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# ***Council Newsletter***

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## **CITY MANAGER'S NOTES**

**July 9, 2015**

### **Upcoming Council Meetings**

A City Council Study Session is scheduled for **Monday, July 13, 2015**. The Study Session will begin at 6 p.m. in the Community Room. Sandwiches will be available at 5:30 p.m.

The next regular City Council meeting will be **Monday, July 20, 2015**. The Study Session will begin at 6 p.m. in the Community Room.

### **Informational Items**

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

1. *YourHub* column from the Superintendent of Englewood Schools Wendy Rubin titled "Building on success in Englewood"
2. *YourHub* Featured Event: Sounds of Summer Concert
3. *Parade Magazine* mention of Billy's Gourmet Hot Dogs
4. Community Development Department Monthly Update - July 2015
5. Calendar of Events
6. Tentative Study Session Topics
7. Minutes from Board of Adjustment and Appeals meeting on June 10, 2015
8. Minutes from Planning and Zoning Commission meeting on May 20, 2015
9. Minutes from Planning and Zoning Commission meeting on May 27, 2015
10. Minutes from Planning and Zoning Commission meeting on June 2, 2015
11. Minutes from Planning and Zoning Commission meeting on June 16, 2015
12. Minutes from Urban Renewal meeting on June 17, 2015



### **Parks and Recreation Department**

#### **Broken Tee Golf Course Wraps up Hole-N-One Junior Camp**

On Wednesday, June 24 Broken Tee wrapped up junior golf camp with an outdoor barbeque. Nearly 400 children (ages 5-15 years old) participated in the camp focusing on putting, chipping, pitching and learning the fundamentals of play. The last day of camp is a barbeque filled with games, activities, business vendors and entertainment to emphasize that golf is a fun sport at any age.



### **Englewood Summer Drama Performances**

Englewood Summer Drama is celebrating its 50<sup>th</sup> Anniversary and will be performing *Shrek, the Musical* on July 24, 25 and 26. The cast includes 85 actors and actresses from age 8 to 75 and will take place at the newly remodeled Fisher Auditorium at The Englewood Campus. Tickets are now on sale at the Malley Senior Recreation Center front desk for \$12.

The 35 youth summer drama participants have been working hard not only for their part in *Shrek, the Musical* but also on their own production, *Once Upon a Time in Duloc*. This will include eight fairytale skits and three songs and dances. They will perform for audiences on Friday, July 17 at 10am and 6pm at Fisher Auditorium at The Englewood Campus. No ticket is required; however the program graciously accepts donations.

### **River Run Trailhead Bike to Work Day was a Success**

On Wednesday, June 24 Englewood Parks and Recreation, the City of Sheridan, South Suburban Parks and Recreation District, Arapahoe County Open Space and Urban Drainage hosted a Bike to Work Breakfast Station at the future River Run trailhead with an estimated 175 bikers stopping by. Any and All Bikes also provided free tune-ups for bikers. Staff received positive feedback on the River Run project and many users said they wish the trailhead would have been built sooner. Some bikers even claimed the station was the best they had attended all morning. Following the breakfast, 150 youth from Englewood and Sheridan took a nature walk along to South Platte to learn about the 1965 flood, river safety and the future of the trailhead.

Your Voice

» **JOIN THE CONVERSATION:** Make your voice heard by posting your own columns at [YourHub.com](http://YourHub.com).

**Column** » *By Wendy Rubin, YourHub Contributor*

## Building on success in Englewood

**G**reetings, Englewood Community. I am thrilled to begin my work as superintendent of Englewood Schools. I am so impressed with the deep sense of community in Englewood, and I am eager to become a central part of that community through my service to kids and families.

As superintendent, I will lead the district with an unwavering commitment to kids. I have a strong belief that who our kids are and who they will become in the future is a result of fulfilling our educational promise to them and to our community. The educational promise of Englewood Schools is becoming more realized each and every year, which is apparent in the wonderful offerings Engle-

wood brings its students.

The recent replacement and renewal of some facilities — the Englewood Campus and Colorado's Finest High School of Choice — offers our secondary students state-of-the-art educational environments that support student learning and growth both within and outside of the classroom.

Exciting and engaging programs such as career and technical education offerings, K-12 STEM programming, International Baccalaureate primary years program, Advanced Placement classes and College Concurrent Enrollment options all offer competitive foundational opportunities for our kids.

Performing and fine arts, robust elective choices, activities and

athletics provide for high-level individual interest and engagement for each and every student.

Dedicated teachers and staff take part in professional development and training so that they can best meet the academic and social-emotional needs of our students through quality instruction and interactions.

I believe that education is a continuum rather than an event, and strong partnerships are vital to the success of students in our schools and the ongoing health and viability of our communities. The various opportunities and options available to students underscore Englewood's commitment to student achievement and success, as well as community commitment and leadership.

Moving forward, my intention is to build upon recent successes of the schools and the community and to find new avenues through which to expand our work for greater outreach and success. I am excited to work together to ensure that Englewood is a terrific place to grow and learn.



*Wendy Rubin is the superintendent of Englewood Schools.*

## Today 9

### Sounds of Summer concert.

William & the Romantics will perform at **6:30 p.m.** in CityCenter Englewood Amphitheater, 1000 Englewood Parkway, as part of the city's free summer concert series. In the event of inclement weather, call 303-762-2598.

## Friday 10

**Music on the Green.** The summer band series at ViewHouse, 7101 S. Clinton St., Centennial, continues this week with the So What Brothers. The band will perform on the green from **6-9 p.m.** and there is no cover charge. Call 303-790-8439 or go to [viewhouse.com/centennial](http://viewhouse.com/centennial) for more information.

**Music and a Movie.** Up next in Centennial's Music and a Movie series: "Epic." Live music will be provided by Mike Masse. Food will be provided by Gusto's Kitchen and Funnels. The event begins at **7 p.m.** and the film begins at dusk. Admission is free. No alcohol, tents, canopies or oversized umbrellas will be allowed. Blankets and chairs are welcome. There will also be discounted animal licensing during the event — a three-year license for the price of one year. Contact Jonah Schneider at 303-754-3358 or [jschneider@centennialco.gov](mailto:jschneider@centennialco.gov) to learn more.

### Family Game and Movie

**Night.** Head over to Bemis Public Library, 6014 S. Datura St., Littleton, for board games and a movie from **5:30-8:30 p.m.** The movie will be "Toy Story" and it starts at **6 p.m.** Free popcorn and lemonade will be available. It's free and no registration is required.

## Saturday 11

**"The Second Best Exotic Mari-gold Hotel."** Check out a free screening — with free popcorn and lemonade — of this PG-rated film from **2-4 p.m.** at Bemis Public Library, 6014 S. Datura St., Littleton.



Cyrus McCrimmon, Denver Post file

## Open Screen Night

**Today, July 9.** Open Screen Night is a quarterly video variety show at the Alamo Drafthouse, 7301 S. Santa Fe Drive, Littleton. From **8-10 p.m.**, play your short films, be entertained and mingle with Denver's growing film community. For more information, including how to submit films for future events, go to [openscreennight.com](http://openscreennight.com). To purchase tickets, go to [drafhouse.com](http://drafhouse.com).

## Tuesday 14

**Community drum circle.** From **6:15-7:45 p.m.**, join people of all levels of musical expertise to share the rhythmical spirit at Hudson Gardens, 6115 S. Santa Fe Drive, Littleton. No drumming expertise is necessary and all ages and abilities are welcome to attend this family-friendly event. This guided session will include basic and traditional rhythms, guided imagery and freestyle. Registration is required and costs \$4. To sign up, call 303-797-8565 ext. 306 or go to [shop.hudsongardens.org](http://shop.hudsongardens.org).

## Wednesday 15

**Dawson James concert.** Colo-

rado country musician Dawson James will perform from **7-8 p.m.** on the front lawn at the Littleton Museum, 6028 S. Gallup St. The show is free and open to the public. If inclement weather threatens, call 303-795-3950.

## Ongoing

**Super Sidewalk Sale.** The community is invited to take a stroll through the Super Sidewalk Sale at Southglenn Library, 6972 S. Vine St., Centennial, from **10 a.m.-6 p.m. Friday and Saturday and noon-4 p.m. Sunday.** Shoppers will find books, collectibles, DVDs and audiobooks for all ages. For more information, call 303-542-7279 or visit [arapahoelibraries.org](http://arapahoelibraries.org).

BASEBALL  
MADNESS!

# Table

*Around the*

Parade Magazine  
July 5, 2015

# Haute DOG!

The all-American hot dog is learning new tricks. These days, humble franks are getting the uptown treatment from creative chefs and home cooks. Try one of these five out-of-the-ballpark dog toppers at your next cookout.

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## The Tijuana

Go south of the border with this creation inspired by **Billy's Gourmet Hot Dogs of Englewood, Colo.**

Bacon-wrapped grilled frank +  
pico de gallo + chopped avocado  
+ pickled jalapeno peppers +  
squeeze of lime



# COMMUNITY DEVELOPMENT MONTHLY UPDATE

## July 2015

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### DEVELOPMENT PROJECTS

- *Rocky Mountain Veterinary Neurology (3550 South Inca)*
  - **Construction is nearly complete. A TCO (temporary certificate of occupancy) has been issued.**
  
- *Shriner Residences (Floyd and Logan)*

Project: Two dwelling units in the existing Shrine Club building with detached garages, one with an accessory dwelling unit; two new single family homes with detached garages, each with 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 reconstruction and addition to the existing house at 3265 South Logan Street is nearly complete.**
  - **Conversion of the existing Shrine Club building into two dwelling units continues.**
  - Building Permits have been issued and construction has begun for three new accessory dwelling units/garages at 3277, 3287, and 3293 South Logan Street.
  - **Building Permits have been issued for two new dwelling units at 3275 and 3285 South Logan Street.**
  
- *Alta Cherry Hills (Broadway and Kenyon)*

Project: 306 luxury apartment complex

  - Construction continues.
  - **Phased leasing and move-in is expected to commence in mid-July 2015.**
  
- *The Foundry (Bates and Galapago)*

Project: 70-unit income qualifying multi-unit complex with a future build-out including a mixed-use element and market rate for-sale townhomes.

