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# ***Council Newsletter***

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## **CITY MANAGER'S NOTES**

**February 5, 2015**

### **Upcoming Council Meetings**

City Council will meet **Monday, February 9, 2015**. The Study Session will begin at 6:00 p.m. in the Community Room. Sandwiches will be available at 5:30 p.m.

The next meeting will be **Tuesday, February 17, 2015**. 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.

### **Informative Memoranda**

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

1. The Villager articles titled "Englewood residents voice strong opinion on fire department", "Englewood faces hurdles beyond fire department" and "Englewood debates financial future"
2. New Release regarding "Englewood Forward" Open House on February 11, 2015
3. Memorandum from Parks and Recreation Department regarding National Golf Course Owners Association Panel Speaker Opportunity
4. Memorandum from Community Development providing an update on the Boomer Bond Assessment
5. Community Development Monthly Update – February 2015
6. Calendar of Events
7. Tentative Study Session Topics



### **News from the Parks and Recreation Department**

#### **Englewood Recreation Center New Year's Sale**

From January 1 through January 31 the Englewood Recreation Center launched a New Year's sale on annual and six-month passes to encourage patrons to conquer their resolutions. This sale generated \$70,567 in revenue, selling 274 new memberships and 277 membership renewals.

#### **Nuggets Skills Challenge at Englewood Recreation Center**

On Saturday, January 31, 2015, The Englewood Recreation Center hosted a local competition for the Nuggets Skills Challenge. There were 20 participants – boys and girls ages 7-14 – who tested their basketball skills in dribbling, passing, and shooting. Winners from each age group will advance to a sectional competition next month.

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## Englewood residents voice strong opinions on fire department

on: February 04, 2015

in: Government (<http://www.villagerpublishing.com/category/news/politics/government/>), Local (<http://www.villagerpublishing.com/category/news/local/>), News (<http://www.villagerpublishing.com/category/news/>)



(<http://www.villagerpublishing.com/wp-content/uploads/2015/02/DSC2526.jpg>) Concerned Englewood residents and firefighters attend a City Council meeting this week, where more than 15 speakers voiced opinions about the fire-department options.

### Some fear inadequate service levels

By Tom Barry

Concerned Englewood firefighters and nearly 80 residents gathered in the City Council chambers on Feb. 2 to address the council members and learn about the status of their fire department and the monumental financial dilemma the public-safety agency faces.

After years of passivity and a severely limited revenue stream, the department now lacks the funding to continue as a stand-alone model without a tax increase for residents and businesses.

Options include contracting with an outside agency, such as South Metro Fire Rescue or the Denver Fire Department.

"With everything taken into consideration, I really do not think we want to go to Denver. ... I'm speaking mainly to the systems and practices of Denver Health, not so much Denver Fire," said Cassandra Letkomiller, a registered nurse who has worked at Porter Hospital and now teaches at Regis University. "I believe that the minimum standard we can have to maintain safety, as well as save money, is staying with Englewood."

Letkomiller expressed concern about potentially delayed response times by Denver Health. Englewood currently operates two ambulances staffed with paramedics.

After Letkomiller's five-minute speaking allotment, councilmembers retained her to share more about her extensive research and her professional opinions. She received hardy applause.

Others expressed similar views.

"Denver is a fine city. It's just not Englewood," said Ida May Nicholl, a longtime resident who supports a ballot issue to fund the current fire department as a stand-alone entity.

(<http://www.villagerpublishing.com/wp-content/uploads/2015/02/DSC2880.jpg>)  
Erick Keck, Englewood's new city manager, strongly emphasized his opinions after listening to residents.

In the end, there was no clear consensus among the 17 speakers during the public-comment session. Many residents wanted the city to retain its department, while others encouraged reconsidering South Metro's proposal. Some residents advocated a citywide vote on the issue.

Dennis White, who owns several large office buildings in the city, believed strongly in the services DFD provides and thought a contract with that agency would be more economically feasible.

Amy Sposato, who manages Edward's Pipe and Tobacco Shop, voiced her concerns about a substantial tax increase for businesses if the city keeps the status quo.

After public input, City Manager Eric Keck addressed residents and firefighters.

"To have to come forward and make a recommendation to the council to make a change is very, very difficult, but it's not one that's been made looking, again, strictly at just the bottom line," said Keck in a commanding tone. "We're a small department and small departments struggle with their own internal resources to make things happen."

Keck elaborated on extensive meetings he has held with South Metro and said he had determined that the higher cost proposed for contracting services with that agency would require an immediate tax increase.

Councilman Rick Gillit said Keck was doing what the city had hired him to do - make a controversial decision

(<http://www.villagerpublishing.com/wp-content/uploads/2015/02/DSC2638.jpg>)  
Laura-Anne Cleveland was among those who spoke about the future of Englewood Fire Department.

and push the council to get off the dime and be decisive. Gillit suggested that council consider having a special election or waiting until the November election to decide the issue.

Next week, the council is expected to take its first vote on the subject. Residents and business owners are encouraged to contact city officials or visit [www.engagewoodgov.org](http://www.engagewoodgov.org) (<http://www.engagewoodgov.org>) for additional information and to leave a comment.

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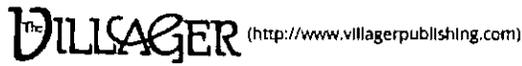
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## Englewood faces hurdles beyond fire department

on: February 04, 2015

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(<http://www.villagerpublishing.com/wp-content/uploads/2015/02/page9.Englewood-Challenges-.jpg>)

Englewood Fire Station 21 on West Jefferson Avenue houses emergency response fire and rescue vehicles.

Photo by Tom Barry

**By Tom Barry**

Englewood City Council is facing a crucial decision on the status of its 106-year-old fire department. The decision will have far-reaching implications and set a course of action for decades to come.

According to Eric Keck, the city's manager who has been on the job for little more than four months, Englewood can no longer effectively sustain the ever-growing expenses of maintaining a stand-alone fire department.

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"We've fumbled around with the decision as to what to do with the department," he said at a Jan. 20 council meeting, emphasizing that he was not demeaning the council or previous administrators. "This is a day for you as elected leaders to grab the bull by the horns and help to understand and lay out the future."

Keck laid out the financial cards in his PowerPoint presentation, revealing significant financial challenges facing the city well beyond funding the fire department. No matter the outcome of that decision, Englewood residents will face one or more significant tax increases that would have to be voted on sooner than later.

In the very near future, the municipality will be faced with constructing a new police and fire administrative building, replacing public-safety equipment, building a crime lab, potentially rebuilding two or three fire stations and two major bridges, along with major expenses being incurred by the Malley Senior Center and Pirates Cove, not to mention escalating street and maintenance expenses.

