



- I. **MOA Discussion 6:00 p.m. – 6:45 p.m.**  
Representatives from the Museum of Outdoor Arts will be present to discuss their programming.
  
- II. **Englewood Forward Work Plan & Strategies 6:45 p.m. – 7:30 p.m.**  
Community Development staff and consultants will be present to discuss Englewood Forward strategies and work plan.



MUSEUM  
OUTDOOR  
ARTS

August 29, 2015

Mr. Michael Flaherty  
Deputy City Manager  
City of Englewood  
Englewood, CO 80110

RE: MOA – Englewood Programming Report 2014

Dear Mike,

Please accept this letter as MOA's 2014 report for programming provided by the Museum of Outdoor Arts (MOA) in the City of Englewood and Englewood CityCenter as agreed upon in section 17.2 (i) of the MOA Governmental Agreement and Sublease.

MOA incurred \$1,933,190 in expenses during the 2014 fiscal year. Due in part to the financial support provided by the City of Englewood, MOA was able to present four professional art exhibitions, host two film viewings, conduct two sessions of the award-winning Design and Build internship program for emerging artists, expand our podcast program to include weekly shows featuring interviews with notable Denver citizens from both the arts and businesses communities, present a series of educational workshops, install new art installations, and maintain our multi-million dollar art collection. These programs, educational opportunities, and art offerings were provided at no cost and were accessible to all members of the Englewood community.

Additionally, MOA spends approximately two hundred thousand (200,000) dollars annually to maintain and conserve its expanding art collection. The MOA art collection is always on view and is also free and accessible to the community at all times.

1000 Englewood Parkway Suite 2-230  
Englewood, CO 80110  
303-806-0444

MOAONLINE.ORG



MUSEUM  
OUTDOOR  
ARTS

The contribution of ninety six thousand (96,000) dollars generously provided by the City of Englewood assisted with these programming and conservation efforts and MOA's mission to make art a part of everyday life. The City of Englewood contribution comprised approximately five (5) percent of the annual MOA programming budget.

In 2014 MOA presented a series of educational workshops held in the main gallery. MOA also expanded the programming capabilities of its podcast studio and implemented a weekly podcast featuring interviews with notable Denver citizens from the arts, culture, and business communities. This innovative program brought dozens of individuals from all areas of Denver business into the Civic Center space each week. Additionally MOA continued as host of the Underground Music Showcase Press Party, held annually in the MOA galleries and Hampden Hall in the Civic Center. This influx of new personnel into the space helped promote the MOA mission and also bring awareness to the vibrant cultural center the Englewood Civic Center has become.

In 2014 MOA continued its contributions to the efforts of the Englewood Fun Fest and Englewood Cultural Arts Commission, providing expertise and guidance to the City of Englewood in organizing its art collection into the Public Art Archive, and assisting with jurying and installing the annual Englewood Calendar Art Show. MOA is, and has always been, free and open to the public, serving the citizens of Englewood including students of the Englewood Public Schools, the elderly, and special needs populations.

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The following is a list of events and programs offered by MOA during the 2014 fiscal year:

- | <b>Date:</b>   | <b>Location:</b>             | <b>Event:</b>   |
|--|------------------------------|---|
| • <b>January 1<sup>st</sup> – March 8<sup>th</sup></b> | <b>MOA Main Gallery</b>      | <b>Art Exhibition</b>   |
|  |                              | ◦ <i>Urban Abstract / Rural Grid</i> featuring local Artists Pat Aaron and Chandler Romeo.              |
| • <b>January 1<sup>st</sup> – March 8<sup>th</sup></b> | <b>MOA White Box Gallery</b> | <b>Light Installation</b>   |
|  |                              | ◦ <i>Lightworks</i> featuring local artist Tyler Wayne McCall.  |
| • <b>January 1<sup>st</sup> – March 8<sup>th</sup></b> | <b>MOA Sound Gallery</b>     | <b>Film Viewing</b>   |
|  |                              | ◦ <i>Extreme Ice Survey</i> featuring renowned filmmaker James Balog.                                   |
| • <b>January 25<sup>th</sup></b>                       | <b>MOA Studios</b>           | <b>Workshop</b>   |
|  |                              | ◦ Encaustic workshop with artist Pat Aaron.   |
| • <b>January 29<sup>th</sup></b>                       | <b>MOA Studios</b>           | <b>Workshop</b>   |
|  |                              | ◦ Encaustic workshop with artist Pat Aaron.   |
| • <b>February 15<sup>th</sup></b>                      | <b>MOA Studios</b>           | <b>Workshop</b>   |
|  |                              | ◦ Art Students League educational workshop.   |
| • <b>March 1<sup>st</sup></b>                          | <b>MOA Studios</b>           | <b>Workshop</b>   |
|  |                              | ◦ Art Students League educational workshop.   |
| • <b>March 14<sup>th</sup></b>                         | <b>MOA Main Gallery</b>      | <b>Workshop</b>   |
|  |                              | ◦ <i>Open Action Workshop</i> - "Free Schools" presentation with M12 Collective and Denver Free School. |
| • <b>March 21<sup>st</sup></b>                         | <b>MOA Main Gallery</b>      | <b>Workshop</b>   |
|  |                              | ◦ <i>Open Action Workshop</i> - "Building an Emergency Shelter" presentation with Outdoor Safe.         |

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- **April 4<sup>a</sup>** MOA Main Gallery **Workshop**
  - Open Action Workshop – “Experimental Sounds” presentation with Neil Hagerty.
- **April 5<sup>a</sup>** MOA Studios **Workshop**
  - Art Students League educational workshop.
- **April 11<sup>a</sup>** MOA Main Gallery **Workshop**
  - *Open Action Workshop* “Cultural Anthropology” presentation with Fair Trade Tobacco.
- **April 18<sup>a</sup>** MOA Main Gallery **Workshop**
  - *Open Action Workshop* – “Observing from the Air” presentation with Falcon UAV.
- **May 3<sup>a</sup> – July 12<sup>a</sup>** MOA Gallery C **Art Exhibition**
  - *Contagion* by local artist Nicole Banowetz.
- **May 3<sup>a</sup> – July 12<sup>a</sup>** MOA White Box Gallery **Light Installation**
  - *Divided Part II* by local artist Collin Parson.
- **May 3<sup>a</sup> – July 12<sup>a</sup>** MOA Main Gallery **Multimedia Exhibit**
  - *School as Experimental Medium* – a Design and Build collaboration with the M12 Collective and students at CU Boulder.
- **June 18<sup>a</sup> – Dec. 31st** MOA Podcast Studio **Weekly Podcast**
  - *Powered by Art* weekly interview program launched.
  - **26 podcasts hosted and recorded.**
- **July 10<sup>a</sup>** MOA Main Gallery **Press Party**
  - Underground Music Showcase Press Party and Musical Performance.

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- **August 2<sup>nd</sup> – October 27<sup>th</sup> MOA Main Gallery Multimedia Exhibit**
  - *Elements and Isotopes* – Summer Design and Build internship gallery exhibition featuring nine emerging artists from across the world.
- **August 2<sup>nd</sup> – October 27<sup>th</sup> Civic Center Atrium Exhibition**
  - Design and Build *Alumni Show* featuring local artists Kelly M. Jones, Kaitlyn Mazurczyk, and Maeve Eichelberger.
- **August 2<sup>nd</sup> – October 27<sup>th</sup> MOA White Box Gallery Exhibition**
  - *Jelly Mind Fields* featuring local artist Lael Siler.
- **August 2<sup>nd</sup> – October 27<sup>th</sup> MOA Gallery C Exhibition**
  - *Short Circuit* featuring local artist Michele Brower.
- **August 2<sup>nd</sup> Englewood Community Sponsor**
  - Englewood Fun Fest
- **November 1<sup>st</sup> – Dec. 31<sup>st</sup> MOA Galleries Multimedia Exhibit**
  - *Mute Earth* featuring local artist Scott Johnson.
- **November 8<sup>th</sup> MOA Galleries Open House**
  - Night at the Museums art initiative
- **November 20<sup>th</sup> Hampden Hall Film Viewing**
  - *Motion Poems* – a collection of poems adapted for film.