  - Master plan being developed for entire property to include apartments, townhouses, and flex/shared office space.
  - Future development plans for the Winslow property (under a separate PUD) is pending.
  - Developers of Foundry presented their project to Council at the April 20, 2015 study session. They were asking for a letter of support to CHFA for consideration of CHFA tax credits. RTD has proposed to reroute #27 bus in August to serve the project and the neighborhood. Council provided letters of support.
  - **RTD re-route of #27 bus approved. New service anticipated in mid-August.**
  
- *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.
  - Medici Communities has been approved for tax credits from CHFA. They continue to work on the building and site design and are looking to obtain more neighbor input on the design;
  - Medici presented an updated site plan and building design to the EURA on April 8.
  - Medici Communities is holding a design review with EURA and interested parties on May 27.
  - **A DRT meeting with staff and Medici Communities was held on June 23, 2015.**
  - **Medici Communities held a community meeting to review new designs on July 1, 2015.**
- *Hill Top Motel (3800 South Broadway)*
    - 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.
    - Staff met with the property owner to discuss his plans for redevelopment or repurposing the property. The property owner is taking a wait and see approach. His preliminary vision for the site is to repurpose the existing buildings with retail or arts related businesses and a small café in the corner building. Staff continues to encourage prompt development of the site and we also are forwarding viable prospective businesses to the property owner. Staff discussed artist / gallery space with the property owner and he is interested in finding viable users for the property that fit this criteria. The property owner is seeking the City's assistance in finding a donut maker or confectioner for the corner building.
  - *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.
    - **Project completion and issuance of final CO is anticipated in mid-July 2015. TCO's have been issued for all but 4 units.**
  - *Lone Star Trust (NE Corner of Clarkson and US 285)*
    - Lone Star Trust representatives submitted plans for review at the March 10 DRT.
    - The owner of the property applied for several variances to exceed the maximum front setback, reduce the minimum lineal street frontage requirement and to reduce the required zone of transparency. The case was

heard at the June 10 Board of Adjustment and Appeals meeting. Variance decisions:

- Variance to exceed maximum front setback – Denied
- Variance to reduce minimum lineal street frontage – Granted
- Variance to reduce required zone of transparency - Denied

- *Traditions (3500 South Sherman)*

Project: 180 units of senior affordable housing

- A building permit has been approved for the 180 unit project.
- The developer has requested and received support of the project from the Englewood Housing Authority.
- Developer is waiting for final approvals/tax credits from HUD
- The developer has picked up the building permit and approved plans. Abatement work is expected to start in early May 2015, and demolition soon thereafter.
- Abatement work has begun.
- **The Masonic building has been demolished.**

- *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.
- Assignment of the Redevelopment Assistance Agreement was approved on February 17, 2015.
- A revised PUD site plan was reviewed at the March 24 DRT meeting.
- The developer plans demolition of the larger building by June 1. The smaller “bow-truss” building will be retained. Timing for construction is estimated for Fall 2015.
- The developer submitted for a preliminary site plan review; it is currently under review.
- The developer has submitted a building permit application for foundations.
- **Foundation permit is currently under review. Demolition permit was issued on July 1, 2015.**

- *Chick-Fil-A (Broadway and Dartmouth)*

Project: Redevelopment to 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.
- A building permit application was submitted March 11, 2015. Plans are currently under review.
- A sign permit application was approved on April 29, 2015.
- The architect is currently making revisions to the plans. A building permit has not been approved.
- **A representative from Chick-Fil-A confirmed that the project will be delayed 1 year due to a corporate / operational decision. Chick-Fil-A is now expected**

**to commence construction in July 2016 and is expected to open in January 2017.**

- *LIV Apartments (201 Englewood Parkway)*  
Project: 28 apartments and two live-work units
  - Demolition of the former Scientology Building is complete.
  - A building permit has been issued. Construction is underway.
  
- *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 DRT meeting with the applicant was held on February 17, 2015. Applicant is currently working with architect and civil engineer to resolve site planning issues.
  - Developer has submitted a request for economic incentives to facilitate the project. This request was presented to City Council on April 20, 2015
  - Council authorized an economic development incentive agreement to support the development of a 14,600 square foot Rite Aid Pharmacy. This project will generate approximately \$240,000 in sales tax revenue to the City within the first 5 years of opening.
  
- *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.
  - The property owner has submitted a Minor Subdivision application for the retail redevelopment.
  - A Building Permit has been approved for construction of the core and shell of the 5,000 square foot retail redevelopment, with an opening planned within 120 days.
  - **The existing car wash on the site has been demolished.**
  
- *Greenwood Pointe Apartments (5312 South Broadway Circle)*  
Project: New recreation center and apartment building
  - The Planned Development vacation application has been submitted. A public hearing with the Planning and Zoning Commission is scheduled for April 21, 2016.
  - A public hearing with the Planning and Zoning Commission was held on April 21, 2015. First reading is scheduled for the May 18, 2015 City Council meeting.
  - The PD Vacation was brought to Council on May 18<sup>th</sup> for a first reading. **Public hearing was held at the July 6 City Council meeting.**

- *500 East Hampden Avenue*
  - Plans for a new medical office building with structured parking and ground floor retail uses are in the preliminary planning stages.
  - Staff met with developers and architects for the property previously occupied by The Copper Pot, Taste of Thailand, Java Jam Café, and Happy Gardens Floral.
  - A Development Review Team meeting was held on June 2, 2015.
  
- *Plaza de Medico (3555 South Clarkson)*
  - Signature Senior Living applied for a variance for a reduction in the required distance between group homes. This variance will be heard at the July 8 Board of Adjustment meeting. If this variance is granted the applicant will apply for a conditional use permit to operate a group living facility at that location.
  - **The variance request will be heard on July 8, 2015.**
  - **A Conditional Use application has been submitted. A public hearing is scheduled for the July 21, 2015 of Planning and Zoning Commission meeting.**
  
- *1100 East Girard Avenue*
  - A developer met with staff on June 1, 2015 to discuss a 20-unit building and parking/alley concerns.
  - An application for a DRT was submitted on June 8, 2015 for a multi-family development. The DRT meeting will be held on June 16, 2015.

## **BOARDS & COMMISSIONS**

- *Alliance for Commerce in Englewood*
  - **At the June ACE meeting the group discussed:**
    - **Community rebranding**
    - **2015 Business Summit**
    - **ACE Attendance Policy**
    - **Committee Updates**
  
- *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.
  - The Board approved three variance requests at the April 8 public hearing.
  - The Board approved one variance request and denied another at the May 13 public hearing.
  - The Slate Group will present at the June 10 meeting on the City branding/marketing effort.
  - **A variance for reduction in required distance between group homes will take place on July 8<sup>th</sup>. This is for the Plaza de Medico building.**
  
- *Keep Englewood Beautiful*
  - The Slate Group presented at the June 9 meeting on the City branding/marketing effort.

- **KEB continues to distribute Englewood Cleanup Coupons on various dates and locations.**
- *Planning & Zoning Commission*
  - The Commission continues to discuss Accessory Dwelling Units, and how the UDC can be modified to allow ADUs in the City.
  - The Commission will begin review of the Englewood Forward plans in April and May.
  - The first non-conforming lots (“Small Lots”) case was heard by the Commission on May 5, 2015. The property is located at 460 East Yale Avenue. The case was approved.
  - A Conditional Use public hearing for a new brewery at 3427 South Lincoln Street was held on May 19, 2015. The Conditional Use permit was approved.
  - **Next Steps Study scheduled for Study Session July 7, 2015 and public hearing is tentatively scheduled for August 4, 2015.**
- *Englewood Urban Renewal Authority*
  - The Authority requested information on the powers of urban renewal authorities, when blight studies are required, and additional training materials. They are preparing for “what’s next”, and how they can make a positive impact on the community. Future meetings will include training and a tour of the City on June 10<sup>th</sup> to identify future opportunities for improvement and investment.
  - Medici Communities will update the Authority on the design of the Broadway-Acoma project at the April 8, 2015 meeting.
  - Artist Sean Doherty has proposed using the vacant URA lot facing Broadway and Englewood Parkway for a temporary art installation called “100 Poppies”. The plan includes up to 100 metal flowers (up to 14’ tall) “planted” on this site until the closing on the property by Medici that is anticipated in late 2015. To date, the Urban Renewal; Authority has received donation commitments of \$3,500 to help fund the art installation.

## **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
- CR 15-036: Dartmouth Neighborhood Bike Path Concern
- CR 15-037: Brew on Broadway Special Event
- CR 15-053: Tarot Reading Zoning
- CR 15-073: Hill Top Motel Lighting Inquiry
- CR 15-107: ESBDC Obligations and Debt
- CR 15-108: Catalyst Grants for 2015
- **CR15-118: Sharpest Rides**
- **CR15-119: AirBnB South Vine Street**

## HOUSING

- *Rehab*
  - Under Construction  
4896 South Delaware Street
  - Under Contract  
3685 South Fox Street

## SPECIAL PROJECTS

- *Englewood Forward*  
(*Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan*)
  - 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 was 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.
  - The second Englewood Forward joint public meeting was held on February 11.
  - A Next Steps Study developer forum took place on February 20 to assess the development potential for various sites along the light rail corridor.
  - A joint Englewood-Sheridan City Council and Planning and Zoning Commission study session was held on February 25 to give consultant overviews of the Next Steps Study and the Walk and Wheel Plan.
  - Staff presented a proposed schedule for completing all three projects to City Council on April 13. Staff also presented neighborhood plan map examples to City Council and ask for feedback regarding Comprehensive Plan neighborhood meeting logistics and costs.
  - Planning and Zoning Commission study sessions have been scheduled for April 21, May 5, and 19 (Comprehensive Plan – Neighborhood Map Discussions).
  - A City Council study session on the Walk and Wheel Plan and the Next Steps Study is scheduled for June 1.
  - A final public event for the Next Steps Study and the Walk and Wheel Plan will take place Saturday, June 20, during Bike to Work Week.
  - Final draft document study sessions for the Next Steps Study and the Walk and Wheel Plan are scheduled for late June and July (ETAC, P&Z, Council).
  - **Comprehensive Plan Neighborhood Park Events will take place Wednesday evening July 8 at Romans and Belleview Parks, and Saturday, July 11 at Bates-Logan, Centennial, Duncan, and Baker Parks to gather input on specific neighborhood options.**

## ZONING

- *Accessory Dwelling Unit Regulations*
  - Staff continues to work with Planning and Zoning Commission to explore regulations allowing accessory dwelling units. **Public hearing is tentatively scheduled for August 4, 2015.**

- *Administrative Adjustments/Variances*
  - First reading was held at the May 4, 2015 City Council meeting. Public hearing was held at the May 18, 2015 City Council meeting. Second reading was held at the June 1, 2015 City Council meeting and the ordinance was unanimously approved.