In December 2012, Englewood and Littleton commissioned a collaborative study on the feasibility of combining their fire departments, though the discussions ended without agreement and Englewood's back is now up against the proverbial wall.

South Metro Fire Rescue submitted an unsolicited proposal to manage and operate Englewood's fire and rescue services. Denver Fire and Denver Health then submitted a competing proposal.

Keck is encouraging residents and council to support Denver's proposal, which would not require an immediate tax increase. South Metro's proposal, according to Keck, would require an immediate tax increase. If the city were to retain its stand-alone operation, a tax increase would also be required.

Two weeks ago, a dozen residents spoke up during a council meeting stating they wanted to maintain the current stand-alone fire department and would support a tax increase to do so.

After initial public comment, new issues arose as the city began to compile requested information, verify facts and dispel rumors that began to circulate. On Jan. 29, the city released an extensive question-and-answer format on its website [www.Englewood](http://www.Englewood.gov) (<http://www.Englewood.gov>)

Keck is in the process of determining the long-range expenses to fund all necessary improvements for the city, information that will be provided to the public for review.

The council plans to make a decision relating to the fire department this month. If the approved option requires a tax increase, the wheels of government would have to start turning quickly to submit a ballot initiative to the state by July 6.

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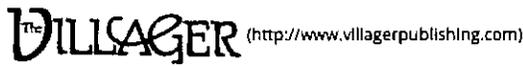
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Englewood Mayor Randy Penn

***New city manager encourages greater scrutiny***

*By Peter Jones*

One man's deficit is another man's budget adjustment.

Some members of the Englewood City Council and city staff are raising red flags about the city effectively going in the "red," though others insist Englewood still maintains a technically balanced budget in the "black."

"The new city manager has been getting a ton of heat for divulging the condition of our financial status," City Councilman Steven Yates charged, noting what he says is a new emphasis on fiscal scrutiny. "Basically, council has ignored the financial report. In the financial report, it shows deficit spending year after year after year."

That's deficit spending, at least as far as Englewood's general fund is concerned – though some might say it is more robbing Peter to pay Paul. What is clear is that the arrival of new City Manager Eric Keck last year has triggered a sobering reevaluation of Englewood's balance sheet.

According to Frank Gryglewicz, the city's finance director, Keck's approach is one of facing up to expected shortcomings on the outset, rather than later reappropriating money earmarked in separate funds for capital improvements.

"[Before Keck], some of the long-term projections were dismissed a little bit and probably should have been emphasized," said Gryglewicz, who previously worked under City Manager Gary Sears. "Since 2006, we've overspent. [Keck] has allowed me to be a little bit more vocal and discuss these issues. He understood from the beginning there was a structural deficit. Even the budget for this year is totally unsustainable. Expenditures will exceed revenues by close to \$2.9 million."

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Keck did not return a request for comment by press time, though Sears, who retired last year, stands by his management decisions.

"During my time frame, the material was provided. It's a very difficult and complex topic," the former city manager said.

Meanwhile, Mayor Randy Penn disputes any suggestion the city has run deficits, a technical violation of the Englewood charter, though he does say the city has had to modify its priorities due to unpredicted fluctuations in revenue.

"We adjusted the budget to where our needs are," he said. "Did we handle all our capital projects? No. I wouldn't say we took money out of the capital-improvement fund, but we adjusted the needs of each department."

Yates, an at-large councilmember elected in 2013 on a platform of government accountability, does not see it that way. He considers the quiet moving around of funds to be a violation of the public trust, especially when the voters have no idea it is happening. He says he will soon formally propose placing the city's check registry online as some governmental entities already do.

"It would make it a lot more difficult for these guys who are just saying, 'oh, you just don't understand - this is how government works.' About the only thing we can do at this stage of the game is get our house in order, clean it up and make sure the necessary reporting is done," Yates said.

Grylewicz confirms that Englewood's previous strategy of moving funds around to pay general expenses would not be sustainable in his view.

"As a long-term strategy, it's not going to work," the city finance director said. "Pretty soon you just hit the wall. Then you have to start making massive cuts."

Grylewicz notes that Englewood's general fund has run deficits at varying levels every year, except one, during 2006-12.

While Penn says he would like to see the city do better than that, the mayor insists the budgetary and expenditure process must remain fluid.



"Whether we keep everything in one department or move it, as long as we have a balanced budget we're OK (with the city charter)," he said. "It has to be a living budget. It can't just be rigid. We live by retail and use taxes and if we don't get retail and use taxes, then we have to cut back on what we're spending."

The budgetary discussion comes as Englewood mulls eliminating its in-house fire department in favor of contracting with an outside agency as a way to save millions of dollars. Yates says the recent budgetary issue has caused him to take a serious look at that proposal put forth this month by Keck.

"We need to cut how much we spend," Yates said. "It definitely warrants investigation."

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**For Immediate Release:** January 29, 2015  
**Media Contact:** Leigh Ann Hoffhines, Communications Coordinator  
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**Citizens Help Chart a Course for Future Community  
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*Public input sought at February 11 "Englewood Forward" Open  
House*

**Englewood, Colorado:** The Cities of Englewood and Sheridan continue to focus on three major planning projects addressing transportation, economic, and land use solutions in and around the community: **Englewood Comprehensive Plan Update, Walk & Wheel Master Bicycle and Pedestrian Plan, and Englewood Light Rail Corridor Next Steps Study.**

Citizens are encouraged to participate in the *Englewood Forward* public process to assure that the final studies reflect community interests and desires. The next public open house for information on all three *Englewood Forward* planning studies is:

Wednesday, February 11, 2015 • 6 – 8 p.m.  
Englewood Civic Center, 2<sup>nd</sup> floor Community Room  
1000 Englewood Parkway  
Englewood, CO

"Outcomes of the studies rely heavily on open and transparent community engagement and public participation," said Englewood Mayor Randy Penn. "All three projects have been focused on meeting with stakeholders around the area. We are pleased that the teams are collaborating and are providing so many opportunities for public input."

During the February 11 open house, the public will have an opportunity to provide input to the:

- **Englewood Comprehensive Plan** about choices in their neighborhood regarding the themes of Live, Work, Shop, Move, Learn and Play
- **Englewood Walk & Wheel Study** regarding ideas about future pedestrian and bicycle facilities and the types of improvements that would make walking and biking easiest for residents
- **Englewood Light Rail Corridor Next Step Study** on results from data collection, existing conditions and proposed alternatives analysis for multi-modal connections to nearby light rail stations

About the projects:

**Englewood Comprehensive Plan Update**

Focusing on updating Englewood’s 2003 comprehensive plan, this process builds on the vision for Englewood’s future, addressing topics such as land use, housing, parks and open space, business and employment, and transportation. It will also incorporate sustainability and active daily living and healthy eating principles.