If you require additional information or explanation on any MOA's offerings or programming please do not hesitate to contact me. Thank you very much for your continued support of MOA.

Sincerely,

Tatum Hayes  
Administrative Director  
Museum of Outdoor Arts

1000 Englewood Parkway Suite 2-230  
Englewood, CO 80110  
303-806-0444



# M E M O R A N D U M

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**TO:** Mayor Penn and Councilmembers

**THRU:** Eric Keck, City Manager  
Michael Flaherty, Deputy City Manager

**FROM:** Harold J. Stitt, Senior Planner

**DATE:** October 5, 2015

**RE:** Englewood Forward – Comprehensive Plan Update

## **Strategic Plan Development**

City staff and City Council, with input from the public and other stakeholders, will work to refine a strategic plan that is adaptive, flexible, and decisive in addressing the location and type of development desired. The strategic plan will consist of key strategies which would include potential projects, future plans or studies, and guidelines/regulations. It will also prioritize the strategies to create an annual work plan that outlines initial actions and 5 and 10 year goals that is tied to council's strategic goals and is closely linked to the city's budget and capital improvement plan (CIP). The strategic plan will include a series of checks and balances to make sure that the plan is implemented in a way that contributes to the vision for Englewood. This will include recommended indicators and corrective actions, if necessary.

City staff and consultants will discuss in further detail Part 4: Realizing the Plan through a discussion of key strategies that were heard at the neighborhood area meetings and Planning and Zoning Commission. This document will assist the City Council in understanding the ongoing review built into the comprehensive planning process.

## **Strategies for Discussion**

### **2.0 Preservation of Traditional Character**

Strategy 2.1 Review and modify current zoning regulations in the R-1 districts in order to maintain traditional neighborhood character and pursue programs to incentivize home ownership and improvements to existing housing stock.

Strategy 2.2 Develop a handbook for home rehabilitation and expansion in R-1 districts while enhancing traditional neighborhood character and scale.

### 3.0 Residential Transition Areas

Strategy 3.2 Utilize neighborhood area analysis to identify areas where re-zoning to a more intense use is a community benefit.

Strategy 3.3 Refine and implement standards for accessory dwelling units.

### 5.0 Community Centers

Strategy 5.2 Investigate opportunities to help fund improvements in the Medical District, Downtown, and CityCenter areas such as a Downtown Development Authority.

### 7.0 Industrial Areas

Strategy 7.2 Investigate transportation oriented overlay north of Oxford Station that examines the potential for vertical mixed use of residential uses given the proximity to the light rail station and to create a thriving creative/artisan manufacture district.

### 8.0 Neighborhood Serving Retail

Strategy 8.1 Develop a corridor plan for Broadway that identifies Broadway as a neighborhood edge and looks at redevelopment sites, retail nodes, and streetscape improvements including methods to connect to local neighborhoods, mid-block crossings, branding, road dieting and appropriate locations to increase density.

## Work Plan- Prioritizing Strategies

The work plan will involve two parts. First, an annual review of the key indicators will assess the progress towards the vision and goals of the community and begin to identify potential strategies for the upcoming year. The annual review will track the desired trend of each indicator identified in the plan and a recommended course of action. Staff should evaluate the work completed over the past year and prioritize strategies for implementation based on how well the City is achieving its vision and which implementation measures are most needed.

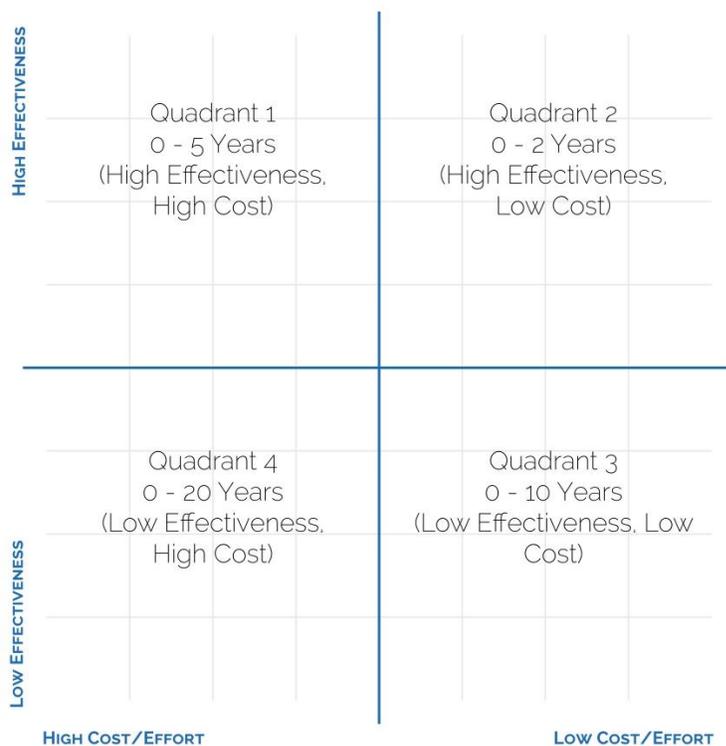
Review of indicators example:

Indicator	Plan Theme	2015	Desired Trend	2016	Course of Action
Trip Distribution by Mode Share	Move	Drive 75%, Carpool 9%, Transit 7%, Walk/Bike 3%	Increase alternative modes of transit	Drive 65%, Carpool 11%, Transit 10%, Walk/Bike 4%	Work to establish bike share programs
Average Residential Density (Housing Units/Total City Area)	Live	3.68 units/acre	Increase	3.75 units/acre	No action
Miles of Bike Routes / Lanes	Move	24 Miles/.7 miles	Increase bike lanes	24 miles/.7 mile	Implement Strategy 4.1

The second part of the work plan will include recommended actions. The resources required to implement the work plan will be considered, along with the parties responsible for implementing the strategy. As strategies are completed and/ or new best practices, technology, and information become available, the work plan may include strategies that are not listed.

The initial work plan should focus on what is most vital to the community and progress the vision and goals of the comprehensive plan. Each strategy will be assessed on cost/effort and effectiveness.

Quadrant 1 includes projects that are transformative in nature with a higher cost; while Quadrant 2 projects include projects that are a little less costly and will have incremental positive change over time. Quadrant 3 and 4 projects should be pursued as part of a longer work program and evaluated annually by the City Council. Many of these projects would also require additional funding sources, including special assessments or state or federal agencies.



The consultants will work through an exercise with the City Council to answer three questions; which strategies should be moved into quadrants 1 and 2; which of these strategies should be identified in the 1 Year Plan; and which should be moved to longer term priorities?

Work Plan Table Example:

Strategy	Quadrant	Responsibility	Resources	Timeframe
4.1 Improve streets, intersections, and the pedestrian corridors identified in the Walk and Wheel Master Plan and the neighborhood area assessments to create walkable neighborhoods with (safe) connections to schools, parks, shopping, and transit.	1	Public Works	Staff	1 Year
7.1 Implement zoning change to eliminate industrial uses from Elati to Santa Fe between US 285/Hampden Ave and Kenyon Ave and promote mixed-use/retail uses.	2	Community Development	Staff	1 Year
1.6 Improve the amenities within each neighborhood park as well as increase park and trail access to encourage neighborhood stability.	1	Parks and Recreation	Staff, Parks and Recreation Master Plan	1 Year

## Utilizing the Plan- Work Samples

A successful plan is a living plan that is used on a regular basis to monitor progress. The consultants have provided two examples of how the comprehensive plan will be used on a regular basis by staff, City Council, Planning Commission and members of the community.