## 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.
  - 2014 Administrative Grant submitted to OEDIT for reimbursement of staff time in the amount of \$16,500. Funding has been received.
  - 2015 Administrative Grant agreement received and will be presented to Council at an upcoming meeting.
  - Staff provided Council with an update on administrative activities related to the Enterprise Zone and the redesignation process at the April 13, 2015 study session.
  - Staff met with representatives from the South Metro Denver Chamber of Commerce to discuss possible regional cooperation on the administration of the Arapahoe County Enterprise Zone.
  - **Staff is completing the formal application for the Enterprise Zone, which will be presented to the Colorado Economic Development Commission in August. If approved, all of Englewood would be included in the State’s Enterprise Zone.**

- *Commercial Catalyst Program*

Medical Office Building	3535 S Lafayette	Complete	Façade and signage
Breakfast Queen II	3460 S Broadway	Complete	Façade & Interior
Medical Office	180 E Hampden	Complete	Facade
Paradise Baggage	4442 S Broadway	Complete	Façade and Signage
Miyako Restaurant	2950 S Broadway	Complete	Interior Improvements
303 Hair Salon	3147 S Broadway	Construction	Interior and Facade
The Corner Bakery Cafe	501 W Hampden	Construction	Interior and Façade
<b>Dransfeld Building</b>	<b>3431 S Broadway</b>	<b>Approved</b>	<b>Façade and Interior</b>
<b>El Tepehuan</b>	<b>3495 S Broadway</b>	<b>Approved</b>	<b>Façade and Interior</b>
<b>Odd Fellows Building</b>	<b>3421 S Broadway</b>	<b>Approved</b>	<b>Façade and Interior</b>
<b>Dalkita Architecture</b>	<b>4370 S Broadway</b>	<b>Approved</b>	<b>ADA bathrooms, windows</b>
<b>Down House Brewery</b>	<b>3427 S Lincoln</b>	<b>Approved</b>	<b>ADA bathrooms, windows and electrical service upgrade</b>

- **At the June 15 meeting, Council approved a resolution appropriating \$50,000 from the ESBDC’s proceeds to support the Commercial Catalyst Grant Program.**

- *Other Business Activities*

**AREA 1**

- 750 West Hampden (Omni Development) - Staff met with the owner of this property about tenant or redevelopment ideas, including possible redevelopment at CityCenter. Staff is working with a new tenant for this location, Social Media Energy. They currently have 10 employees and plan on expanding.
- 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. Work on the core and shell is Complete. The Corner Bakery Café will commence tenant finish and is expected to open in late August or early September, 2015.
- 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.
- 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.
- 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.
- Karcher Industries has a production facility at 1351 West Stanford and a front office facility at 750 West Hampden. Karcher will relocate the corporate headquarters to the DIA Airport area. 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. The property owner has resolved code matters with Building and Fire and now plans to proceed with construction pending approval of revised building plans. Kaladi’s Coffee was unable to solidify financing by the closing date and the sale did not go forward. The owners of Kaladi’s Coffee are attempting to renegotiate a sale agreement for 2749 South Broadway.

- **2823 South Broadway – The property is currently for sale by owner. Staff is working with a potential user for this property that would enhance the economic vibrancy of the neighborhood.**
- 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 has started production. Production of distilled spirits takes about 6 weeks of lead time from ‘brewing’ to sales.
- Cobalt Building – 65 West Floyd. A tenant is seeking to lease the basement of this property to run a corporate training / team building business. Lease negotiations for the space are underway.
- 3200 South Acoma recently sold to Ally’s Fabric and Bridal Supply, which is relocating from Denver.
- 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. Rehab work on the Odd Fellows building will commence on July 1.
- 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. Staff has met with tenants about alternate locations in Englewood, through a tenant retention visitation initiative. Rehab work on the Dransfeld Building is underway and will be complete by the end of June. The property is being marketed to prospective tenants.
- El Tepehuan will move to its new location at 3495 South Broadway (formerly The Saigon Palace). 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. The owners of El Tepehuan will extend the lease at its current location to undertake tenant finish at 3495 South Broadway. **Planned opening for the new “El Tep” restaurant is November 2015.**
- 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. 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. Staff is in contact with the property manager and is forwarding prospects to the property manager.

The property manager indicated that strong interest in the space exists and they are considering a number of inquiries.

### **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. Construction is nearing completion and the restaurant is going thru inspections with the City and Tri-County Health department. Misaki Ramen Restaurant is now open.
- 3427 South Lincoln, **Down House Brewery** – DRT application reviewed for a potential brewery. This start-up brewery would lease and occupy the vacant building, including the 7,000 s.f. basement. **The business is applying for the appropriate licenses through the state and federal authorities for a brewery and tasting room. Opening date is not yet determined, but all indications are positive. The property owner inquired about funding assistance through the Commercial Catalyst Grant program to assist with facade and interior improvements – ADA compliant bathrooms and electrical service upgrade.**
- 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. Permit has been issued for remodel. Staff is talking to the property owner about putting a small gallery in the space vacated by Molly's Closet. The property owner is working with two non-profit operations to lease the former Molly's Closet space at 3995 South Broadway. ACRES Wine and Tapas Bar is now open.
- 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. Paradise Baggage is now open! Façade and signage improvements were funded by Englewood's Commercial Catalyst Program.
- 4895 South Broadway – Enterprise Rent a Car recently relocated to this new location and completed significant enhancements to the property and building.
- 4900 South Broadway – Aaron's Rent to Own has moved to CityCenter Englewood adjacent to Harbor Freight Tools. This space will become an Auto Zone Auto Parts and Accessories.
- 5000 South Broadway, Landmark Lincoln –Façade renovations are complete.
- 5095 South Broadway (former World Savings Bank) – The property recently sold to the owners of Williams Jewelers. The owner of Williams Jewelers plans to construct a new building at 5095 South Broadway. The building will house Williams Jewelers and potentially have a second story for office tenants. They are working with an architect and have plans to meet with City staff to discuss site access from South Broadway. This will be a 2016 project.

### **AREA 5**

- Plans have been submitted for a 3 tenant building at the northeast corner of Federal and Belleview. **The car wash has been demolished.**

## **AREA 6**

- 2520 South Raritan, Red Bird Farms - A \$2.5 million dollar expansion of its cold storage facility is being planned.
- FiberTech, Inc., a Texas based company, expanded to Englewood adding 90 employees. The company is leasing space at 1972 West Iliff Avenue.
- 2900 South Zuni – A start-up “hot rod shop” is wanting to construct a garage on this property.

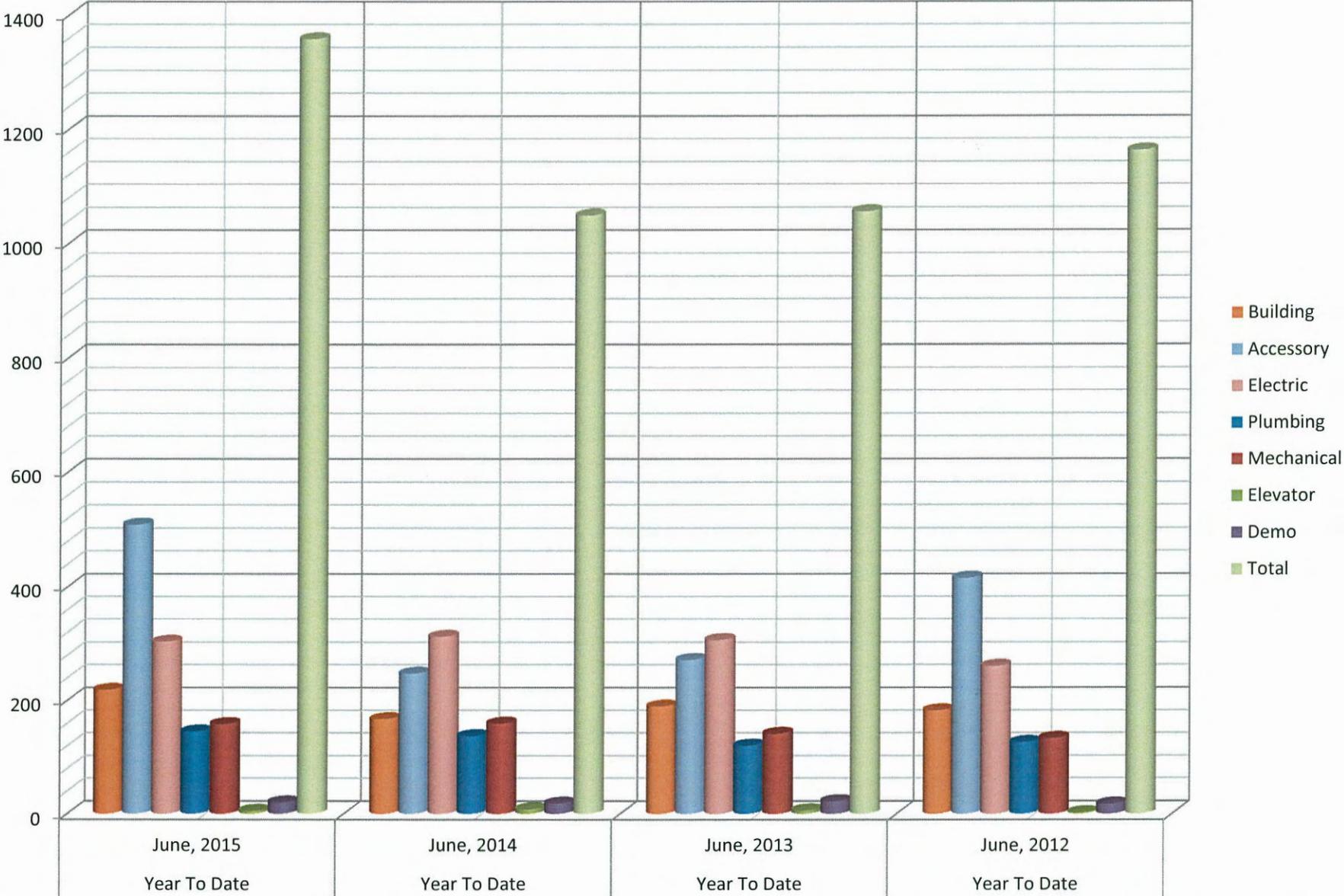
## **BUILDING DIVISION**

- The number of all permits issued in **June** 2015 increased **15.75%** compared to **June** 2014. Building permits issued increased **44%**.
- The number of inspections performed increased by **157** over **June** 2014, an increase of **26%** over **June** 2014. Year-to-date inspections are **41%** higher than through **June** 2014.
- Permit valuation in **June** 2015 was **\$9,762,939** compared to **\$4,145,661** in **June** 2014.
- Year-to-date permit valuation is **\$81,068,518**, compared to **\$51,151,599** in 2014.
- Fees collected in **June** 2015 were **\$273,818** compared to **\$114,904** in **June** 2014.
- Year-to-date permit fees collected total **\$1,959,692** through **June** 2015, compared to **\$1,231,338** through **June** 2014, an increase of **\$728,354**.
- Please refer to the following page for more details.