**Walk & Wheel Master Bicycle and Pedestrian Plan:**

Building on the community-wide bicycle route signage program completed in 2012, this plan will identify Englewood’s top priority projects for making upgrades to the bicycle and pedestrian networks throughout the community.

**Englewood Light Rail Corridor Next Steps Study:**

A follow-up to the Englewood Light Rail Corridor Station Area Master Plan adopted in 2013, this project investigates infrastructure alternatives for multi-modal connections to the nearby light rail stations and provides a strategic map of sequential transportation improvement actions that foster transit-oriented redevelopment.

For more information or to sign-up for periodic e-newsletter updates about these projects visit [www.EnglewoodForward.org](http://www.EnglewoodForward.org).

###

Leigh Ann Hoffhines  
Communications Coordinator  
City of Englewood  
1000 Englewood Parkway  
Englewood, CO 80110  
303-762-2316

[www.Englewoodgov.org](http://www.Englewoodgov.org) | [Facebook](#)

## **MEMORANDUM**



**TO:** Jerrell Black, Director of Parks and Recreation  
**FROM:** Bob Spada, Manager of Golf Operations  
**DATE:** January 29, 2015  
**RE:** NGCOA Panel Speaker Opportunity

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As you know we were fortunate enough to win the Player Development Award through the National Golf Course Owners Association (NGCOA). Broken Tee is the only golf course ever to win this award twice. The decision was based on our Hole-N-One Jr golf program, Golf 4 the Disabled, Family Night and our Elementary School Outreach programs. Due to winning this award, I have been asked to be on a panel to provide a presentation in regards to 'Golf Programming' at the NGCOA national conference.

I will be in San Antonio for the GCSAA conference during this time so it works out very well to present Broken Tee's various programs to this prestigious group of professionals.

I find this to be an honor to speak at a national conference and I am very much looking forward to it.



# M E M O R A N D U M

## C O M M U N I T Y D E V E L O P M E N T

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TO: Mayor Penn and City Council Members

THROUGH: Eric Keck, City Manager

FROM: Alan White, Community Development Director ✓  
Harold Stitt, Senior Planner ✓

DATE: February 4, 2015

SUBJECT: Boomer Bond Assessment Update

The Boomer Bond Assessment is complete. A summary report is being prepared and will be completed by February 13<sup>th</sup>. DRCOG is finalizing a “toolbox” document which will assist us in determining what we do with all the finding of the assessment. The document from DRCOG is anticipated to be available in two weeks.

The Boomer Bond Assessment is quite lengthy at over 70 pages. A summary of findings will be incorporated into the Comprehensive Plan and will inform goals and policies that address needs of citizens in the areas of housing, mobility and access, community living, and support services.

## COMMUNITY DEVELOPMENT MONTHLY UPDATE

### February 2015

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#### DEVELOPMENT PROJECTS

- *Rocky Mountain Veterinary Neurology (3550 South Inca)*
  - Construction continues.
  
- *Shriner Residences (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; Reconstruction of the existing single family home at 3265 South Logan Street

  - City Council approved the PUD request on June 16, 2014.
  - **A Building Permit has been issued for reconstructing and adding on to the existing house at 3265 South Logan Street.**
  - **A Building Permit has been issued to convert the existing Shrine Club building into two dwelling units.**
  
- *Alta Cherry Hills (Broadway and Kenyon)*

Project: 306 luxury apartment complex

  - A building permit was issued on January 3, 2014 for construction.
  - Construction is underway.
  - **Leasing is expected to commence in Summer 2015.**
  
- *General Iron Works (Bates and Galapago)*
  - Master plan being developed for entire property to include apartments, townhouses, and flex/shared office space.
  
- *Hill Top Motel (3800 South Broadway)*
  - The property sold in mid-June to an investor/developer that is exploring options for the property.
  - The new owners attended a December 2<sup>nd</sup> DRT meeting. The proposed project refurbishes the existing buildings into office/retail and an indoor/outdoor coffee shop.
  
- *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.
  - In September 2014, a Temporary Certificate of Occupancy (TCO) was issued for the Building B Parking and Floors 2 -5.
  - In October 2014, a TCO was issued for the Building A underground parking garage.
  - In November 2014, a TCO was issued for Building A levels 2 through 4.
  - **In December 2014, a TCO was issued for Building A level 5.**

- *Lone Star Trust (NE Corner of Clarkson and US 285)*
  - A grantor for the trust is interested in constructing a 6,000 square foot medical office building (3,000 sf/story).
  - **Staff has also been approached about mini-storage on the site, which would require rezoning the property.**
  - **The previous developer for an assisted living/memory care facility has expressed interest in moving forward with that project.**
  
- *Masonic Property (3500 South Sherman)*  
Project: 180 units of senior affordable housing
  - A property combination application submitted January 2, 2015 is under review.
  - **A building permit has been approved for the 180 unit project.**
  
- *Martin Plastics (Oxford and Navajo)*  
Project: A maximum of 252 residential units
  - **Applicant submitted an application to revise the PUD site plan, which now shows the existing bow-truss building remaining. Developer now has an investment partner and is requesting an assignment of the Redevelopment Assistance Agreement.**
  
- *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.
  - An architect representing Chick-Fil-A contacted staff regarding minor changes to the site plan. The changes were approved administratively.
  - **A site selection consultant contacted staff about tax credits through the Arapahoe County Enterprise Zone. Chick-Fil-A representatives confirmed an August timeframe to start construction, with a projected opening date of July 2016.**
  
- *LIV Apartments (201 Englewood Parkway)*  
Project: 28 apartments and two live-work units
  - Building permit plans are under review. Applicant will resubmit revised plans and provide additional information.
  - Demolition of the former Scientology Building is complete.
  - **A building permit has been issued.**

- *Rafferty Gardens (300 West Lehow)*  
Project: 60 Market-Rate Apartments in 2 three-story buildings; 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.
  
- *Bally's Site (Northwest corner of Jefferson and Clarkson)*
  - Evergreen Development submitted plans for a retail use to be reviewed at the December 9, 2014 DRT meeting.
  - Staff met with the contractors of the Swedish Medical Center, who will use this site for construction staging during the construction of the Swedish expansion project.
  - **A developer representing Rite Aid Pharmacy expressed an interest in this property.**
  
- *5098 Retail Center (5098 South Federal Blvd.)*  
Project: 5,000 square feet of retail
  - The property owner has submitted a preliminary plan for a 5,000 square foot retail redevelopment.
  