### Staff Reports:

The structure for the plan enables an easy compliance analysis of the comprehensive plan when reviewing development proposals and preparing staff reports. A four step check list follows the four parts of the plan:

1. *Compliance with the City's comprehensive Vision*
2. *Alignment with overall city goals and objectives*
3. *Meets the intent of the Neighborhood Area Character and Policies*
4. *Provides progress towards the Strategic Plan and Key Indicators*

An example of a staff report with this section is included for your review

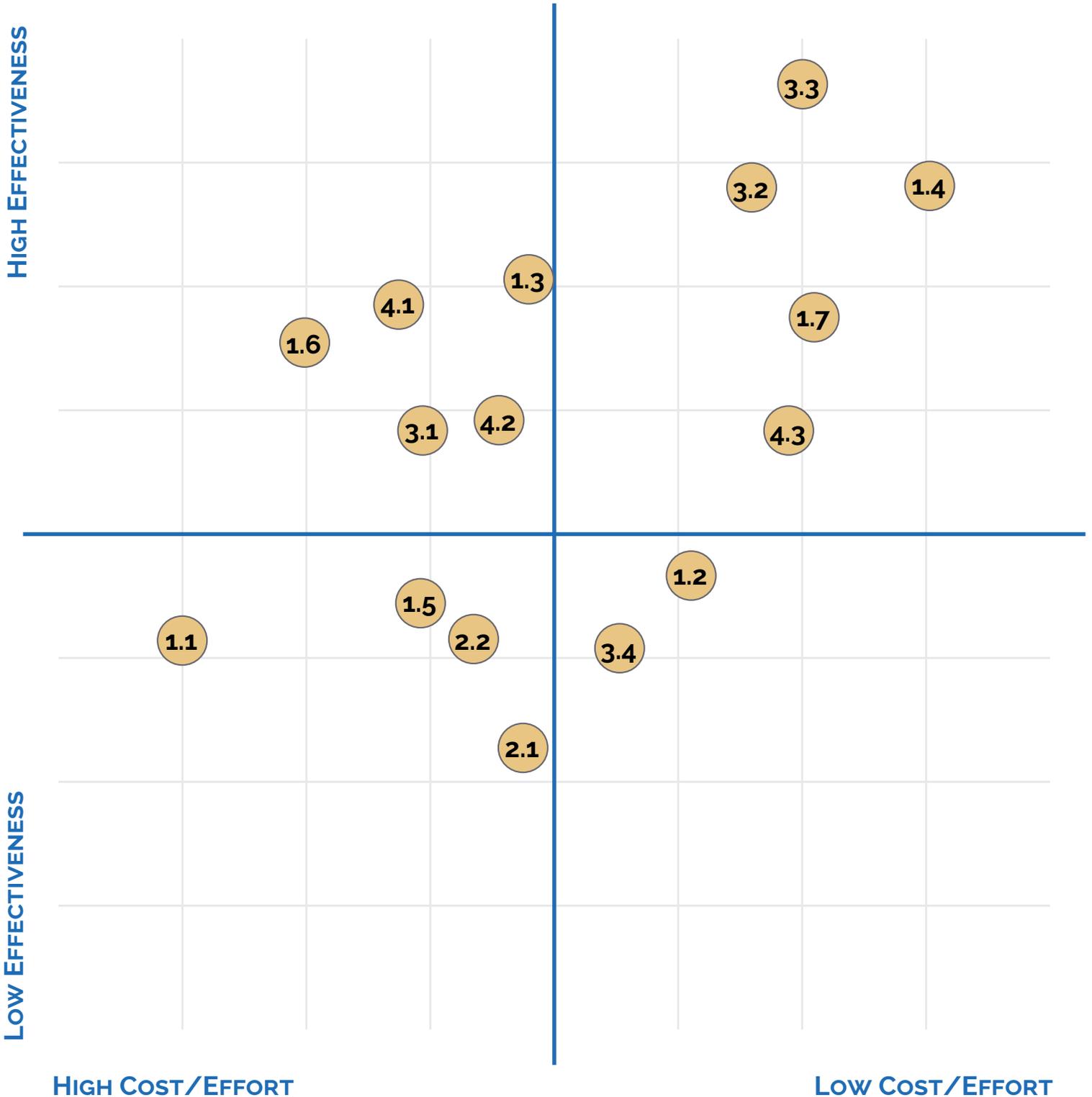
**Community Profile:**

Through the annual Community Profile, already annually updated by the Community Development Department, Englewood will understand how we are measuring up to the Plan's goals and objectives and will have the information needed to proactively review annual work plans to move Englewood forward. This information is also useful for economic development and potential new residents and business owners. The Community Profile will be updated to follow the six plan element themes. The 2016 Community Profile will be updated and presented in an Appendix of the Comprehensive Plan.

A draft of the 2016 Community Profile is included for your review. The consultants will work with City staff to finalize this document over the next few weeks.