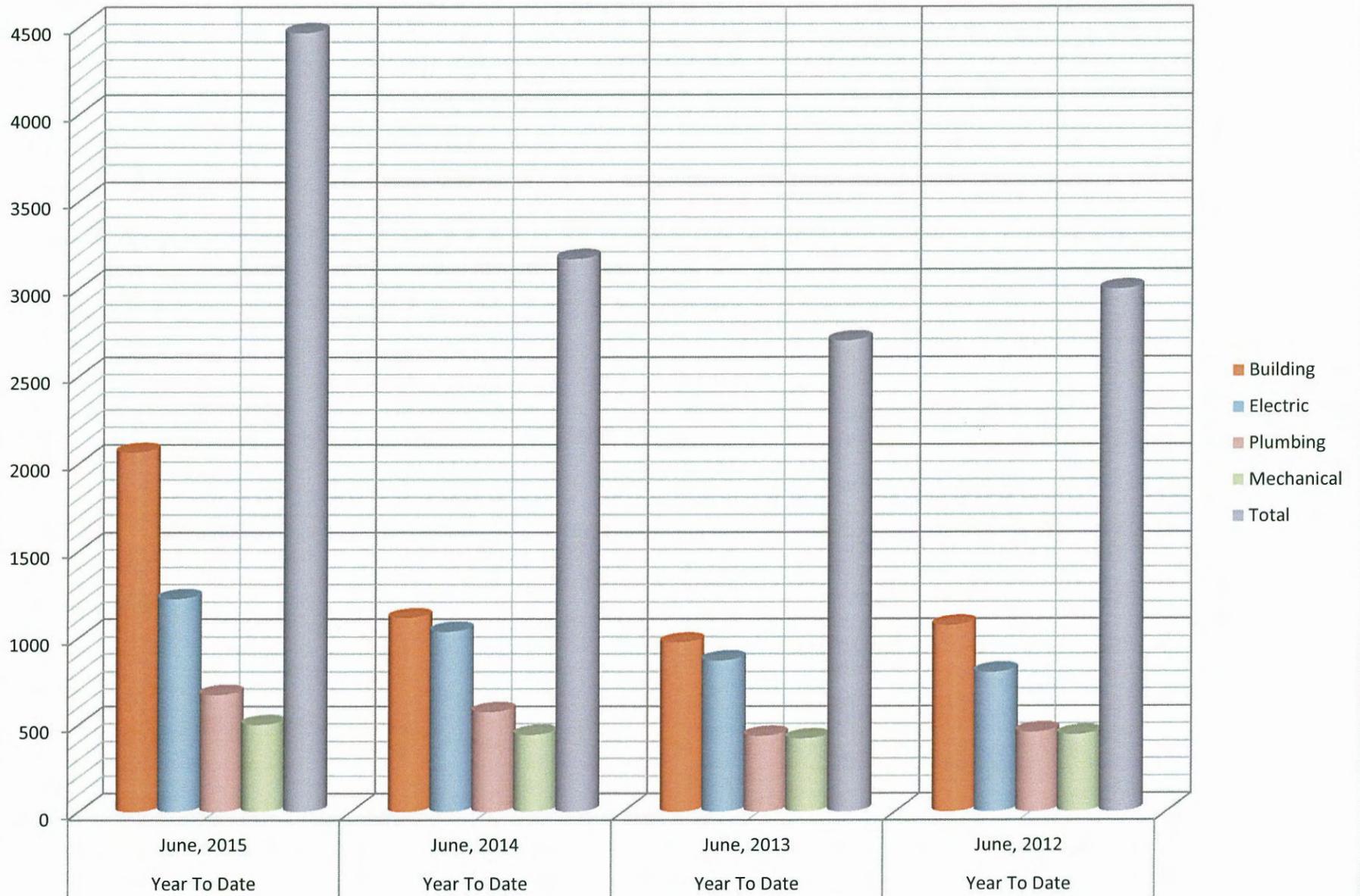
**Building Division**  
**Monthly Report- June 2015**

	Number June, 2015	Number June, 2014	Number June, 2013	Number June, 2012	Year To Date June, 2015	Year To Date June, 2014	Year To Date June, 2013	Year To Date June, 2012
<b>Permits</b>								
Building	52	36	33	24	218	167	189	182
Accessory	132	94	62	68	508	247	271	415
Electric	53	66	55	37	303	312	306	260
Plumbing	21	20	18	23	145	137	120	126
Mechanical	28	33	22	18	158	159	141	133
Elevator	1	1	1	1	5	8	6	2
Demo	7	4	3	1	20	18	22	17
<b>Total</b>	<b>294</b>	<b>254</b>	<b>194</b>	<b>172</b>	<b>1357</b>	<b>1048</b>	<b>1,055</b>	<b>1,162</b>
<b>Inspections</b>								
Building	393	220	180	220	2061	1114	973	1,071
Electric	183	182	176	120	1224	1036	869	801
Plumbing	103	121	58	57	673	574	436	457
Mechanical	76	75	58	59	500	443	421	442
<b>Total</b>	<b>755</b>	<b>598</b>	<b>472</b>	<b>456</b>	<b>4458</b>	<b>3167</b>	<b>2,699</b>	<b>2,991</b>
<b>Valuation</b>	<b>\$9,762,939</b>	<b>\$4,145,661</b>	<b>\$1,898,664</b>	<b>\$5,748,654</b>	<b>\$81,068,518</b>	<b>\$52,151,599</b>	<b>\$72,098,853</b>	<b>\$20,994,094</b>
<b>Fees</b>								
Permit Fees	\$73,253	\$38,328	\$30,404	\$40,675	\$421,048	\$274,091	\$360,715	\$197,328
Use Tax	\$168,007	\$49,109	\$39,005	\$100,739	\$1,363,068	\$848,791	\$291,246	\$370,598
Plan Ck	\$19,995	\$14,217	\$34,984	\$5,486	\$116,813	\$55,206	\$144,832	\$50,189
Licenses	\$12,563	\$13,250	\$10,425	\$11,125	\$58,763	\$53,250	\$52,037	\$54,288
<b>Total</b>	<b>\$273,818</b>	<b>\$114,904</b>	<b>\$114,818</b>	<b>\$158,025</b>	<b>\$1,959,692</b>	<b>\$1,231,338</b>	<b>\$848,830</b>	<b>\$672,403</b>