- *Greenwood Pointe Apartments (5312 South Broadway Circle)*  
Project: New recreation center and apartment building
  - The owner and design team has met with the DRT team twice. This property is currently a PD, they are weighing the idea of vacating the PD. The underlying zone is MU-R-3-B.
  - **A neighborhood meeting to discuss vacating the PD is being planned.**
  
- *Englewood Estates (1210 West Quincy Circle)*  
Project: PUD for seven, detached residential units
  - Owners have contacted staff regarding constructing the project under the current PUD.
  - **A permit to construct the streets and utility infrastructure is under review.**

## **BOARDS & COMMISSIONS**

- *Alliance for Commerce in Englewood –January Meeting Actions*
  - **ACE discussed priorities, including Business Retention and Attraction and wants to focus on the following topics for future discussion:**
    - **Training – for business owners in the community**
    - **Improve City services to businesses**
    - **Marketing – Improve Englewood's image as the place to be (own a business or just to shop)**
    - **Develop a proactive approach to business development**
    - **Define industries to attract**
    - **Define larger companies we want to attract**
    - **How do we keep and gain larger business headquarters**

- *Board of Adjustment and Appeals*
  - A variance to the Bulk Plane requirements was granted for new construction of two attached homes at 2709 South Sherman Street.
- *Keep Englewood Beautiful*
  - **At the December 15<sup>th</sup> Council meeting, Council reduced the members from 15 to 9, and reduced the required meetings to a minimum of one per quarter.**
- *Planning & Zoning Commission*
  - Goals, UDC updates and major projects were prioritized during the December 2, 2014 Commission meeting. Commission goals and priorities for 2015 include Accessory Dwelling Units, Ground Floor Commercial in Multifamily Residential Buildings, Setback Exemptions for Drive-Thru Uses and Parking Requirements.
- *Englewood Urban Renewal Authority*
  - The Authority approved their 2015 Budget at the December 4, 2014 meeting.

## COUNCIL REQUESTS

- **CR 15-001: CFAHS Sign Brightness Level Concerns**
- **CR 15-006: Martin Plastics Commercial Activity Follow-up**
- **CR 15-007: 3801 South Clarkson Sign Code Inquiry**
- **CR 15-012: Economic Development Incentive Inquiry**
- **CR 15-020: 3029 South Logan Roof Permit**
- **CR 15-019: Legislation Budget Increase Inquiry**

## HOUSING

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

## SPECIAL PROJECTS

- *Englewood Forward*
  - The Comprehensive Plan team conducted a Joint City Council/Planning and Zoning Commission Work Session on January 26, 2015 from 6:00 pm to 7:30 pm. The purpose of this first joint work session is to collaboratively: explain global planning trends, describe metrics for measuring success of the community, and refine vision statements and opportunities by character districts to achieve the vision.
  - Next Steps Study Technical Committee Meeting(government agency and city staff) was held on January 22, 2015
  - The next Englewood Forward joint public meeting is scheduled for February 11, 2015.

- A Next Steps Study developer forum has been scheduled for February 20 to assess the development potential for various sites along the light rail corridor.
- Next Steps Advisory Committee Meeting (Councils, Commissions) is scheduled for February 25, 2015. Walk and Wheel status report will follow.
- *Broadway/Acoma Lofts*  
Project: 110 residential units; 15,000 retail/commercial space; surface parking
  - A revised parking plan with a minimum of 170 and maximum of 190 spaces was approved by EURA. In addition, approximately 35 on-street spaces would be available on Acoma Street. Medici is assembling their application materials for submission to CHFA in January 2015 for housing tax credits. A second Amended Option Agreement was executed on December 31, 2014.
  - **The EURA Board voted unanimously at a their meeting on January 14, 2015 to restructure the deal with Medici to require less payment for the land at closing, and to provide a 16-year note for the remainder of the purchase price. A third Amended Sale and Option Agreement was executed by the Authority. Medici has submitted its application for tax credits to CHFA.**

## ZONING

- *PUD Process Amendment*
  - **Adopted on second reading on January 20, 2015.**
- *Bulk Plane Amendments*
  - **Adopted on second reading on February 2, 2015.**
- *Minimum Lot Width Clarification for Multi-Unit Dwellings in the MU-R-3-B and MU-R-3-C Zone Districts*
  - **Adopted on second reading on January 20, 2015.**
- *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.
- *Accessory Dwelling Unit Regulations*
  - **Staff is working with Planning and Zoning Commission to explore regulations allowing accessory dwelling units.**

## ART SHUTTLE

- Two proposals to the Art Shuttle RFP were received. The respondents were MV Transportation, Inc. and Western Parking Management. Staff recommends that the contract be awarded to the lowest responsible proposer, MV Transportation Inc.

## BUSINESS NEWS

- *Arapahoe County Enterprise Zone*
  - 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.

- o Grant reimbursement request was submitted to cover staff time associated with 2014 Enterprise Zone administration.
- o **The Arapahoe County Enterprise Zone received an application from Denver Seminary, located in the City of Littleton, to become a qualified contribution project. The application will be presented to the State's Economic Development Commission in March for consideration.**

▪ *Commercial Catalyst Program*

Medical Office Building	3555 S Lafayette	Construction	Façade and signage
Breakfast Queen II	3460 S Broadway	<b>Complete</b>	Façade & Interior
Medical Office	180 E Hampden	<b>Complete</b>	Facade
<b>Paradise Baggage</b>	<b>4442 S Broadway</b>	<b>Approved</b>	<b>Façade and Signage</b>
<b>Miyako Restaurant</b>	<b>2950 S Broadway</b>	<b>Approved</b>	<b>Interior Improvements</b>

▪ *Other Business Activities (New! Business activity news is now organized by the Sales Tax Areas used in the Monthly Financial Reports)*

**AREA 1**

- o 750 West Hampden (Omni Development) - **Staff met with the owner of this property about tenant or redevelopment ideas, including possible redevelopment at CityCenter.**
- o 501 West Hampden (formerly Bank of the West) – The property is under new ownership. The project involves a bank and one quick serve restaurant with a patio. The developer has identified prospective restaurant tenants and has a letter of intent (LOI) from a restaurant user. A core and shell building permit application has been submitted. **Demolition of the existing drive through bays is complete.**
- o CityCenter Englewood
  - A short-term lease has been negotiated for the vacant Quizno's space. Mr. Brad Nixon will use the space as a commissary for his coffee supply operation.
- o 180 East Hampden – The property is under new ownership. Two new tenants have leased space in the building; one is an ophthalmologist, the other is an OBGYN. Approved Commercial Catalyst grant for exterior renovations. Façade renovation and interior remodel are nearing completion. One small tenant space remains available.
- o 333 West Hampden Avenue, 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.
- o Karcher Industries has a production facility at 1351 West Stanford and a front office facility at 750 West Hampden. Staff confirmed that Karcher will relocate the corporate headquarters to the Denver Tech Center. This move was motivated by the desire for Class A office space. The move will translate

into the loss of approximately 300 jobs. Staff confirmed that the production facility at 1351 West Stanford will remain operational and production jobs will remain in Englewood.

