.	Library Board, Library Board Room
	7:00 p.m.	Planning & Zoning Commission, Community Development Conference Room /Council Chambers
Wed., Nov. 19	6:30 p.m.	Code Enforcement Advisory Committee, City Council Conf. Room
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., Nov. 24	6:00 p.m.	Study Session, Community Room
<b>Thurs., Nov. 27</b>		<b>City Hall closed — Thanksgiving Day</b>
<b>Fri., Nov. 28</b>		<b>City Hall closed — Thanksgiving Day Holiday</b>
Mon., Dec. 1	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers

**TENTATIVE**  
**STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL**



October 6	Study Session & Regular Meeting - Drug Task Force Update Police Hot Topics Citizen Survey – Police/Public Safety
October 13	Study Session Aid To Other Agencies Discussion
October 20	Study Session & Regular Meeting (in Hampden Hall) Financial Report Investment Policy Review Englewood Small Business (ESBDC) Options Healthy Eating, Active Living Resolution
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 Proposed MuniRevs Paper Filing Fee Board and Commission Reappointment Discussion
November 24	Study Session Museum of Outdoor Arts Tour 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
<u>2015</u>	
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
February 9	Study Session
February 17	Study Session & Regular Meeting Financial Report
February 23	Study Session
March 2	Study Session & Regular Meeting
March 9	Study Session NLC Conference - tentative
March 16	Study Session & Regular Meeting Financial Report

### **FUTURE STUDY SESSION TOPICS**

Cultural District  
Hotel/Motel Regulations  
Additional Sewer Connections to Customer Service Lines  
Fire Department Discussion  
Public Smoking Ban