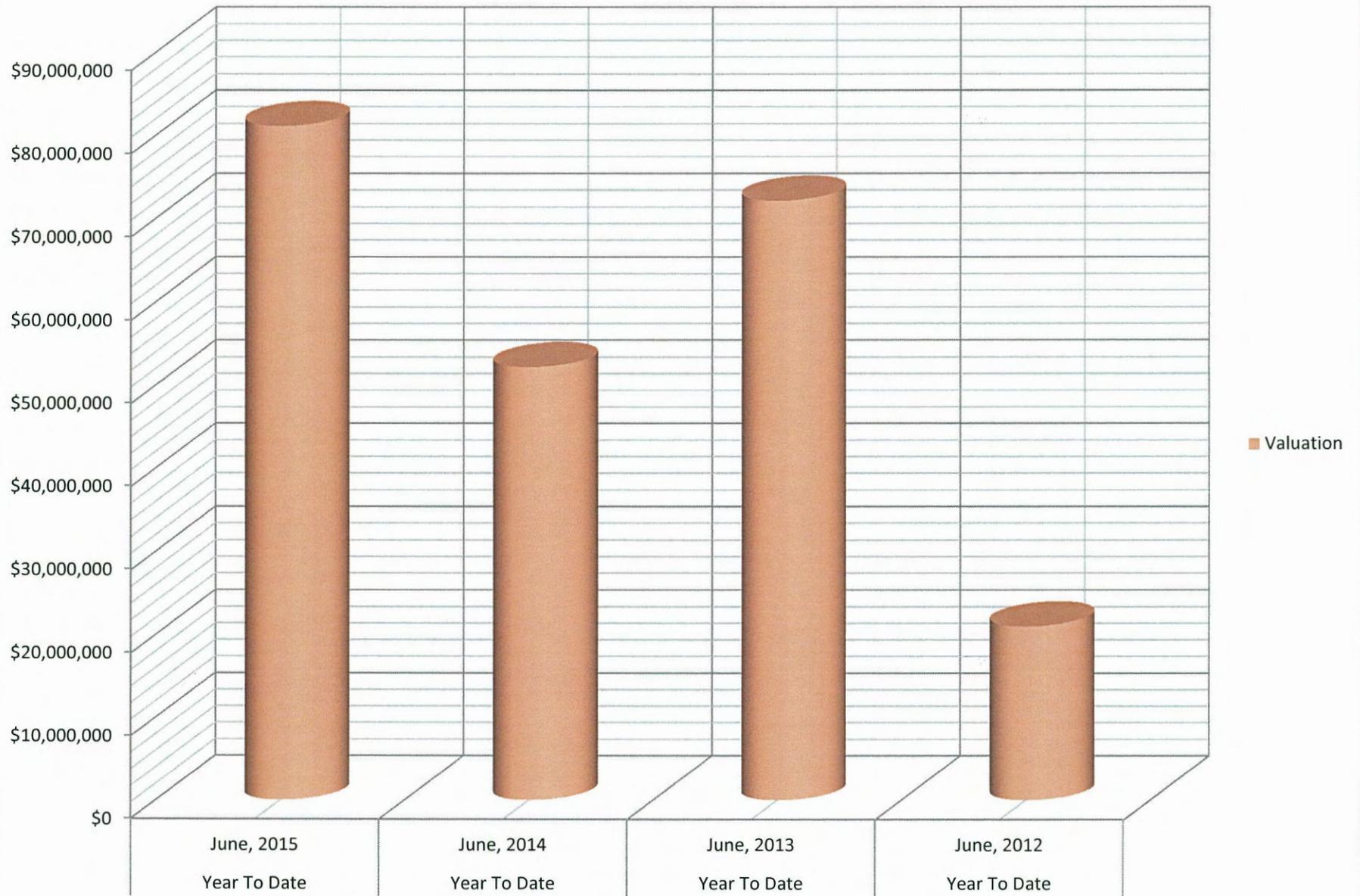
# Permits Issued To Date - June 2015



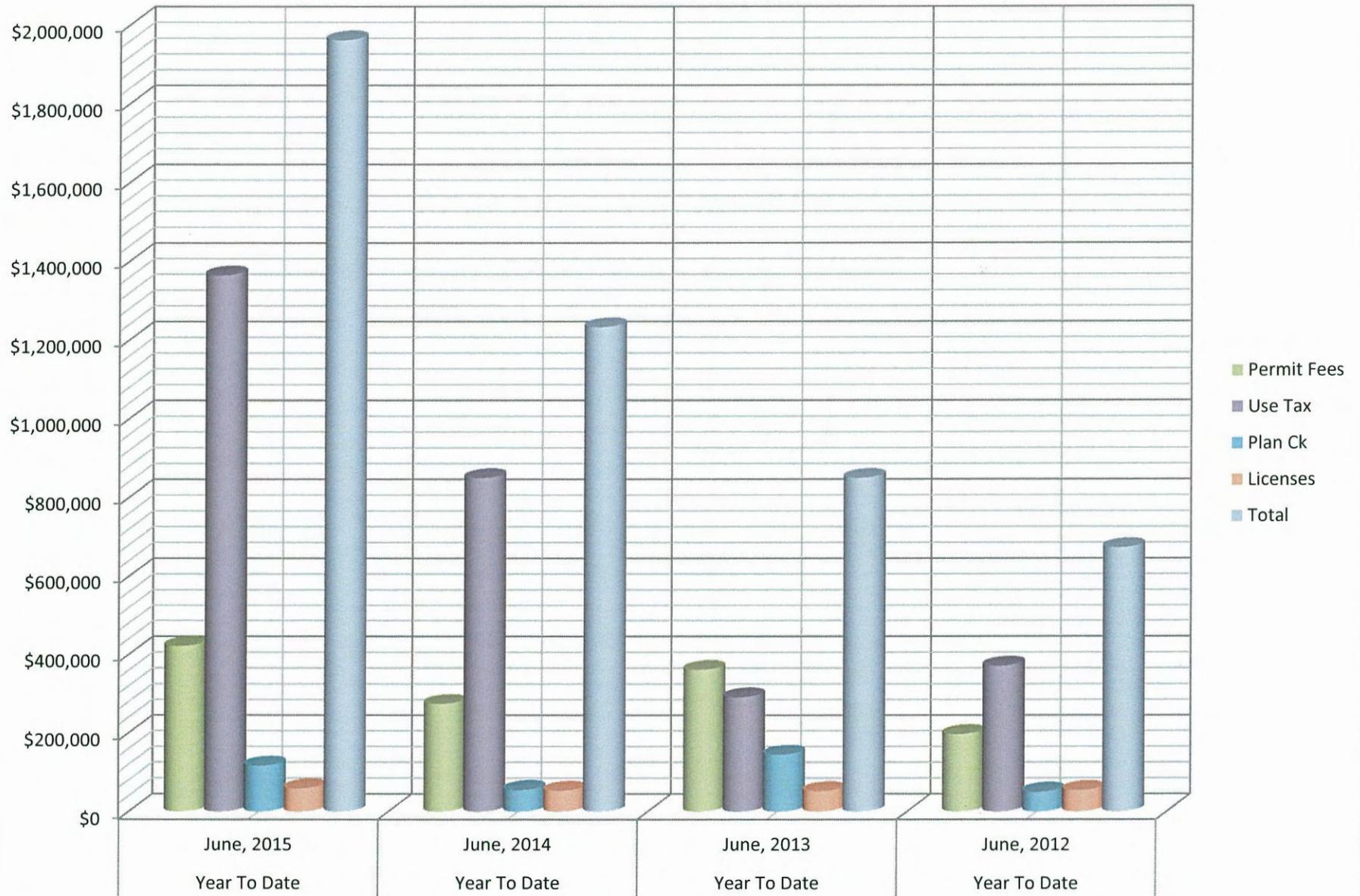
## Inspections Completed To Date - June 2015



# Valuation



## Fees Collected To Date - June 2015



**CITY OF ENGLEWOOD**  
**2015 CALENDAR OF EVENTS**



Thurs., July 9	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	5:30 p.m.	Parks and Recreation Commission, Centennial Park
Sat. July 11	10 a.m. – Noon	Englewood Forward Neighborhood Meeting, Bates/Logan Park (2938 S. Logan Street)
	10 a.m. – Noon	Englewood Forward Neighborhood Meeting Centennial Park (4630 S. Decatur Street)
	1 - 3 p.m.	Englewood Forward Neighborhood Meeting Duncan Park (4880 S. Pennsylvania Street)
	1 - 3 p.m.	Englewood Forward Neighborhood Meeting Baker Park (2200 W. Wesley Avenue)
Mon., July 13	6:00 p.m.	Study Session, Community Room
Tues. July 14	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., July 15	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., July 20	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., July 21	7:00 p.m.	Planning & Zoning Commission, Council Chambers
Mon., July 27	6:00 p.m.	Study Session, Community Room
Mon., Aug. 3	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Aug. 4	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., Aug. 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., Aug. 10	6:00 p.m.	Study Session, Community Room

Tues., Aug. 11	3:00 p.m.	NonEmergency Employees Retirement Board, Public Works Conference Room
	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., Aug 12	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Aug 13	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	2:00 p.m.	Police Officer Pension Board, Public Works Conference Room
	3:00 p.m.	Firefighters Pension Board, Public Works Conference Room
	5:30 p.m.	Parks and Recreation Commission, Baker Park
Mon., Aug. 17	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Aug 18	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers
Wed., Aug. 19	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., Aug. 24	6:00 p.m.	Study Session, Community Room
Wed., Sept. 2	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
<b>Mon., Sept. 7</b>		<b>City Hall closed – Labor Day holiday</b>
Tues., Sept. 8	6:00 p.m.	Study Session, Community Room
	6:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:30 p.m.	Council Meeting, Council Chambers
Wed., Sept. 9	6:30 p.m.	Englewood Urban Renewal Authority, Community Development Conference Room
	7:00 p.m.	Planning & Zoning Commission, City Council Conference Room/Council Chambers

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



July 20	Study Session & Regular Meeting Financial Report 2016 Proposed Budget & Midyear Budget Report
July 27	Study Session Branding Update
August 3	Study Session & Regular Meeting
August 10	Study Session
August 17	Study Session & Regular Meeting Financial Report
August 24	Study Session
August 31	No meeting scheduled – 5th Monday
September 8	Study Session & Regular Meeting – Tuesday
September 14	Study Session
September 21	Study Session & Regular Meeting Financial Report
September 28	Study Session 2016 Proposed Budget Workshop
October 5	Study Session & Regular Meeting
October 12	Study Session
October 19	Study Session & Regular Meeting Financial Report
October 26	Study Session Aid To Other Agencies Discussion
November 2	Study Session & Regular Meeting Board and Commission Members Reappointment Discussion
November 9	Study Session Cancelled

November 16 Regular Meeting Only  
New Council Swearing-In Ceremony/Selection of Mayor/Pro Tem

November 23 Study Session  
Financial Report

November 30 No meeting scheduled – 5th Monday

## **FUTURE STUDY SESSION TOPICS**

Marijuana Private/Social Clubs  
Capital Project Approval Process/Purchasing Policy  
Golf Course – Alternative Uses  
Alternative Financing Solutions  
River Run Easement  
Tale of Two Cities presentation: What Can or Should Our City Look Like in the Future?  
Hotel/Motel Regulations  
Public Smoking Ban  
Bike Paths  
Construction Defects Ordinance  
Citizen of the Year Selection Process  
Recreational Marijuana Options  
Alley Paving Program

**CITY OF ENGLEWOOD  
BOARD OF ADJUSTMENT AND APPEALS  
MINUTES  
JUNE 10, 2015**



**1. Call to Order**

The regular meeting of the Englewood Board of Adjustment and Appeals was called to order at 7:00 p.m. in the Englewood City Council Chambers, Chair Green presiding.

**2. Roll Call**

**Present:** Angela Schmitz, Carson Green, Randal Friesen, Tom Finn, Sue Purdy, Writer Mott

**Absent:** Jedidiah Williamson

**Staff:** Audra Kirk, Planner I  
Dugan Comer, Deputy City Attorney

Chair Green stated there were six members present; therefore, five affirmative votes are required to grant a variance or appeal.

Chair Green stated that the Board of Adjustment and Appeals is empowered to grant or deny variances by Part III, Section 60 of the Englewood City Charter. Variances granted by the Board are subject to a 30-day appeal period. Variances are effective at the end of the appeal period. Building permits for construction associated with an approved variance will not be issued until the appeal period is ended. Building permits must be obtained and construction begun within 180 days of the variance's effective date.

Chair Green set forth parameters for the hearing: The case will be introduced; applicants will present their request and reasons the variance should be granted; proponents will be given an opportunity to speak; opponents will address the Board; and then staff will address the Board. Staff will give a preliminary overview of the variance before testimony is taken.



**3. Slate Communications**

Kim Newcomer of Slate Communications gave a brief presentation on the City's branding process. Board members provided input on their perception of Englewood today and 20 years in the future.



**4. Public Hearing**

**VAR2015-007**

**4196 South Pennsylvania Street**

Chair Green opened the public hearing stating he had proof of posting and publication. He introduced the case stating the applicant is requesting three variances:

1. A variance to exceed the required maximum front setback from 10 feet to 48 feet. This would exceed the maximum setback by 38 feet. This is a variance to Table 16-6-1.1a of the Englewood Municipal Code.
2. A variance to reduce the minimum linear street frontage from the required 75% to 30%. This would be a reduction of 45%. This is a variance to Section 16-6-1-C.6.d of the Englewood Municipal Code.
3. A variance to reduce the required zone of transparency from 60% to 0% of the linear frontage of the building. This would be a reduction of 60%. This is a variance to Section 16-6-1-C.6.e of the Englewood Municipal Code.



Audra Kirk, Planner I was sworn in. Ms. Kirk provided a brief overview of the property, and the applicant's variance requests. One previous variance was granted on the property in 2014 for distancing between group homes; the variance expired since a building permit was not issued. Ms. Kirk answered questions from the Board.



Thomas Swinehart, Trustee of Lone Star Trust, 950 East Harvard, Suite 630, Denver, was sworn in. Mr. Swinehart requested Dr. Swinehart, the physician who would be occupying the building, present first.



James Swinehart, MD, 950 East Harvard, Suite 630, Denver, was sworn in. Dr. Swinehart provided the Board with his medical education, background and practice. Chair Green asked that he present facts that address the variance criteria. The practice needs to expand and they wish to construct their own facility. Due to the nature of his practice, he needs a lot of light, as well as privacy. The requested setback provides the privacy.

He would occupy the second floor for the following reasons:

1. Privacy
2. Free of exhaust from Hampden Avenue
3. A view that patients would enjoy
4. Prevent the need for a lift station

Dr. Swinehart approached the dais with plans. The recording secretary directed Dr. Swinehart back to the podium so his testimony could be heard for the record. Dr. Swinehart returned to the podium and answered questions from the Board. Dr. Swinehart gave the Board a history of the property.



Thomas Swinehart, previously sworn in, returned to the podium. Mr. Swinehart apologized for the quality of the site plan and elevations. Mr. Swinehart addressed why the Board grants variances and the purpose of variances. Photos were submitted of surrounding properties and incorporated into the record. Mr. Swinehart explained why there were pertinent to the case, mainly setbacks and transparency.