## **AREA 2**

- 2749 South Broadway – Plans have not been submitted, but the business owner stated that the intended use is a barbeque restaurant / bar. A Commercial Catalyst grant application is under review. The alternative parking plan has been approved, allowing for this contract to proceed. The owner has applied for a liquor license and building permit.
- Tocabe American Indian Restaurant 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.
- 65 West Floyd – The owner has undertaken a major remodeling of this building. 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. Tenant finish plans have been submitted and are currently being reviewed. A second distillery is seeking space in this building. The architect for this project was also involved in the Taxi Development in RiNo.
- 3398 South Broadway, 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.
- 3421 and 3427 South Broadway, OddFellows building – Olde Town Group, LLC recently purchased the OddFellows building and the adjacent building immediately south. Olde Town Group has a history of rehabilitation and adaptive re-use of historic buildings, with a focus on historic preservation. One of the principals, Deborah Andrews, has received a number of awards for innovative restoration of historic buildings. Staff had been working with Olde Town Group to find a suitable property on Broadway with historic appeal.
- 3431 and 3435 South Broadway - Staff is working with the two tenants in the building next to the Odd Fellows building, Alexander Furs and Outdoorsman’s Attic, which have received a 90-day notice of lease termination. Olde Town Group plans a major remodel of this building and it would be impossible for the tenants to remain operational during reconstruction of the building. **Staff has met with tenants about alternate locations in Englewood, through a tenant retention visitation initiative.**
- El-Tepehuan will move to its new location at 3495 South Broadway (formerly The Saigon Palace) in approximately April 2015. El-Tepehuan is initiating the planning for the design and layout of 3495 South Broadway. Interior and exterior renovations to the property are planned. Staff has not received a preliminary plan.
- 3457 South Broadway – 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. Staff has contacted several restaurants with information about the availability of this building for lease. Staff met with the restaurant manager for El Tepehuan. **A restaurateur is seeking to lease the space for a hamburger and sandwich style restaurant. Preliminary discussions involve using a portion of the paseo for patron seating.**

### **AREA 3**

- 2950 South Broadway - An Asian/Ramen restaurant is seeking tenant space at this location. The entrepreneur is seeking a liquor license and is currently working through this process. **Lease signed and construction is underway.**
- 3999 South Broadway - A wine and tapas bar will open in the space formerly occupied by Jasmine Restaurant. Plans include an outside patio with fireplace. The Wine and Tapas Bar is scheduled to open early 2015. Staff is talking to the property owner about putting a small gallery in the space vacated by Molly's Closet.
- 5000 South Broadway, Landmark Lincoln –Façade renovations are underway.
- Kaladi's Coffee is interested in purchasing a property on South Broadway to serve as a roasting, distribution and coffee house (retail sales) facility. The owners of Kaladi's Coffee put an offer in on 4345 South Broadway to purchase the property, but another offer was accepted. Staff and the owners of Kaladi's Coffee are seeking other opportunities on Broadway for this high-profile coffee retailer / roaster.
- 4442 South Broadway - Paradise Baggage, the owner of Paradise Pen Company, have purchased the property. The business owner wanted the easy access and high visibility offered by locating on the South Broadway commercial corridor. This property is new construction, but was not occupied. **A catalyst grant has been approved for signage and façade improvements.**
- 5095 South Broadway (former World Savings Bank) – The property recently sold to the owners of Williams Jewelers. At this time, plans for the reuse or demolition of the structure have not been disclosed.

### **AREA 6**

- 2520 South Raritan, Red Bird Farms - A \$2.5 million dollar expansion of its cold storage facility is being planned. The building permit has been submitted but has not been approved.
- FiberTech, Inc., a Texas based company, expanded to Englewood adding 90 employees. The company is leasing space at 1972 West Iliff Avenue.

## **BUILDING DIVISION**

- **The number of all permits issued increased 55% compared to January 2014. Building permits issued increased by the same percentage.**
- **The number of inspections performed increased by 350, an increase of 68% over January 2014. Most of the increase is attributable to ongoing roof repairs and multiple inspections at Kent Place.**
- **Permit valuation in January 2015 was \$5,482,442 compared to \$38,262,812 in January 2014, a decrease of \$32,780,370. The Alta Cherry Hills project was permitted in January 2014 which accounts for the significant decrease in 2015.**
- **Fees collected in January 2015 were \$130,211 compared to \$820,965 in January 2014. The increase in fees collected in 2014 reflects the Alta Cherry Hills project permitted in January 2014.**
- Please refer to page 10 for more details.