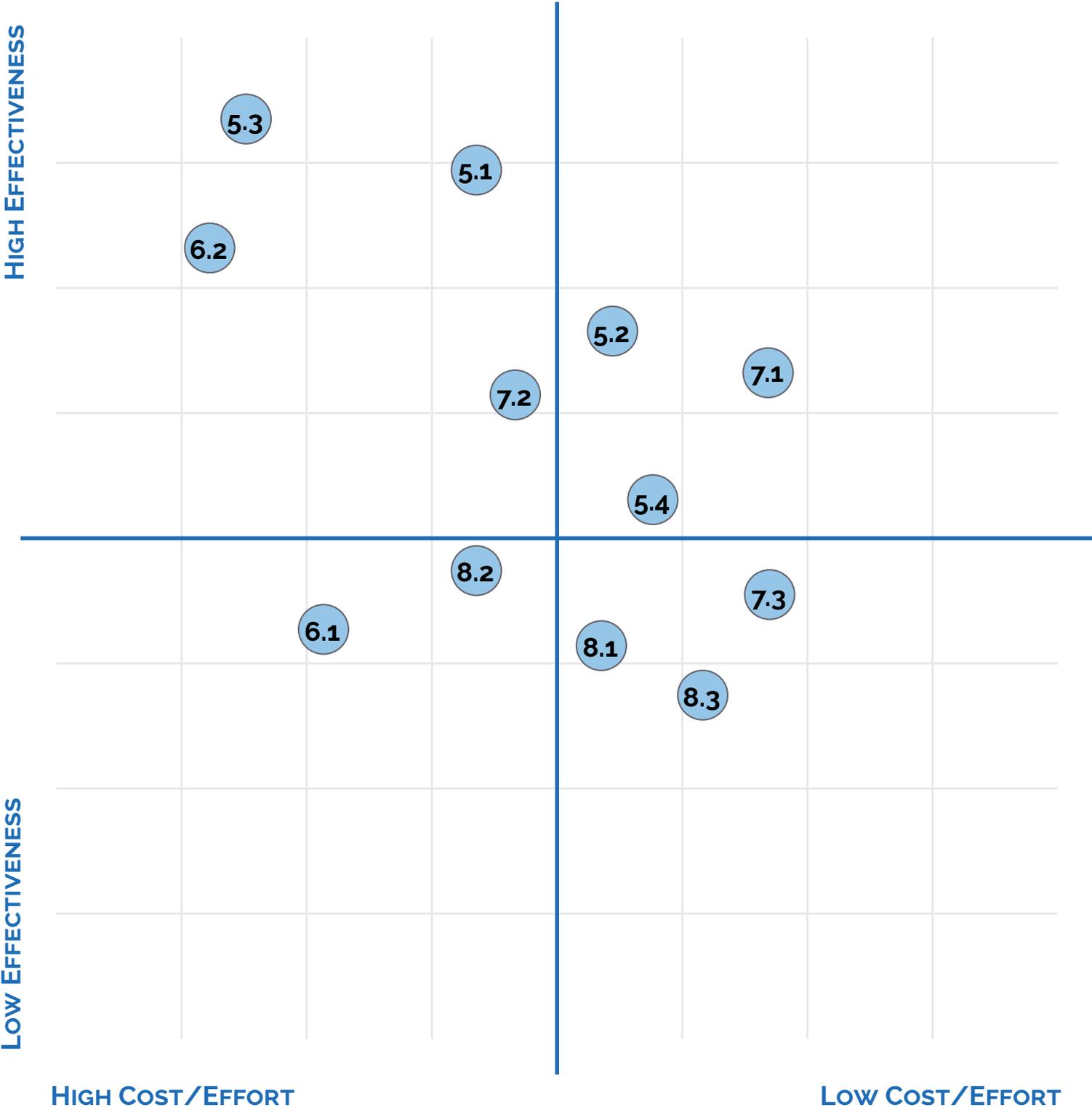
# Englewood Forward Comprehensive Plan

## Priority Strategies - Residential



# Englewood Forward Comprehensive Plan

## Priority Strategies - Commercial





# ENGLEWOOD FORWARD

## *Comprehensive Plan*

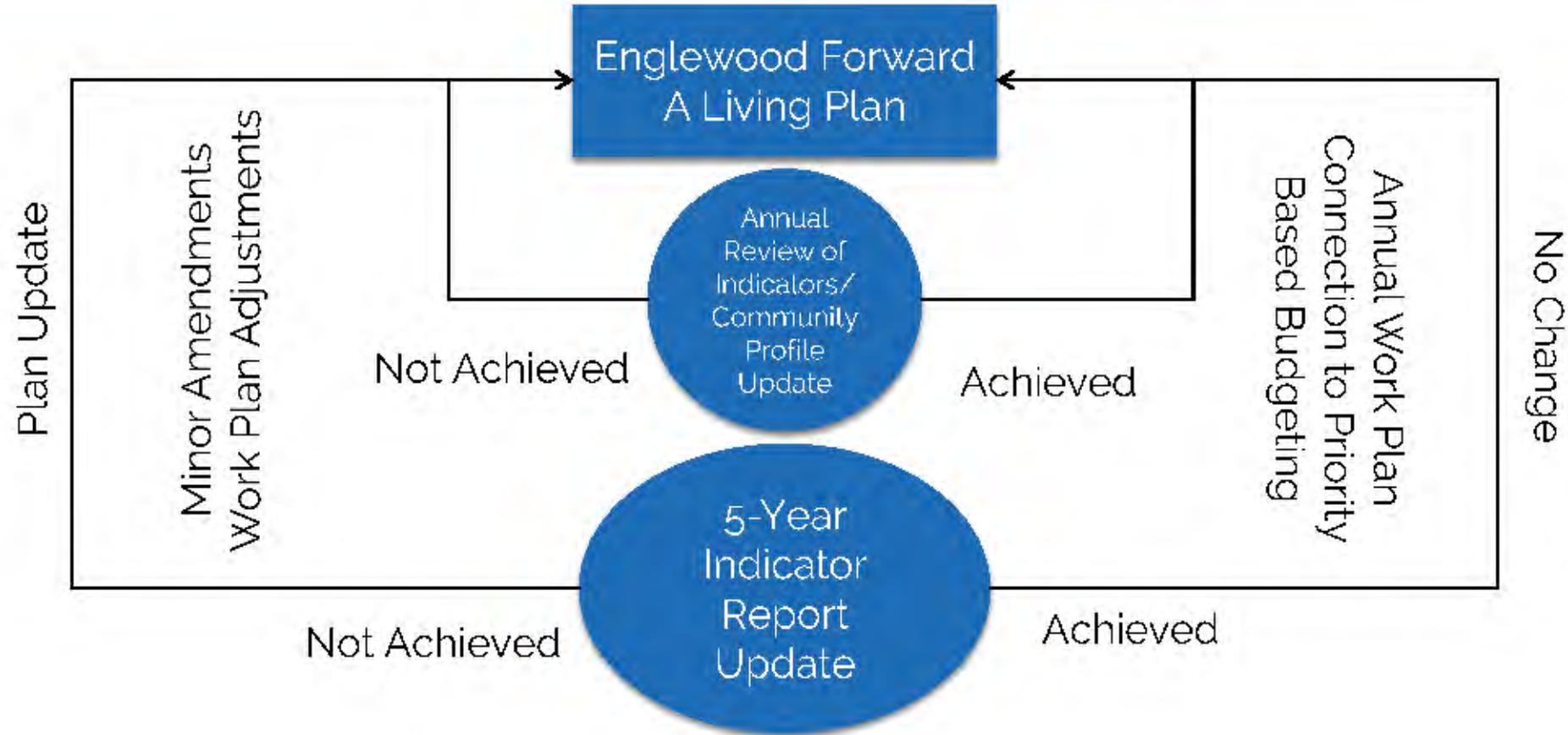
City Council Worksession

October 5, 2015

# Strategies for Discussion

- **Strategy 2.1** Review and modify current zoning regulations in the R-1 districts in order to maintain traditional neighborhood character and pursue programs to incentivize home ownership and improvements to existing housing stock.
- **Strategy 2.2** Develop a handbook for home rehabilitation and expansion in R-1 districts while enhancing traditional neighborhood character and scale.
- **Strategy 3.2** Utilize neighborhood area analysis to identify areas where re-zoning to a more intense use is a community benefit.
- **Strategy 3.3** Refine and implement standards for accessory dwelling units.
- **Strategy 5.2** Investigate opportunities to help fund improvements in the Medical District, Downtown, and CityCenter areas such as a Downtown Development Authority.
- **Strategy 7.2** Investigate transportation oriented overlay north of Oxford Station that examines the potential for vertical mixed use of residential uses given the proximity to the light rail station and to create a thriving creative/artisan manufacture district.
- **Strategy 8.1** Develop a corridor plan for Broadway that identifies Broadway as a neighborhood edge and looks at redevelopment sites, retail nodes, and streetscape improvements including methods to connect to local neighborhoods, mid-block crossings, branding, road dieting and appropriate locations to increase density.

# Adaptive Monitoring Program



# Work Plan

## □ Review of Indicators

Indicator	Plan Theme	2015	Desired Trend	2016	Course of Action
Trip Distribution by Mode Share	Move	Drive 75%, Carpool 9%, Transit 7%, Walk/Bike 3%	Increase alternative modes of transit		
Average Residential Density (Housing Units/Total City Area)	Live	3.68 units/acre	Increase		
Miles of Bike Routes / Lanes	Move	24 Miles/.7 miles	Increase bike lanes		