Mr. Swinehart addressed the four general criteria. A survey of the property was distributed to the Board. Consolidating the lots makes the most sense; however, street frontage still needs to be addressed. The majority of the property fronts US285; from the lowest point to the highest point there is a difference of 14-16 feet, sloping to the north. The vacant property to the west does not face the same challenges; it is level and the sewer line is easily accessible. The surrounding properties are already developed with the exception of the property to the west.



Chair Green asked the applicant to focus on the three specific variance requests. Regarding the zone of transparency, Mr. Swinehart testified he does not believe the requirement was intended to apply to a medical office; it appears to apply to new ground floor retail. The building will have windows, approximately 28% of the frontage will have windows. For aesthetics, the first and second floor need to look the same. The request is to be reduce the transparency from 60% to 20%. Chair Green asked the applicant if he would agree to 25%; Mr. Swinehart stated he could.



The setback variance is needed due to the topography and access. The building can only be located on the northern portion of the property; a curb cut is impossible on US285. The applicant answered questions from the Board regarding access to the property and parking.

It is not economically feasible to build to the 75% required street frontage; it also creates access issues to the property. The plan is to consolidate the two lots and reduce the requirement to 30%.

Mr. Swinehart answered questions from the Board regarding zone of transparency, number and style of windows. Mr. Swinehart addressed the issue of the setback and why the driveway could not be moved.

Ms. Schmitz asked for clarification on the zone of transparency variance request. Mr. Swinehart responded that the request is for 25%; six, 3-foot windows.



Ms. Kirk answered additional questions from the Board. If the lots are not combined, the building, as proposed, would be built over property lines which is not permitted. Either Jefferson or Clarkson can be the front of the property for the zone of transparency.

John Coates, attorney for the applicant, stated there was no objection to the requirements set forth in the staff report by Engineering and Traffic.



There were no other persons present to testify for or against the variance. Chair Green incorporated the staff report and exhibits into the record and closed the public hearing.

**MOTION: THAT VAR2015-007, 3560-3590 SOUTH CLARKSON STREET, BE GRANTED A VARIANCE TO EXCEED THE MAXIMUM FRONT SETBACK OF 10 FEET BY 38 FEET TO A MAXIMUM FRONT SETBACK OF 48 FEET.**

**Moved by** Tom Finn **Seconded by** Randal Friesen

The Board discussed the request and the criteria. The use of the structure cannot be a consideration for the variance requests. The use can always change. With no further discussion, the secretary polled the members' votes.



Mr. Friesen voted no.

1. There are no physical conditions preventing the building from being constructed at the correct setback.
2. It will impair the use or development of adjacent properties if current zoning codes are not followed.
3. It is a self-imposed hardship.

Ms. Schmitz voted no, concurring with Mr. Friesen.

Mr. Finn voted yes.

1. The property has unique physical conditions. It is "L" shaped; the two properties must be combined; US285 is a major highway; and the property has a large slope.
2. The variance is consistent with the intent of public safety. Placing the curb cut at the top of the lot will not provide any hindrance to public safety.
3. There is nothing in the design or construction that will impair adjacent properties since the adjacent properties are already developed.
4. While the applicant is choosing where to locate the building, the lot is such that it does not provide many options on placement.

Mr. Mott voted yes, concurring with Mr. Finn. The access needs to be located where the applicant has indicated due to the shape of the lot. Due to the nature of the lot, it is not a self-imposed hardship.

Ms. Purdy and Chair Green voted yes, concurring with Messrs. Finn and Mott.

**Vote:** Motion failed by a roll call vote (**summary:** Yes=4 No=2)

**Yes:** Carson Green, Tom Finn, Sue Purdy, Writer Mott

**No:** Randal Friesen, Angela Schmitz

**Absent:** Jedidiah Williamson

**Abstain:** None

Motion failed.



**MOTION: THAT VAR2015-007, 3560-3590 SOUTH CLARKSON STREET, BE GRANTED A VARIANCE TO REDUCE THE MINIMUM LINEAL STREET FRONTAGE 45 PERCENT FROM 75 PERCENT TO 30 PERCENT.**

**Moved by** Tom Finn **Seconded by** Writer Mott

The Board discussed the request and the criteria. With no further discussion, the secretary polled the members' votes.



Mr. Friesen voted yes.

1. Because of the slope of the site and the requirements, there are unique physical conditions.
2. It meets the intent of the zone district and does not create any health or safety issues.
3. It will not impair the use or development of surrounding properties.
4. It is not a situation the applicant has created.

Ms. Schmitz voted yes, concurring with Mr. Friesen. Further, auto access is not available from US285 accommodation needs to be made on Clarkson Street.

Mr. Finn, Mr. Mott, Ms. Purdy, and Chair Green voted yes, concurring with Mr. Friesen and Ms. Schmitz.

**Vote:** Motion passed by a roll call vote (**summary:** Yes=6 No=0)  
**Yes:** Randal Friesen, Angela Schmitz, Carson Green, Tom Finn, Sue Purdy, Writer Mott  
**No:** None  
**Absent:** Jedidiah Williamson  
**Abstain:** None

Motion passed.



**MOTION: THAT VAR2015-007, 3560-3590 SOUTH CLARKSON STREET, BE GRANTED A VARIANCE TO REDUCE THE REQUIRED ZONE OF TRANSPARENCY FROM 60 PERCENT TO 25 PERCENT.**

**Moved by** Tom Finn **Seconded by** Angela Schmitz

The Board discussed the case and the criteria. With no further discussion, the secretary polled the members' votes.



Mr. Friesen voted no.

1. The physical condition of the property does not affect the zone of transparency. There is no reason why the applicant cannot provide the required 60 percent.
2. It is a self-imposed hardship by the applicant.

Ms. Schmitz voted no, concurring with Mr. Friesen.

Mr. Finn voted yes.

1. The lot's unique physical condition is its location next to US285.
2. There is no interference with public safety.
3. The variance request does not permanently impair the use or development of adjacent properties.
4. Applying the zone of transparency to a medical building is a wrong application, and not a self-imposed hardship. It is meant to be applied only to ground, retail space.

Mr. Mott, Ms. Purdy, and Chair Green voted yes, concurring with Mr. Finn.

**Vote:** Motion failed by a roll call vote (**summary:** Yes=4 No=2)  
**Yes:** Carson Green, Tom Finn, Sue Purdy, Writer Mott  
**No:** Randal Friesen, Angela Schmitz  
**Absent:** Jedidiah Williamson  
**Abstain:** None

Motion failed.

The Chair instructed the applicant to contact staff for any additional or necessary information.



## 5. Approval of Minutes

May 13, 2015

Mr. Mott stated the Minutes needed to be amended. Under Approval of Minutes for the April 8, 2015, it should read "Motion passes."

### **MOTION: TO APPROVE THE MAY 13, 2015 MINUTES AS AMENDED**

**Moved by** Writer Mott; **Seconded by** Tom Finn

**Vote:** Motion passed by a roll call vote (**summary:** Yes =4 No=0)  
**Yes:** Randal Friesen, Tom Finn, Sue Purdy, Writer Mott  
**No:** None  
**Absent:** Jedidiah Williamson  
**Abstain:** Angela Schmitz, Carson Green

Motion passed.



## 6. Approval of Findings of Fact

**MOTION:** TO APPROVE THE FINDINGS OF FACT IN CASE VAR2015-005,  
4196 South Pennsylvania Street

**Moved by** Writer Mott; **Seconded by** Tom Finn

**Vote:** Motion passed by a roll call vote (**summary:** Yes =4 No=0)

**Yes:** Randal Friesen, Tom Finn, Sue Purdy, Writer Mott

**No:** None

**Absent:** Jedidiah Williamson

**Abstain:** Angela Schmitz, Carson Green

**MOTION:** TO APPROVE THE FINDINGS OF FACT IN CASE VAR2015-006,  
4260 South Elati Street

**Moved by** Writer Mott; **Seconded by** Tom Finn

**Vote:** Motion passed by a roll call vote (**summary:** Yes =4 No=0)

**Yes:** Randal Friesen, Tom Finn, Sue Purdy, Writer Mott

**No:** None

**Absent:** Jedidiah Williamson

**Abstain:** Angela Schmitz, Carson Green



## 7. Staff's Choice

One case is scheduled for July 8, 2015.



## 8. Public Forum

John Coates, attorney for Mr. Swinehart, stated he enjoyed the presentation by Slate Communications. He provided a few ideas.



## 9. Attorney's Choice

Deputy City Attorney Comer reported that City Council passed the Ordinance amending Administrative Adjustments.



## 10. Board Member's Choice

Mr. Finn asked if the Board could have recessed into executive session to obtain legal counsel. Mr. Comer responded yes, and the Board can ask his legal opinion. The procedure for executive session was reviewed.

The Board and Commission appreciation event is June 22.

## **11. Adjourn**

The meeting adjourned at 9:00 pm.

/s/ Nancy G. Fenton

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Nancy G. Fenton, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
STUDY SESSION FOR THE ENGLEWOOD COMPREHENSIVE PLAN  
COMMUNITY DEVELOPMENT CONFERENCE ROOM  
MAY 20, 2015

**I. CALL TO ORDER**

The special meeting of the City Planning and Zoning Commission was called to order at 6:00 p.m. in the Community Development Conference Room of the Englewood Civic Center, Vice Chair King presiding.

Present: Brick, Freemire, King, Kinton, Townley, Pittinos

Absent: Bleile, Knoth, Madrid, Fish (All Excused)

Staff: Michael Flaherty, Interim Community Development Director  
Chris Neubecker, Senior Planner  
Harold Stitt, Senior Planner  
John Voboril, Planner II

Other: Kristina Kachur, Logan Simpson Design



**II. STUDY SESSION**

**Romans Park Neighborhood**

The Joshua School has acquired the University Homes Planned Unit Development and may possibly want to expand their campus and services in the future. The development of Kent Place has created some commercial activity but is slightly hindered by difficult access to the site. The majority of the surrounding neighborhood is comprised of well-kept single family homes. Connections to Broadway are primarily Hampden and Dartmouth. Pedestrian and bicycle friendly access are a goal for this area.

Romans Park area has the largest homes and lots in Englewood. The Commission debated a number of past proposals for higher density projects and resulting public opposition. There is a large volume of traffic on University that may potentially patronize retail development north of Hampden.

**Cushing Park**

The Englewood School district will need to adapt to demographic changes in the Cushing Park area; Bishop Elementary is in need of replacement due to the condition of the facility. The size of the site presents a challenge for rebuilding or rehabilitating the building. There will be a necessity for a school in the area at some point in the future. Bishop Elementary serves the northwest portion of Englewood which has a high poverty rate.



The area is largely transitional in nature and has a diverse mixture of zoning and uses. The potential exists to create a destination in the area that could be accessed by foot and by bicycle.

The General Iron Works property may be developed in the near future and should include a variety of housing options and perhaps some retail.