**Building Division  
Monthly Report - January 2015**

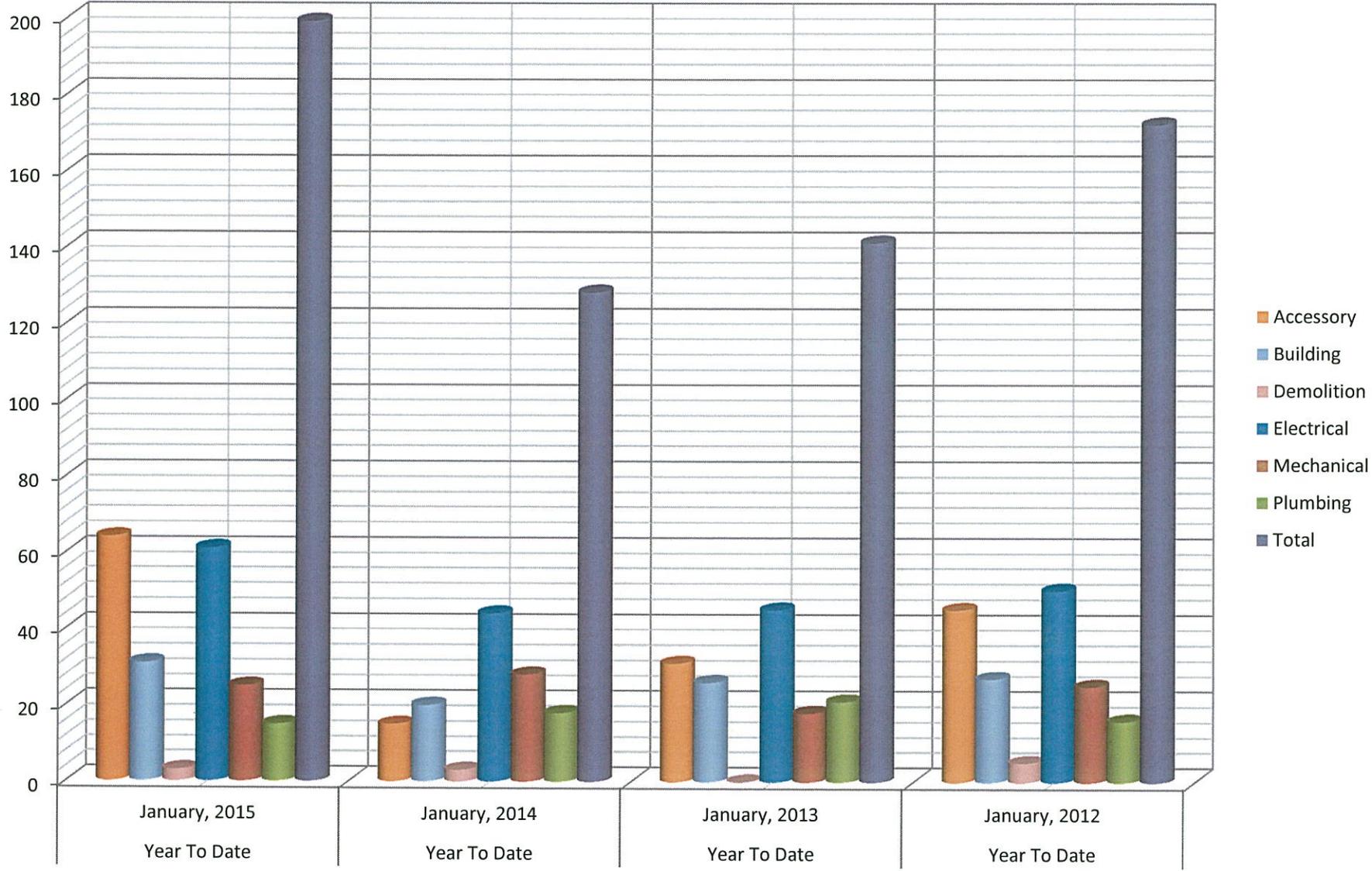
	Number January, 2015	Number January, 2014	Number January, 2013	Number January, 2012	Year To Date January, 2015	Year To Date January, 2014	Year To Date January, 2013	Year To Date January, 2012
<b>Permits Issued</b>								
Accessory	64	15	31	45	64	15	31	45
Building	31	20	26	27	31	20	26	27
Demolition	3	3	0	5	3	3	0	5
Electrical	61	44	45	50	61	44	45	50
Mechanical	25	28	18	25	25	28	18	25
Plumbing	15	18	21	16	15	18	21	16
<b>Total</b>	<b>199</b>	<b>128</b>	<b>141</b>	<b>172</b>	<b>199</b>	<b>128</b>	<b>141</b>	<b>172</b>

<b>Inspections</b>								
Building	424	169	191	106	424	169	191	106
Demolition	0	0	0	0	0	0	0	0
Electric	224	192	152	132	224	192	152	132
Mechanical	81	72	88	71	81	72	88	71
Plumbing	132	78	98	67	132	78	98	67
<b>Total</b>	<b>861</b>	<b>511</b>	<b>529</b>	<b>385</b>	<b>861</b>	<b>511</b>	<b>529</b>	<b>385</b>

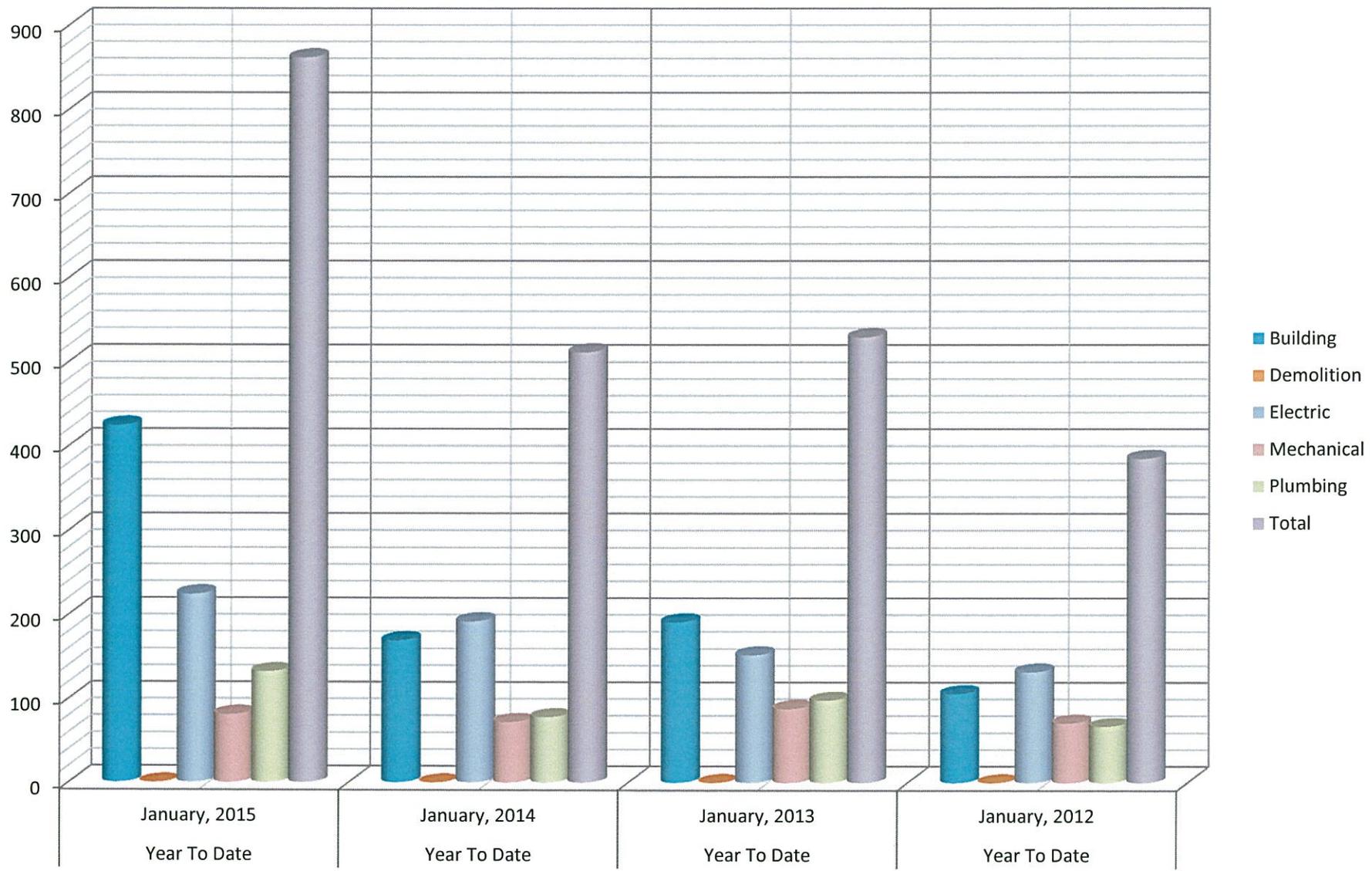
<b>Permit Valuation</b>	<b>\$5,482,442</b>	<b>\$38,262,812</b>	<b>\$2,361,762</b>	<b>\$944,080</b>	<b>\$5,482,442</b>	<b>\$38,262,812</b>	<b>\$2,361,762</b>	<b>\$944,080</b>
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<b>Fees Collected</b>								
Licenses	\$7,275	\$7,100	\$7,150	\$7,550	\$7,275	\$7,100	\$7,150	\$7,550
Permit Fees	\$37,903	\$135,892	\$27,681	\$19,371	\$37,903	\$135,892	\$27,681	\$19,371
Plan Check Fees	\$10,982	\$7,759	\$37,198	\$3,928	\$10,985	\$7,759	\$37,198	\$3,928
Use Tax	\$74,048	\$670,214	\$42,528	\$17,331	\$74,048	\$670,214	\$42,528	\$17,331
<b>Total</b>	<b>\$130,208</b>	<b>\$820,965</b>	<b>\$114,557</b>	<b>\$48,180</b>	<b>\$130,211</b>	<b>\$820,965</b>	<b>\$114,557</b>	<b>\$48,180</b>