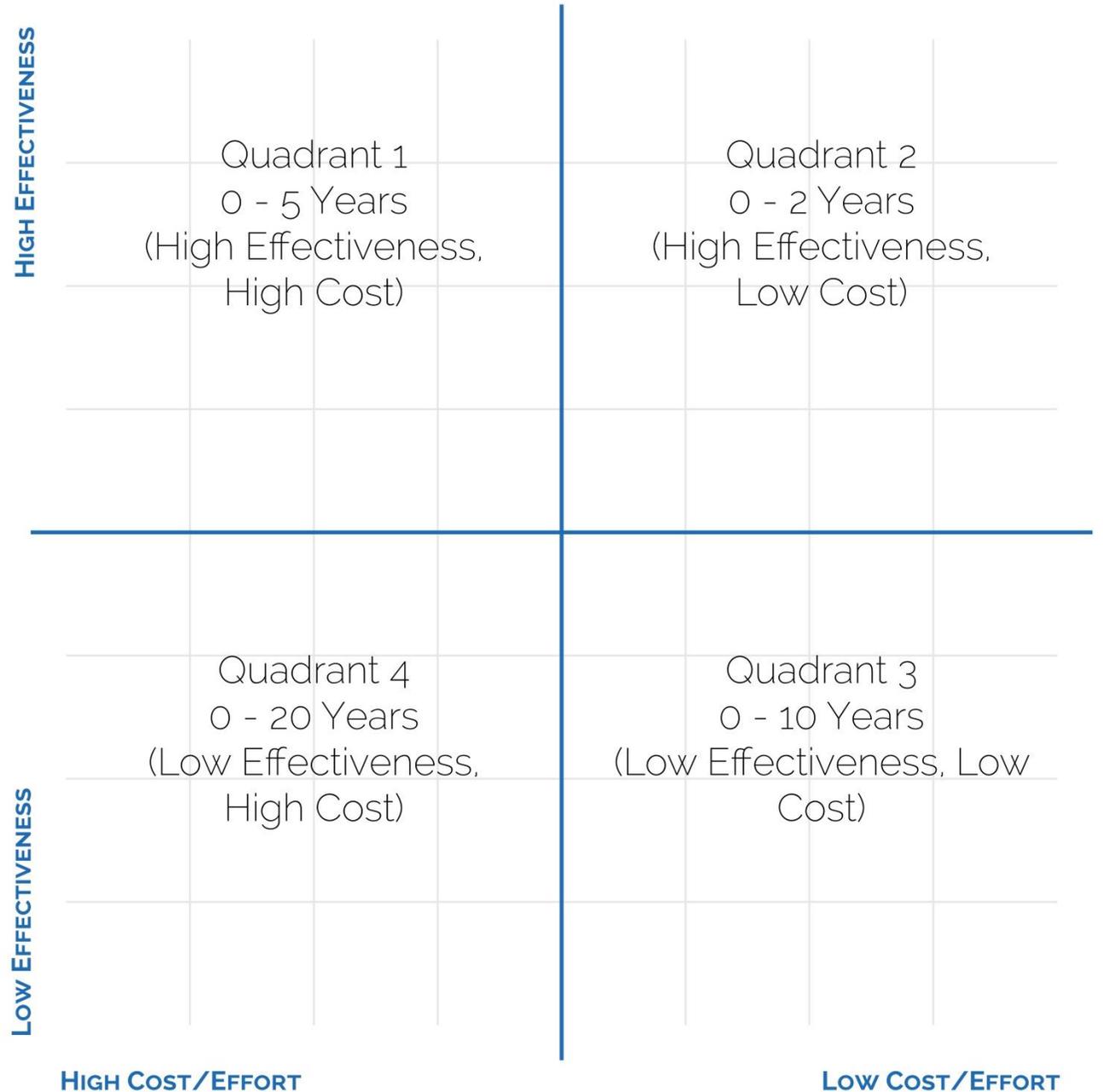
# Work Plan

## □ Priorities

Strategy	Quadrant	Responsibility	Resources	Timeframe
4.1 Improve streets, intersections, and the pedestrian corridors identified in the Walk and Wheel Master Plan and the neighborhood area assessments to create walkable neighborhoods with (safe) connections to schools, parks, shopping, and transit.	1	Public Works	Staff	1 Year
7.1 Implement zoning change to eliminate industrial uses from Elati to Santa Fe between US 285/Hampden Ave and Kenyon Ave and promote mixed-use/retail uses.	2	Community Development	Staff	1 Year
1.6 Improve the amenities within each neighborhood park as well as increase park and trail access to encourage neighborhood stability.	1	Parks and Recreation	Staff, Parks and Recreation Master Plan	1 Year

# Work Plan

## □ Prioritization



# Utilizing the Plan- Staff Reports

Analysis:	
Compliance with Englewood Forward Comprehensive Plan:	
<input type="checkbox"/> Compliance with the City's comprehensive Vision	<p>Explanation: The proposed project will help balance the available housing to support a diverse and wide range of housing forms. Specifically, these housing units will appeal to seniors and the aging population.</p>
<input type="checkbox"/> Alignment with overall city goals and objectives	<p>Explanation: The proposed project aligns with four goals and eight objectives: Goal Live-1; Objective Live-1.2 The proposed project improves the housing mix and serves different lifecycle stages, groups with special needs, and provides a variety of unit types. Goal Live-3; Objective Live-3.2, Objective Live-3.3 The applicant has recognized the relationship between land use and the transportation system. The project encourages higher-density and pedestrian-oriented design through minimum setbacks and limiting parking. Goal Work-1; Objective Work-1.2 The project represents a new industry of senior care that provides a wide-range of quality and skilled jobs.</p>
<input type="checkbox"/> Meets the intent of the Neighborhood Area Character and Policies	<p>Explanation: The future desired character of the Medical District Neighborhood Area includes a variety of housing types, diverse land uses, access to transit, and the presence of bike facilities. The applicant has indicated the incorporation of onsite bike parking and facilities and will improve the transit stop adjacent to the parcel.</p> <p>The density of units, and diversity of use will support the Neighborhood Area Policy: Add targeted mixed-use and denser housing products between Girard and Jefferson/285.</p>
<input type="checkbox"/> Provides progress towards the Strategic Plan and Key Indicators	<p>Explanation: Works toward increasing average residential density.</p>

# Utilizing the Plan-Community Profile Report

CITY OF ENGLEWOOD

## 2016 Community Profile

Englewood is a full-service city that is centrally located within the Denver metropolitan area. With outstanding access, Englewood is ideally situated for residents, businesses, and visitors. Englewood boasts a strong employee base and business-friendly government. Englewood has long been the location of choice for successful business. Light rail transit and excellent access to the Denver metro area are among the many reasons that put Englewood at the crossroads to commerce. Englewood offers small town convenience with big city amenities.

**Incorporated 1903**  
**Square Miles 6.63**

	Population		
	2000	2010	2013 Estimate
Englewood	31,727	30,256	31,516
Commerce City	20,991	45,913	49,799
Littleton	40,340	41,737	44,275
Northglenn	31,575	35,789	37,499
Wheat Ridge	32,913	30,166	30,920

Source: US Census Bureau ACS 5-year estimates, 2010; Census 2000



	Median Age	
	2014	2014
Englewood	37.1	37.1
Commerce City	30.4	30.4
Littleton	41.3	41.3
Northglenn	33.1	33.1
Wheat Ridge	43.7	43.7
Denver Metro	35.7	35.7

Source: US Census Bureau ACS 5-year estimates, 2014

2016 COMMUNITY PROFILE 1

## LIVE

Englewood offers a balance of rental and ownership housing options that are affordable for working families, singles, and couples.

**Average Residential Density 3.68**  
Source: 3-Year Denver Housing Vacancy and Rent Survey

**Average Household Size**  
Englewood: 2.0 | Denver Metro: 2.5

**2,392** square feet - the average size of U.S. homes built in 2010

**1,237** square feet - the average size of Englewood homes

	Median Housing Price	
	2014	2014
Englewood	\$249,164	\$249,164
Commerce City	\$220,114	\$220,114
Littleton	\$322,087	\$322,087
Northglenn	\$214,315	\$214,315
Wheat Ridge	\$268,524	\$268,524
Denver Metro	\$287,860	\$287,860

Source: FSI and US Census Bureau Census 2010 Summary File 1

**Housing Affordability \$158 per sf**

**Percent Own vs. Rent**



2016 COMMUNITY PROFILE 2

## WORK

Englewood has more jobs than resident workers, and hosts an influx of workers daily from surrounding communities. However, many residents currently commute from our central location to jobs elsewhere.

**Job Inflow/Outflow Analysis**  
21,249 (Inflow) | 1,198 (Net Inflow) | 14,603 (Outflow)

**Jobs/Housing Balance 1.54**

**Colorado Income**  
Corporate: 4.63%  
Individual: 4.63%

**Sales**  
Englewood: 3.50%  
County: 0.25%  
State: 2.90%  
District: 1.10%  
Total: 7.75%

**MILL Levies**  
Englewood: 7.794  
School: 48.719  
County: 16.15  
Other: 1.657  
Total: 72.32

**Occupational Employment Mix**



2016 COMMUNITY PROFILE 3

# *What's Next*

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- Prepare Public Draft
  - Department Review
- Englewood Forward Open House – Oct. 21
- Final Plan and Adoption



# PART 4: REALIZING THE PLAN



# Strategies

The strategic plan is the bridge between the vision and implementation. The strategic plan allows Englewood to be adaptive, flexible, responsible, and decisive in addressing the location and type of future development. Staff and civic leaders should draw on the following strategies to guide the economic development and growth within the City. The strategic plan consists of key strategies which include potential projects, future plans or studies, and guidelines or regulations. Strategies suggest potential financing options, public/private partnerships, business retention tactics, and housing solutions to help leverage city resources for improvements and to sustain long term economic development programming.