The Baker Park neighborhood would be a location to consider for an elementary school. The original school, Scenicview, was the alternative high school and is not used any longer. The school district is considering a vocational school for the property.



Infrastructure improvements are needed at the parks in Englewood as they serve to attract young families. Neighborhoods that are not candidates for further development or retail are good candidates for park improvements.



### **Downtown/Englewood Station Area**

A balance is needed between the needs and desires of younger residents and elderly residents in this area. The lack of connections between downtown and the light rail station is an impediment to growth. Both walking and driving are challenging on Englewood Parkway. The retail that exists is not easily seen from Hampden and there is lost opportunity given the volume of daily traffic on Hampden. Discussion regarding the shopping centers on Englewood Parkway continued and it was agreed that it is an area of unrealized potential. Mr. Flaherty added that he recently met with the owners of the shopping centers and the owners realize that updates are needed.



Increased density in the area may help the retail to thrive. The residential development at Alexan is approximately 40 dwelling units per acre. Limitations on density were primarily due to parking requirements and agreements made with Walmart. Walmart also required a view corridor from Hampden. The Alexan apartments maintain a 95% occupancy rate.



Big Dry Creek is contained beneath the parking lots and the Hobby Lobby store. The area is a floodplain project and it would be a challenge to daylight the creek. It was suggested that at some point in the future the creek should be used as an asset for the area.



The quality and quantity of office space was discussed. Englewood has B or low B office space at this time. When City Center was developed, it was hoped that the parking for RTD Light Rail would generate pedestrian traffic that would benefit the retailers. Crossing Hampden is very difficult and the types of businesses on the north and south are very different.



Discussion of the redevelopment of Civic Center included alternative public uses, entertainment or higher education. The Next Steps Study that is currently in process includes an economic feasibility analysis that recommends re-visioning the entire area and

creating a downtown development authority to facilitate the changes necessary to activate the area. Ideas for redevelopment of City Center also included a small convention center, shared work spaces or a use that would create a destination.



Discussion continued on how to attract visitors and residents to the area. The Bel Mar development has become a desirable place to gather by offering a variety of recreational activities and attractions.



Current City properties were discussed for alternative or different uses. The current Police/Fire building on S. Elati Street is in need of replacement, possibly by rebuilding on what is currently Miller Field and combining the properties with vacation of Elati Street. The industrial area surrounding the Sports Authority campus includes warehousing and light industrial. The street network south of Hampden is inconsistent and may possibly need to be studied. Travel from south to north (up to Hampden) can be difficult.



South of Hampden and east of Elati to Broadway is a relatively stable area with a mix of apartments and single family homes. Market forces will determine if the apartments in the area will be improved or enlarged. Better access to retail on Broadway is desirable.



The 3300-3500 south blocks of Broadway is an area undergoing considerable change at this time. Restaurants are changing locations and opening up space for new restaurants. The Broadway/Acoma Lofts project will soon be under way. Access for crossing Broadway was discussed. Nighttime uses would serve to activate the area. Businesses such as Punch Bowl Social and One Up would enliven the area by providing entertainment in the evenings.



Discussion regarding the vacant properties along Broadway continued. With the new apartments at Alta Cherry Hills and Broadway/Acoma Lofts, the potential for successful development increases. Tax Increment Financing may be an option to spur development of the Simply the Best property. Because the Lincoln Street parking lot is adjacent to the property, there may be additional options for the property.



Floyd Avenue could potentially be changed to increase the usability of the street. Streetscaping and realignment of lanes would allow for more flexible usage as well as relocating the bike trail north of the wall behind Walmart. Considerable bus traffic along Floyd also makes use of the street difficult at times.



Smaller format stores from national retailers may be a good fit in the area between the Englewood Station and Broadway. Shared workspaces are also an option. Discussion continued about changes in retail trends and how online shopping affects retail.



**South Broadway Heights/Maddox/Duncan Park**

The neighborhoods are similar in that they are relatively stable single family residential homes. Busier arterial type streets would be appropriate for duplexes or increased density, however the price of the property in that area is cost prohibitive for a scrape.

The section of Broadway on the southern edge of the city is not particularly attractive at this time. Discussion regarding what could possibly replace the car sales lots and motels continued. Until redevelopment occurs, there is not a lot that can be done to improve the area. Streetscaping would improve the appearance. There is currently a lack of restaurants and neighborhood-serving retail. Maddox Elementary School is a candidate for replacement or extensive renovation.



Oxford Avenue presents an opportunity to add amenities and improvements with the development of the Martin Plastics property on the southeast corner of Oxford and Navajo. The Cherrelyn Elementary School will most likely be closed, possible uses of the property were discussed. The site would be a good candidate for multi-family or senior housing. There could potentially be 28 building sites for single family homes on the property.

The meeting adjourned at 9:00 p.m.

Julie Bailey\_\_\_\_\_, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
STUDY SESSION FOR THE ENGLEWOOD COMPREHENSIVE PLAN 2013-003  
CITY COUNCIL CONFERENCE ROOM  
MAY 27, 2015



I. CALL TO ORDER

The special meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the Community Development Conference Room of the Englewood Civic Center, Chair Fish presiding.

Present: Bleile, Brick, King, Kinton, Knoth (Arrived 6:35), Madrid, Townley, Pittinos (Arrived 6:40), Fish

Absent: Freemire (Unexcused)

Staff: Chris Neubecker, Senior Planner  
Harold Stitt, Senior Planner  
John Voboril, Planner II

Other: Kristina Kachur, Logan Simpson Design



II. STUDY SESSION NEIGHBORHOOD ASSESSMENTS

Oxford Station

Ms. Kachur described a concept that has been proposed by PUMA (Progressive Urban Management Associates) to encourage development of the area into a creative enterprise district. The industrial buildings would be preserved and repurposed.

Because the area is zoned industrial, single family housing is not permitted at this time. The Martin Plastics property at the southwest corner is a PUD (Planned Unit Development) that will contain apartments. Proximity to the light rail station is a major attraction to the area although access to the train platform is challenging.



Changes in the area will be market driven; the City will only facilitate development to the degree that changing zoning will allow for a wider range of uses. In the past, the Commission discussed implementing a Transit Oriented Development (TOD) overlay to create flexibility. Other than Meadow Gold Dairy and Windsor Industries, the employers tend to be much smaller with 1-6 employees.



The opportunity for job growth as well as diversification in the area exists as Denver industrial space is at a premium. Implementing a TOD overlay district would allow residential development while retaining the industrial zoning and nature of the area.



In considering connections to Sheridan, it was determined that there will not be a pedestrian bridge over Santa Fe but a bridge over Oxford is necessary. Long term plans for the Colorado Department of Transportation include improvements to intersections along Santa Fe at Oxford and Dartmouth.



Expansion of the recreation center on Oxford was discussed. A parks and recreation master plan is being developed.



### **Centennial Park**

The residential area is stable and improving. The industrial area near Centennial Park on the east side of Federal Boulevard has potential for redevelopment. Discussion regarding future uses for the area south of Union and East of Decatur continued. The area is currently zoned industrial; if a change is desired, the zoning will need to be altered. The area is in a flood plain and would be difficult and expensive to develop. It will most likely remain industrial due to the existing transfer station and concrete plant.

### **Bellevue-Cornerstone Area**

Stable, desirable residential area with a mix of primarily single family homes and some high density apartments. The adjacent Kmart site on the southwest corner of Bellevue and Broadway is in need of redevelopment. Because it is a highly desirable location, it will most likely remain a shopping center anchored by a big box retailer.

The property on the north side of Bellevue has several non-conforming office buildings. It was suggested that the zoning be changed to accommodate the existing businesses and encourage further commercial activity to include only those properties that front Bellevue.

Discussion regarding improving the housing stock continued. There is one program at this time to assist homeowners with improvements, Energy Efficient Englewood.



Delaware Street is a candidate to become a north-south thruway; Delaware Street is also an opportunity for a north-south bike lane, due to its extra width. Emergency vehicles use Delaware Street now as a route for services.

### **South Platte River Area**

The area is primarily industrial with the largest use being the wastewater treatment plant. Without access from Floyd, the land between the South Platte River and Santa Fe will most likely remain as is. The existing mobile home parks may change once the leases terminate. Possible options for the redevelopment could be food service/retail to serve commuters.



It was agreed that until the uses change in the South Platte area, altering the zoning is not appropriate.



## Baker Park

The area is a mix of residential and industrial and is greatly impacted by Denver. The housing stock is poor quality and the proximity of the industrial area greatly affects the property values.



There is an opportunity in the area to support the industrial uses and the trend towards vocational education. Because of the mix of industrial and residential, it has potential to become a live/work area. Property values are relatively low at this time although the homes to the north in Ruby Hill are becoming more popular.



The bike path through the area to the South Platte River Trail provides access to the Englewood station.



Ms. Kachur and Mr. Stiff reminded the Commissioners of the upcoming Walk and Wheel Fest June 20<sup>th</sup> and the neighborhood meetings July 8<sup>th</sup> and 11<sup>th</sup>.

The meeting adjourned at 9:00 p.m.

Julie Bailey, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY COUNCIL CONFERENCE ROOM  
June 2, 2015



I. CALL TO ORDER

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

Present: Townley, Madrid, Knoth, Kinton, King, Freemire, Brick, Bleile, Fish, Pittinos (arrived 6:45)

Absent: None

Staff: Mike Flaherty, Deputy City Manager/Interim Community Development Director  
Chris Neubecker, Senior Planner  
Dugan Comer, Assistant City Attorney

Other: Don Roth, Englewood resident



II. APPROVAL OF MINUTES

- May 19, 2015 Minutes

King moved;

Bleile seconded: TO APPROVE THE MAY 19, 2015 MINUTES

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

AYES: Townley, Madrid, Kinton, King, Brick, Bleile

NAYS: None

ABSTAIN: Knoth, Freemire, Fish

ABSENT: None

Motion carried.



III. Findings of Fact Case #USE2015-003 Conditional Use, 3427 South Lincoln, Brewery Use

King moved;

Bleile seconded: To approve the Findings of Fact for Case #USE2015-003 Conditional Use, 3427 South Lincoln Street, Brewery Use

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

Motion carried.



### III. STUDY SESSION 2014-01 ACCESSORY DWELLING UNITS

Chris Neubecker, Senior Planner, reviewed the previous study sessions regarding accessory dwelling units (ADUs). He presented the draft language that was developed from the prior discussions.



Discussion regarding maximum allowable size included a set square footage, using a percentage of the lot size and a maximum size in relation to the primary structure. Mr. Knoth suggested that staff should have some discretion to adjust the maximum size when evaluating the applicant's plans.



Consideration of size limits with regard to conversions of existing space were discussed. Some suggested that basement units can be the same size as the upper level of the house. Garages that are converted must have proper building specifications such as footers.