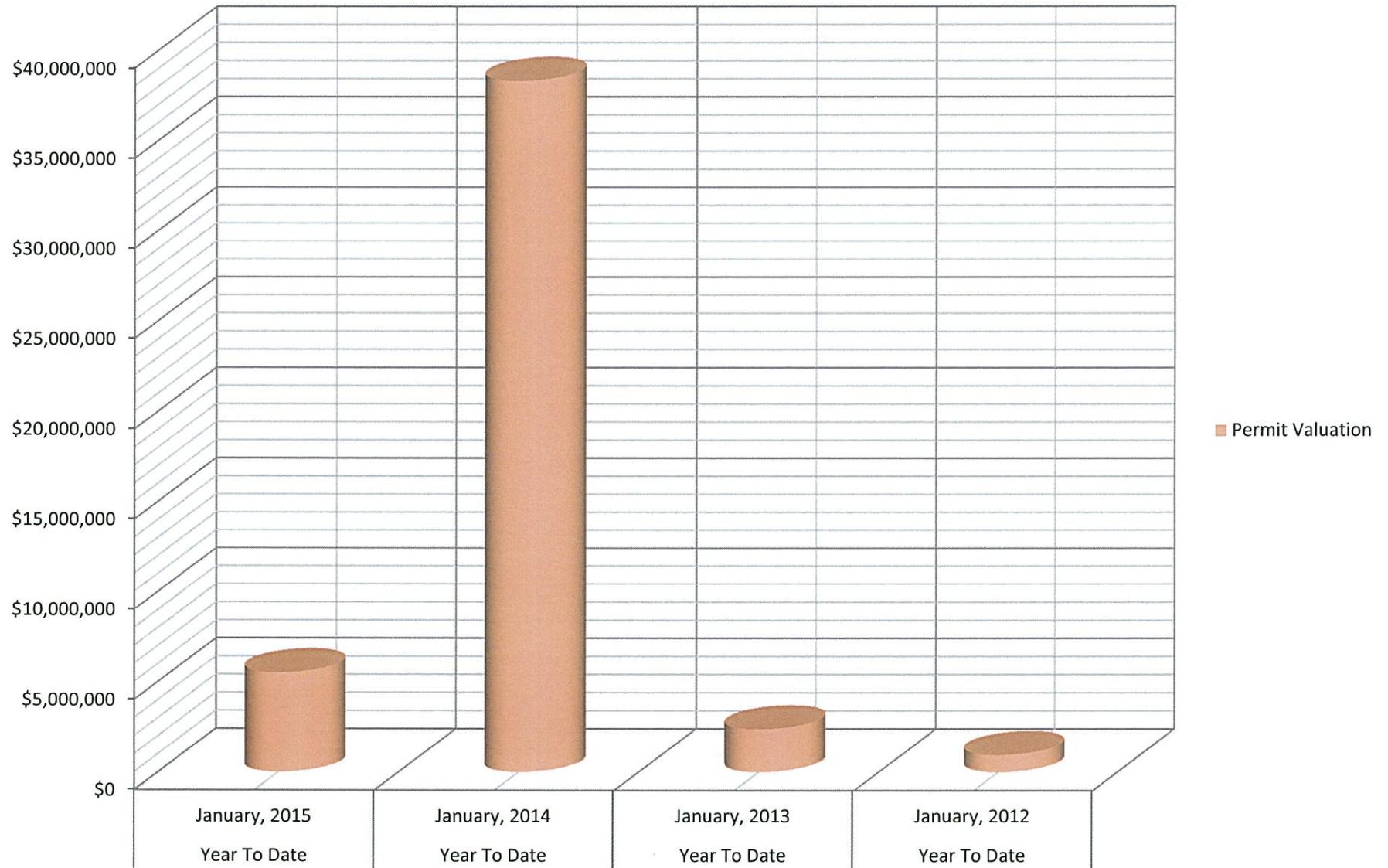
# Permits Issued To Date - January 2015



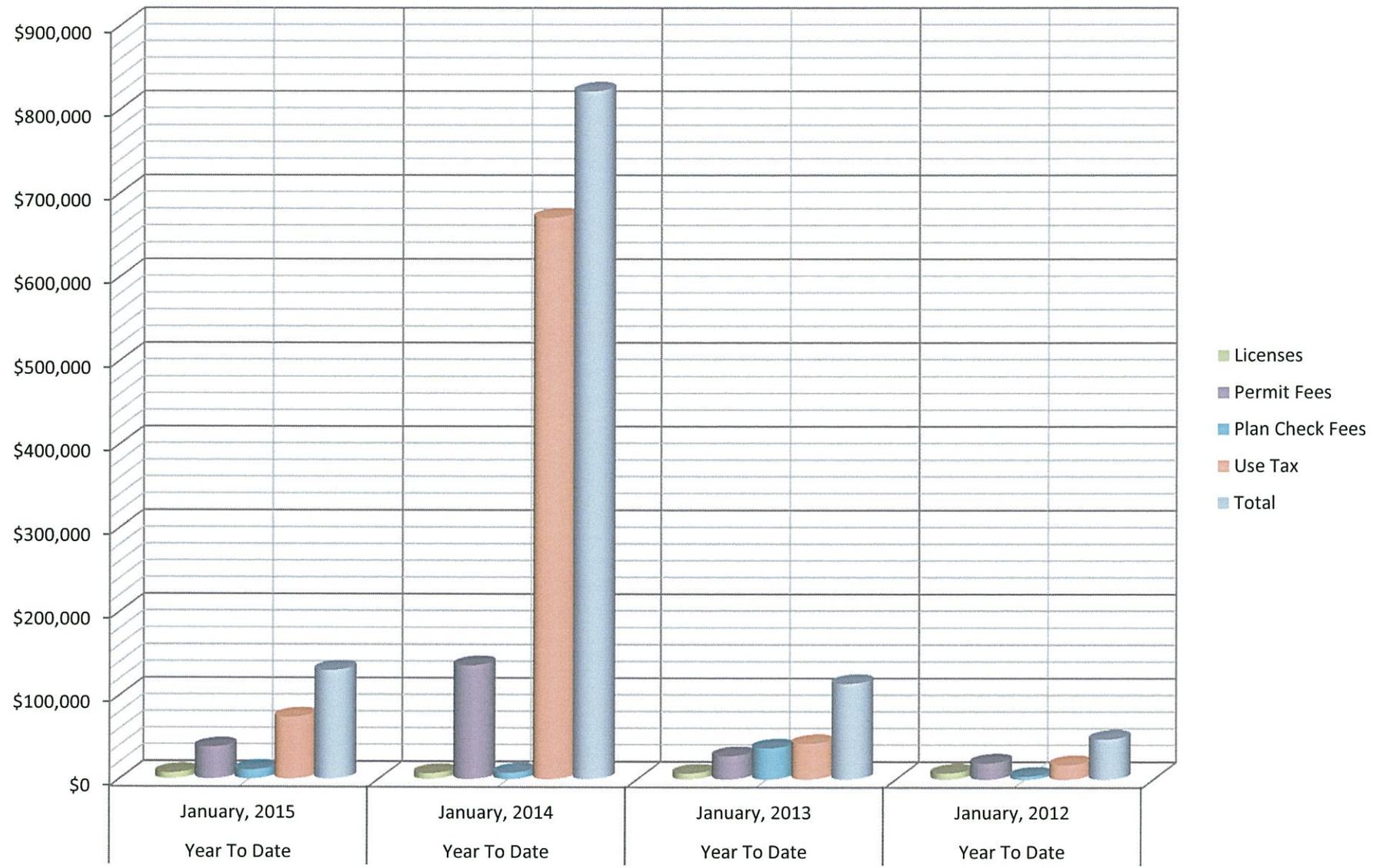
# Inspections Completed To Date - January 2015



# Valuation To Date - January 2015



### Fees Collected To Date - January 2015



**CITY OF ENGLEWOOD  
2015 CALENDAR OF EVENTS**



Mon., Feb. 9	6:00 p.m.	Study Session, Community Room
Tues., Feb. 10	3:00 p.m.	NonEmergency Employees Retirement Board, Public Works Conference Room
	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	<b>Cancelled</b>	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., Feb. 11	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	<b>Cancelled</b>	Board of Adjustment and Appeals, Council Chambers
Thurs., Feb. 12	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	2:30 p.m.	Police Officers Pension Board, Public Works Conf. Rm.
	3:00 p.m.	Firefighters Pension Board, Public Works Conf. Rm.
	5:30 p.m.	Parks and Recreation Commission, Englewood Schools 7-12 Campus
<b>Mon., Feb. 16</b>		<b>City Hall closed – Presidents’ Day holiday</b>
Tues., Feb. 17	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Feb. 18	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Fri., Feb. 20	7:30 a.m.	Tri-Cities Meeting, Sheridan Public Library
Mon., Feb. 23	6:00 p.m.	Study Session, Community Room
Wed., Feb. 25	6:00 p.m.	Special Study Session, Community Room
Mon., March 2	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers

Tues., March 3	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., Mar. 4	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., March 9	<b>Cancelled</b>	Study Session, Community Room
Tues. March 10	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., March 11	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., March 12	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Malley Senior Recreation Center
	6:30 p.m.	Transportation Advisory Board City Council Conference Room
Mon., March 16	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., March 17	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., Mar. 18	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., March 23	6:00 p.m.	Study Session, Community Room