STRATEGY	RELATED CITY OBJECTIVES	NEIGHBORHOOD AREAS
<b>Residential Strategies</b>		
<b>1.0 Single Family Neighborhoods</b>		
1.1 Provide access to low interest loans for home improvements and renovations to maintain existing housing stock.	Live 2.1, Live 2.2	All
1.2 Provide guidelines for home expansion recommendations that best meet the character of the local neighborhood area.	Live 2.1	All residential areas
1.3 Implement neighborhood traffic calming measures on local streets that exceed 25,000 average trips per day.	Move 1.2, Move 1.5, Move 2.1	All
1.4 Develop incentive high-quality development and which allow flexibility for home expansion such as reduction in required setbacks.	Live 1.2	Cushing Park, Bates Logan, Maddox / Jason Park, South Broadway Heights
1.5 Incentivize homeownership through partnerships with key employers, community programs, house types, community amenities and first time home buyer programs.	Live 2.1	Cushing Park, Bates Logan, Maddox / Jason Park, South Broadway Heights, Baker Park, Duncan Park, Centennial, Romans
1.6 Improve the amenities within each neighborhood park as well as increase park and trail access to encourage neighborhood stability.	Live 4.5, Play 3.1, Play 3.3, Play 5.1, Move 3.5	All
1.7 Increase code enforcement/abatement officers and rental enforcement of slum lords to encourage housing improvements.	Live 1.2, Live 2.1	All
<b>2.0 Preservation of Traditional Character</b>		
2.1 Conduct a historic survey of homes in R-1 districts that maintain some local historical integrity and investigate programs to incentivize home improvements.	Live 4.2, Live 4.4, Learn 1.4	Bates-Logan, Romans Park, Cushing Park
2.2 Develop a handbook for home rehabilitation and expansion in R-1 districts while enhancing traditional neighborhood character and scale.	Live 4.2, Learn 1.4	Bates-Logan, Romans Park, Cushing Park

THEME	REGULATION/ GUIDELINE	PROJECT	PLAN	STUDY	RELATED INDICATORS
Live		X			Homeownership Rates, Single Family Home Size
Live	X			X	Single Family Home Size, Median Housing Price
Move		X			Trip Distribution, Miles of Bike Routes
Live	X				Homeownership Rates, Single Family Home Size, Average Household Size, Job/Housing Balance
Live		X			Homeownership Rates
Play, Move, Live		X			Park Access, Park Level Of Service, Walk Score
Live	X				
Live				X	Single Family Home Size, Homeownership Rates
Live, Learn	X				Single Family Home Size



STRATEGY	RELATED CITY OBJECTIVES	NEIGHBORHOOD AREAS
3.0 Residential Transition Areas		
3.1 Identify additional funding for parks, pocket parks, and recreation services to serve additional multi-family residential housing and maintain park levels of service.	Live 4.5, Work 5.3, Play 3.1.	Oxford Station, Cushing Park, Downtown/Englewood Station, South Broadway Heights
3.2 Utilize neighborhood area analysis to identify areas where re-zoning to a more intense use is a community benefit.	Live 1.2, Live 3.2, Live 3.1	Oxford Station, Cushing Park, Downtown/Englewood Station, Select Residential Transition Areas
3.3 Refine and implement standards for accessory dwelling units.	Live 2.1, Live 1.1	All
3.4 Expedite development process if community standards (municipal code) are met.	Live 1.2, Live 2.1	All
4.0 Neighborhood Connections		
4.1 Improve streets, intersections, and the pedestrian corridors identified in the Walk and Wheel Master Plan and the neighborhood area assessments to create walkable neighborhoods with (safe) connections to schools, parks, shopping, and transit.	Live 4.3, Work 3.3, Move 3.2, Move 1.6, Move 1.4, Play 5.2, Play 5.3	All
4.2 Begin defining projects on key streets identified for long term bike infrastructure improvements such as bike facilities, parking buffers, and north-south corridors	Work 3.3, Move 3.1, Move 3.2, Move 1.4	All
4.3 Develop branding and marketing materials to position Englewood as a "Healthy Community" with healthy lifestyle and infrastructure as an attainable and very desirable niche & brand for the entire City that can help drive economic development.	Work 5.3, Move 3.2, Move 3.1, Move 4.4, Play 1.1, Play 2.4, Shop 3.1, Shop 3.2	All

THEME	REGULATION/ GUIDELINE	PROJECT	PLAN	STUDY	RELATED INDICATORS
Play, Live, Work			X		Park Access, Park Level Of Service, Walk Score
Live	X				Average Residential Density, Job/Housing Balance, Housing Affordability
Live	X				Average Residential Density, Job/Housing Balance, Housing Affordability
Live	X				Homeownership Rates, Median Housing Price
Move, Live, Work, Play		X			Miles of Bike Routes, Walk Score, Trip Distribution, Park Access
Move, Work		X		X	Miles of Bike Routes, Walk Score, Trip Distribution
Work, Shop, Move, Play		X			Walk Score, Trip Distribution, Park Access, Parks Level of Service, Healthy Food Access



STRATEGY	RELATED CITY OBJECTIVES	NEIGHBORHOOD AREAS
Commercial Strategies		
5.0 Community Centers		
5.1 Develop a strategic planning framework for a re-imagined and re-oriented downtown which includes the Medical District that identifies supported land uses, building heights and massing, new road connections, streetscape, gathering areas, catalyst developments, code changes, and parking requirements and areas.	Live 3.1, Live 3.3, Work 1.3, Work 2.4, Work 1.2, Work 3.1, Move 1.7, Move 4.5, Shop 1.3, Shop 1.1, Shop 2.2	Downtown/ Englewood Station, Medical District
5.2 Investigate options to help fund area improvements in the Downtown/CityCenter and Medical District such as a Downtown Development Authority.	Work 1.2, Work 5.2, Shop 1.3, Shop 2.2	Downtown, Medical District
5.3 Investigate funding and partnership opportunities to develop a multi-purpose facility that includes a hotel and entertainment uses and possible alternative locations for city services.	Work 1.3, Shop 2.1, Shop 2.4, Shop 1.2, Shop 2.2	Downtown/Englewood Station
5.4 Work with Museum of Outdoor Art and Cultural Arts Commission and coordinate with the rebranding effort to establish gateway art/signage and wayfinding within the community.	Learn 1.8, Learn 1.3, Learn 1.5	Oxford Station, Downtown/Englewood Station, Medical District, Bates- Logan Park, Belleview/Brookridge
6.0 Key Catalyst Sites		
6.1 Investigate options to help fund area improvements such as Urban Renewal Area	Live 3.1, Live 3.3, Work 3.1, Work 3.2, Work 5.2, Move 1.7, Shop 2.1	Cushing Park
6.2 Investigate options to help fund investment in South Broadway and transition to large scale retail with streetscape improvements, an urban renewal district at Belleview and Broadway (K-Mart site) or other incentives to enhance the neighborhood edge.	Live 3.1, Work 3.1, Work 5.2, Shop 2.2	Belleview/Brookridge