The Commission did not reach consensus on the maximum size. Mr. Neubecker will draft proposed language with a 650 square foot maximum with administrative adjustments as necessary by staff. If an applicant disagrees with staff, they will have the option of appealing the decision of staff to the Board of Adjustments.



As proposed, zoning would allow an ADU on any lot where a single family home is allowed and built. Lots with duplexes are not eligible for an ADU.



Design standards will not be implemented; the current language in the code was deemed to be sufficient. Landscaping regulations in the building codes will apply to issues such as drainage and erosion control.



It was determined that one (1) off street parking space must be supplied for the ADU. The location of the parking space can be either in the front of the property or off the alley if there is alley access. Property owners will be encouraged to place the parking space off the alley when possible.



Mr. Neubecker will revise the draft code using the information from the discussion and present to the Commission.

It was agreed that the height limit for a detached ADU, or ADU over a garage, will be 26 feet. The primary structure can be up to 32 feet and garages 16 feet.

Consideration will be given to the total number of accessory units allowed. With lot coverage regulations, the number of accessory structures will be limited.



**IV. PUBLIC FORUM**

Don Roth, Englewood resident, commented on accessory dwelling units, specifically on the topics of parking and a requirement for the property owner to live on site. Mr. Roth supported a requirement that the owner must live on the property.



**V. ATTORNEY'S CHOICE**

Deputy City Attorney Comer did not have any comments for the Commission.

**VI. STAFF'S CHOICE**

Mr. Neubecker informed the Commission of the Urban Renewal Authority field trip on Wednesday, June 10<sup>th</sup> at 6:00 p.m. The Boards and Commissions Appreciation BBQ will be held June 22<sup>nd</sup> at 6:30 p.m. at the Englewood Recreation Center.

Mr. Flaherty informed the Commission that the Ordinance for Administrative Adjustments was approved by City Council. But he cautioned the Commission that administrative review and adjustments for ADUs might require more thought.



**VII. Commissioner's Choice**

Mr. Freemire apologized for missing the May 19<sup>th</sup> meeting. Ms. Townley asked if there has been an update on the developer's agreement for Greenwood Point Apartments. The public hearing with City Council is scheduled for July 6<sup>th</sup> and staff did not have any additional information however they expect to have something in place by the public hearing.

Mr. Kinton asked if perhaps the Commission should revisit the idea of requiring owner occupancy for ADUs.

Mr. Fish asked about the PUD at Floyd and Logan and if they are going to construct the ADUs as planned. Mr. Neubecker responded that they will be developing the site as planned. He thanked Mr. Knoth and Ms. Townley for forwarding articles of interest to the Commission.

Mr. King expressed his appreciation for Mr. Roth's attendance.

The meeting adjourned at 8:35 p.m.

Julie Bailey, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY COUNCIL CONFERENCE ROOM  
JUNE 16, 2015



I. CALL TO ORDER

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

Present: Freemire, Knoth, Madrid, Pittinos, Fish

Absent: Bleile, Brick, King, Kinton, Townley (All Excused)

Staff: Chris Neubecker, Senior Planner  
Dugan Comer, Deputy City Attorney

Also Present: Paul Skizinski, Englewood resident



II. APPROVAL OF MINUTES

The minutes from the previous meetings were not approved as there was not a quorum present at the meeting. The minutes will be approved at the next regular meeting.



III. BRANDING PROJECT PRESENTATION – Slate Communications

Kim Newcomer, Principal with Slate Communications, presented information regarding the branding project for the City of Englewood. The Commissioners participated in an activity that is part of Slate’s research by describing Englewood now and how they see the City in 20 years.



IV. STUDY SESSION 2014-003 ACCESSORY DWELLING UNITS

Mr. Neubecker reviewed the blackline draft of the code with updates based on previous discussions.

The purpose of allowing ADUs was discussed. The intent is to provide flexibility for housing options and to allow property owners to accommodate changes in family and living arrangements. The Commissioners stated their reasons for being in favor of adopting ADUs.



Freemire – Potential increase in property assessment and taxable value, flexibility for the property owner and provides the opportunity for the City to be more futuristic regarding the housing stock.



Madrid – Allowing ADUs adds to economic stability for neighborhoods, allows for growth and improvement in the housing stock while preserving neighborhood character, and provides flexibility for changing family situations.



Knoth and Pittinos agreed with the previous comments.



Fish - Does not want to use ADUs as a means of increasing density in single family zones, and is opposed to promoting the purpose of ADUs as an economic incentive. Purpose is to provide flexibility in housing and to add value to the property.



The Comprehensive Plan outlines the goals for the housing stock including encouraging development of workforce housing and housing to accommodate different life stages.



Mr. Pittinos asked about the conversion of existing garages; Mr. Neubecker reviewed the building code regarding conversion of garages. It is possible to convert a garage but in many cases may not be practical due to costs or the amount of retrofitting necessary to meet building code requirements, such as foundation insulation, fire separation and energy codes.



Separate Entrance - It was determined that a separate outside entrance is not necessary. For enforceability reasons, staff wants to ensure that ADU regulations still apply even if there is no separate entrance.



The Commissioners reviewed the sample code and were in agreement with items 3 (Eligibility) through 7 (Approval) of the draft code. Discussion regarding item 8, Occupancy and Use, included debate over whether or not to restrict occupancy of the property to require the owner to live on site. The Commissioners decided that there will be one more study session on the topic of ADUs and will they will continue discussion of owner occupancy when there is a majority of members present.

Item 9, Design and Administrative Adjustments, will also be addressed at the next study session as the Commissioners did not reach consensus regarding the maximum size of an ADU and the latitude of any administrative adjustment that may be necessary.



The remaining items were acceptable to the Commissioners. The tables of Allowed Uses, Parking Ratios and Dimensional Requirements were reviewed and found to be acceptable, with a change to the parking regulations to require “unobstructed access to a public right-of-way”.



After discussion, it was determined that specific language regarding parking regulations will be determined at the next meeting.



#### IV. PUBLIC FORUM

Paul Skizinski, Englewood resident, thanked the Commissioners for addressing the issue of ADUs.



V. ATTORNEY'S CHOICE

Deputy City Attorney Comer did not have any further comment for the Commission.



VI. STAFF'S CHOICE

Mr. Neubecker reminded the Commissioners that the Board and Commission appreciation event will be held at the Englewood Recreation Center on Monday, June 22<sup>nd</sup> at 6:30 p.m. There will be a joint meeting with City Council and Planning and Zoning Commission sometime in the near future and it was suggested that Planning Commission may want to discuss their recommendations on ADUs at that time.

The Commissioners were reminded of the Walk and Wheel Fest taking place from 1-5 p.m. on Saturday, June 20<sup>th</sup> at the corner of Englewood Parkway and Acoma Street.



VII. COMMISSIONER'S CHOICE

The Commissioners did not have any further comments.

The meeting adjourned at 9:00 p.m.

Julie Bailey, Recording Secretary

# ENGLEWOOD URBAN RENEWAL AUTHORITY

June 17, 2015

## I. CALL TO ORDER

The regular meeting of the Englewood Urban Renewal Authority was called to order at 6:30 p.m. in the City Council Conference Room of the Englewood Civic Center, Chair Costello presiding.

Present: Bowman, Burns (via phone), Cohn, Costello, Roth, Todd, Woodward  
Absent: Townley (Excused)  
Staff: Chris Neubecker, Senior Planner  
Also Present: Sean Doherty, Artist, 100 Poppies Project  
Claire Thomas, Slate Communications



## II. Community Branding Presentation – Slate Communications

Claire Thomas, Slate Communications, presented information to the Authority regarding the branding project currently underway by the City of Englewood. The members of the Board participated in an exercise as part of the research for the project.



## III. PUBLIC FORUM

No members of the public were present at the meeting.



## IV. APPROVAL OF MINUTES

- May 13, 2015

Chair Costello stated that the Minutes of May 13, 2015 were to be considered.

Roth moved:

Costello seconded: THE MINUTES OF MAY 13, 2015 BE APPROVED.

AYES: Bowman, Burns, Costello, Roth, Todd

NAYS: None

ABSTAIN: Cohn

ABSENT: Townley

The motion carried.



## V. Review of Field Trip June 10, 2015

The Board discussed the field trip and their observations. Mr. Woodward expressed interest in conducting another trip to visit the northwest section of Englewood west of Santa Fe. Ms. Cohn suggested that a list of the sites they visited would be helpful.

The developer of the General Iron Works property has not requested any assistance from the Urban Renewal Authority. Other developers that may be involved in the future development of the site may wish to ask the URA for assistance as it is a designated Urban Renewal Authority area.



Mr. Costello commented that in his opinion, there are many builders and developers who are interested in working in Englewood due to the fact that staff is accessible and relatively easy to work with compared to other jurisdictions.



Mr. Neubecker will research various ways that the URA can participate in future development including conducting blight studies on particular properties. Discussion regarding how and where to create a Tax Increment Funding (TIF) would be advantageous to development.



Mr. Costello commented on the edge conditions surrounding the General Iron Works property and the potential for a variety of development to occur. Mr. Woodward spoke about the possible effect on the surrounding neighborhoods once the General Iron Works property is developed.



Mr. Neubecker spoke about other potential properties along Broadway in addition to the Kmart site. He is going to create a matrix of potential properties as a first step in creating a master plan for the URA. He will also attempt to arrange a guest speaker from the Denver Urban Renewal Authority for the Board.

#### **VI. Update on Broadway/Acoma Lofts Project**



A parking management plan will be implemented for the area surrounding Englewood Parkway and Broadway. Medici Communities will conduct a public information meeting on July 1, 2015, and will provide elevations, floor plans and updated information on the project. Medici will be meeting with City staff on June 23<sup>rd</sup> to review preliminary plans with the Design Review Team.

#### **VII. Update on Urban Renewal Legislation HB15-1348**



HB15-1348 was signed by the Governor and will be in effect January 1, 2016. It will be necessary for the Urban Renewal Authority to increase the size of the Board to accommodate additional representatives from the County and the schools. Mr. Neubecker reviewed the purpose and implications of the legislation.

#### **VIII. Update on 100 Poppies Art Installation**



Sean Doherty informed the Board that he will begin installation on June 19<sup>th</sup>. Donations have been received to offset the cost of the project. The members discussed the duration of the installation and it was determined that the contract can be amended in the future to

accommodate construction on the site. He anticipates the project will be fully installed by July 4th.



IX. Director's Choice

Director Mike Flaherty was not in attendance at the meeting. Mr. Neubecker reminded the members of the Board and Commission Appreciation event at the Englewood Recreation Center on June 22<sup>nd</sup> at 6:30 p.m.

X. Member's Choice

The members of the Board did not have any further comments.

The meeting adjourned at 8:45 p.m. The next meeting will be held July 8, 2015.

Julie Bailey, Recording Secretary