Mon., March 30	<b>Cancelled</b>	Study Session, Community Room
Wed., April 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

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



February 17	Study Session & Regular Meeting Cultural Arts Commission – Annual Report FunFest Discussion Volunteers of America Update MetaGolf Contract Redistricting Financial Report
February 23	Study Session Community Branding Priority Based Budgeting Presentation
February 25	Special Study Session Joint Meeting with Sheridan City Council – Walk and Wheel Update
March 2	Study Session & Regular Meeting Long Term Capital Improvement Discussion
March 9	Study Session – Cancelled NLC Conference
March 16	Study Session & Regular Meeting Financial Report
March 23	Study Session
March 30	No meeting scheduled – 5th Monday
April 6	Study Session & Regular Meeting
April 13	Study Session
April 20	Study Session & Regular Meeting Financial Report
April 27	Study Session
May 4	Study Session & Regular Meeting Board and Commission Members Reappointment Discussion
May 11	Study Session

May 18	Study Session & Regular Meeting Financial Report
May 25	Memorial Day Holiday – No meeting scheduled
June 1	Study Session & Regular Meeting
June 8	Study Session Board and Commission Interviews
June 15	Study Session & Regular Meeting (CML Conf. 6/16-19/15 – Breckenridge) Financial Report

## FUTURE STUDY SESSION TOPICS

- City Financial Policies
- City Infrastructure Discussion
- Arapahoe County Commissioners
- RTD Representatives
- McLellan Reservoir – Executive Session
- River Run Easement
- Citizen Engagement
  - Social Media Policy
  - NextDoor Update
- Tale of Two Cities presentation: What Can or Should Our City Look Like in the Future?
- Hotel/Motel Regulations
- Public Smoking Ban
- Affordable Housing Studies
- Bike Paths
- Construction Defects Ordinance
- Englewood Branding/Image – pending ACE report
  - Buy Englewood/Buy Local
  - Neighborhood Naming/Branding
  - Gateway Improvements
  - Targeted Economic Development
- Cultural District – pending URA report
- Medical Marijuana Distancing/Polling/Standards of Review
- Citizen of the Year Selection Process