THEME	REGULATION/ GUIDELINE	PROJECT	PLAN	STUDY	RELATED INDICATORS
Live, Shop, Work, Move			X		Job/Housing Balance, Net Sales Tax Revenue, Worker Outflow, Educational Attainment, Healthy Food Access, Housing Affordability, Park Level of Service.
Shop, Work				X	Net Sales Tax Revenue, Worker Outflow, Healthy Food Access
Work, Shop		X		X	Net Sales Tax Revenue, Worker Outflow, Job/Housing Balance
Learn		X			Net Sales Tax Revenue
Live, Work, Move, Shop		X	X		Housing affordability, Parks Access, Parks Level of Service, Walkscore, Job/Housing Balance, Trip Distribution
Live, Shop, Work		X	X		Housing affordability, Parks Access, Parks Level of Service, Walkscore, Job/Housing Balance, Homeownership Rates



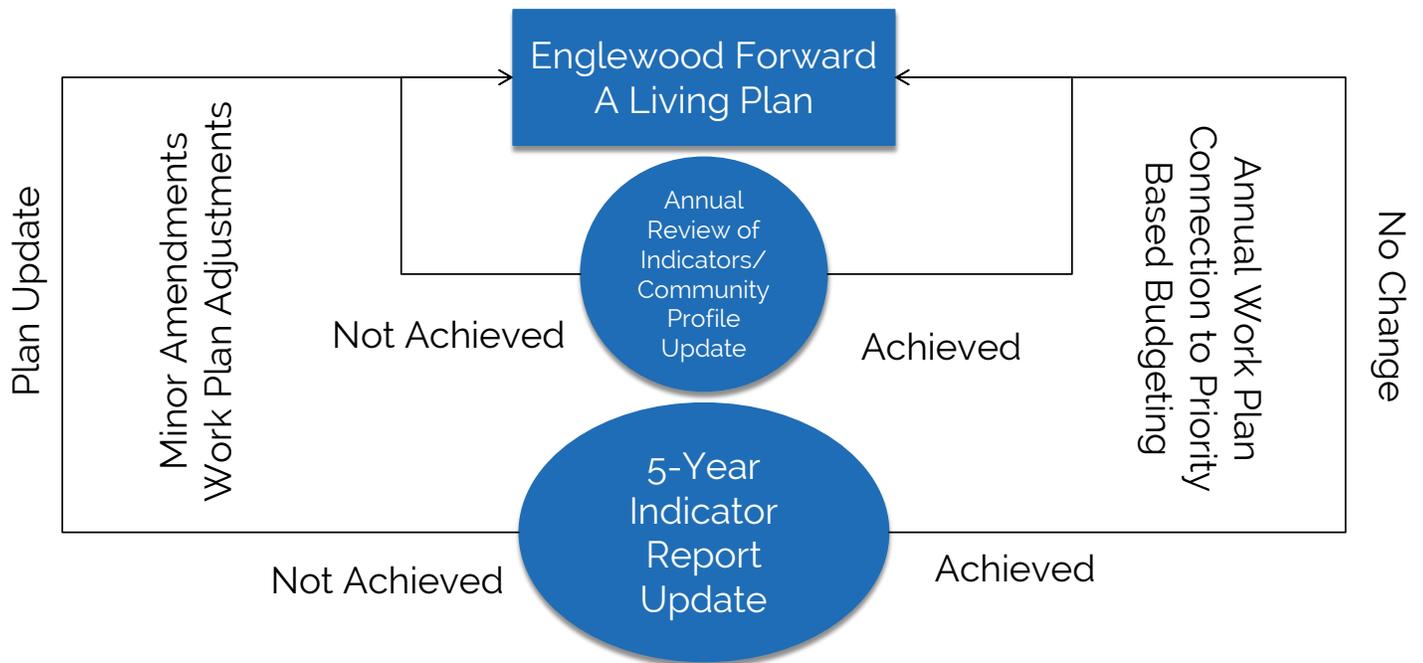
STRATEGY	RELATED CITY OBJECTIVES	NEIGHBORHOOD AREAS
7.0 Industrial Areas		
7.1 Implement zoning change to eliminate industrial uses from Elati to Santa Fe between US 285/Hampden Ave and Kenyon Ave and promote mixed-use/retail uses.	Work 1.3, Shop 2.1	Downtown/Englewood Station
7.2 Investigate transportation oriented overlay north of Oxford Station that examines the potential for vertical integration of mixed residential uses given the proximity to the light rail station and to create a thriving creative/artisan manufacture district.	Live 4.1, Live 3.2, Work 1.1, Work 2.3, Work 2.4, Work 3.2, Move 1.7, Shop 2.1, Shop 2.2	Oxford Station
7.3 Create zoning overlays for industrial districts that determine desired public amenities, allowance of housing, and character.	Live 4.5, Shop 2.1, Work 4.2, Work 3.3	Oxford Station, Englewood Station
8.0 Neighborhood Serving Retail		
8.1 Develop a corridor plan for Broadway that identifies Broadway as a neighborhood edge and looks at redevelopment sites, retail nodes, and streetscape improvements including methods to connect to local neighborhoods, mid-block crossings, branding, road dieting, and appropriate locations to increase density.	Live 4.5, Live 3.3, Move 1.4, Move 3.1, Move 3.6, Shop 2.3, Shop 1.3, Shop 1.2	Neighborhoods along Broadway
8.2 Based on key catalyst areas, identify funding and incentive mechanisms for land use changes, such as improvement districts.	Live 4.5, Work 1.4, Shop 2.3	Neighborhoods along Broadway
8.3 Provide code and signage changes to promote desired outcomes.	Shop 2.2, Shop 2.3, Work 1.1, Work 1.3	Neighborhoods along Broadway

THEME	REGULATION/ GUIDELINE	PROJECT	PLAN	STUDY	RELATED INDICATORS
Work, Shop,	X				Job/Housing Balance, Net Sales Tax Revenue
Live, Work, Shop	X			X	Trip Distribution, Net Sales Tax Revenue, Housing Affordability, Job/Housing Balance.
Live, Work, Shop	X				Parks Level of Service, Bike Routes, WalkScore, Job/Housing Balance, Net Sales Tax Revenue, Healthy Food Access
Move, Shop, Live	X		X		Walkscore, Net Sales Tax Revenue
Live, Work, Shop	X				Walkscore, Net Sales Tax Revenue
Shop, Work	X				Net Sales Tax Revenue



# Monitoring Program

An adaptive management program provides a structure to continuously verify the path that Englewood is on and correct course when necessary to ensure that our desired character is realized. The Plan should be flexible and allow changes to ensure that it is heading in the right direction. Englewood Forward includes an adaptive management program that allows the City to annually review progress toward achieving the Vision, develop strategies for implementation, and prepare an annual work plan that is ties to the council strategic goals and budget.



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## Annual Review of Indicators

Annual indicator reports is designed as a check-in on Englewood's progress toward achieving the Vision. Each Neighborhood Area and the policies described to meet the desired future character of that area contribute to achieving the Strategic Plan and are collectively measured in the annual review of indicators. The following indicators have been developed through community review and meet four basic criteria: relevant, reliable, clear, and usable. Each indicator has been identified and described in the "Snapshots" in Chapter 2.

<b>CRITERIA</b>	<b>EXPLANATION</b>
Relevant	Is the indicator relevant and related to the Englewood Forward vision?
Reliable	Is there a reliable source for the data so that the indicator can be consistently and accurately tracked over time?
Clear	Is the indicator simple and easy to understand, not relying on overly complex definitions or calculations that will be difficult for stakeholders and decision makers to understand?
Usable	Will the indicator be useful in evaluating city-wide objectives, neighborhood area character, and/or opportunities and guiding timely decision making? Can the comprehensive plan and its implementation lead to changes in this indicator over time?
Affordable	Can the indicator be easily replicated over time without excessive costs or staff time?

Through the annual Community Profile, Englewood will understand how we are measuring up to the Plan's goals and objectives and will have the information needed to proactively review annual work plans to move Englewood forward. The Community Profile will be updated to follow the six plan element themes identified with symbols which show the relationship to Englewood Forward. The 2016 Community Profile will be updated and presented in an Appendix of the Comprehensive Plan. The following list of indicators will be highlighted along with other key community attributes important to the Community Profile. Staff will prepare the Community Profile and present the results to the City Council on how well the indicators are measuring up. The City Council's annual work plan should be based on the findings on the review of indicators and adjusted accordingly.



<b>INDICATOR</b>	<b>CURRENT</b>	<b>TREND</b>	<b>PLAN THEME</b>
Trip Distribution by Mode Share	Drive 75%, Carpool 9%, Transit 7%, Walk/Bike 3%	Increase alternative modes of transit	Move
Average Residential Density (Housing Units/Total City Area)	3.68 units per acre	Increase	Live
Miles of Bike Routes / Lanes	24 Miles/.7 miles	Increase bike lanes	Move
Walk Score (Average value city-wide)	55 Overall, 90 Downtown	Increase	Move, Shop, Live, Learn, Play
Parks Level of Service (Acres per 1,000 residents)* *Neighborhood parks and NW Greenbelt	4.40	Increase	Play, Live
Parks Access (% of residential units within .25 and .5 miles of a park)	34.98% 65.40%	Increase	Play, Move
Median Housing Price	\$249,164	Steady	Live
Housing Affordability (Residential Price Per Square Foot)	\$158	Steady	Live
Homeownership Rates	45.6%	Increase	Live
Single Family Home Size (Average square foot of single family homes)	1,237 square feet	Increase	Live
Average household size	2.08 people	Increase	Live
Job/Housing Balance (Ratio of Total Jobs to Total Households)	1.54	Increase	Live, Work
Net Sales Tax Revenue	\$36.48 million	Increase	Shop
Worker Outflow (% of the workforce that works outside of the City)	92.4%	Decrease	Work
Educational Attainment (% of residents holding a bachelor's degree or higher)	31.8%	Increase	Learn, Work
Healthy Food Access (% of residential units within .25 of a full service grocery store)	9.83%	Increase	Shop

## Annual Work Plan

A work plan for implementing Englewood's Vision should be established each year as part of the City Council goals, budget, and capital improvement plan (CIP). In addition to the annual review of indicators, staff should evaluate the work completed over the past year and prioritize strategies for implementation based on how well the City is achieving its vision and which implementation measures are most needed. The work plan may also include the implementation of preemptive corrective actions. The resources required to implement the work plan will be considered, along with the parties responsible for implementing the strategy. As strategies are completed and/ or new best practices, technology, and information become available, the work plan may include strategies that are not listed.

## Updates

A more extensive check-in should occur every 5 years with an update of the Indicators Report. The Indicators Report, as completed as a part of this process, will be shown in an appendix of the Comprehensive Plan. The 5-year update should be an effort to build on the lesson learned through the annual review of indicators. If at the 5-year check-in, there are drastic changes in the community or indicators are not being met, the staff will recommend supplementary strategies in addition to the annual work plan or prepare a Comprehensive Plan Update.

### Indicators Report Metrics:

Population Distribution	Employment Share by NAICS Industry	Industrial Vacancy & Lease Rates
Population by Generation		Utilities Cost Comparison
Population by Age	Employment Mix by NAICS Industry	Cost of Living
Population Change and Trend		Building Permits & Units
Population by Race	Total Number of Businesses by NAICS Industry	Commute Times
Median Housing Price	Largest Private Employers	Top Commuting Destinations
Home Sales by Price	Occupational Employment Mix	Vehicle Miles Traveled
Assessed Residential Valuation	Unemployment Rate	Traffic Counts
Price per Square Foot	Median Household Income	Light Rail Stations & Boardings
Number of Homes Sold	Scientific and Cultural Facilities Funding	Bus Transit Services & Boardings
Apartment Rental Rates	Library Funding	Art Shuttle
Apartment Vacancy Rates	Art in Public Places	Bicycle System
Multi-family Units by Size	Income Distribution By Household	Walk Score
Own vs. Rent	Gross, Retail & Taxable Sales	Mix of Land Uses at LRT Stations
Average Household Size	Net Sales Tax Revenue	Retail Food Access
Number of Housing Units	Retail Sales Growth	Parks And Open Space
Housing Units by Age	Retail Sales by Sector	Arapahoe County Open Space Funding
Cultural Spending	Retail Vacancy & Lease Rates	Water Usage
Educational Attainment	Property Tax Revenue	Wastewater Treatment
Worker Inflow And Outflow	Office Vacancy & Lease Rates	







# 2016 Community Profile

Englewood is a full-service city that is centrally located within the Denver metropolitan area. With outstanding access, Englewood is ideally situated for residents, businesses, and visitors. Englewood boasts a strong employee base and business friendly government. Englewood has long been the location of choice for successful business. Light rail transit and excellent access to the Denver metro area are among the many reasons that put Englewood at the crossroads to commerce. Englewood offers small town convenience with big city amenities.

Incorporated **1903**  
 Square Miles **6.63**

	Population		
	2000	2010	2013 Estimate
Englewood	31,727	30,255	31,516
Commerce City	20,991	45,913	49,799
Littleton	40,340	41,737	44,275
Northglenn	31,575	35,789	37,499
Wheat Ridge	32,913	30,166	30,920

Source: U.S. Census Bureau, ACS 5 years estimates, 2010, Census 2000



	Median Age
	2014
Englewood	37.1
Commerce City	30.4
Littleton	41.3
Northglenn	33.1
Wheat Ridge	43.7
Denver Metro	35.7

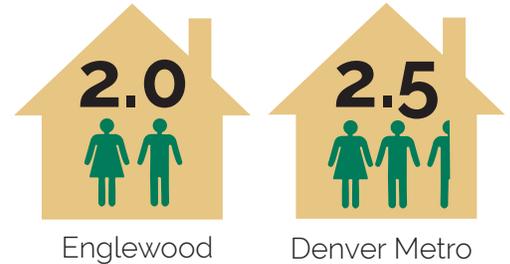
Source: U.S. Census Bureau, ACS 5 years estimates, 2010

Englewood offers a balance of rental and ownership housing options that are affordable for working families, singles, and couples.

Average Residential Density **3.68**

Source: Metro Denver Housing Vacancy and Rent Survey

Average Household Size



2,392 square feet = the average size of U.S. homes built in 2010



1,237 square feet = the average size of Englewood homes

Median Housing Price

	2014
<b>Englewood</b>	\$249,164
Commerce City	\$220,114
Littleton	\$312,087
Northglenn	\$214,315
Wheat Ridge	\$268,504
Denver Metro	\$287,860

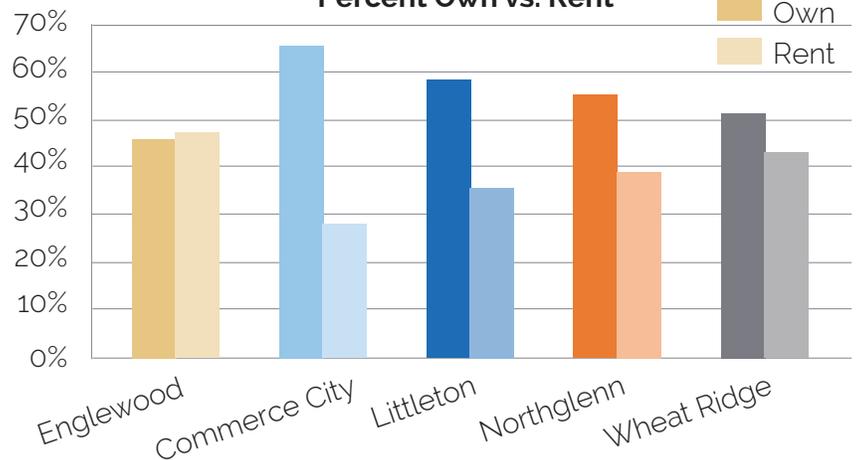
Source: ESRI and US Census Bureau Census 2010 Summary File 1

Housing Affordability

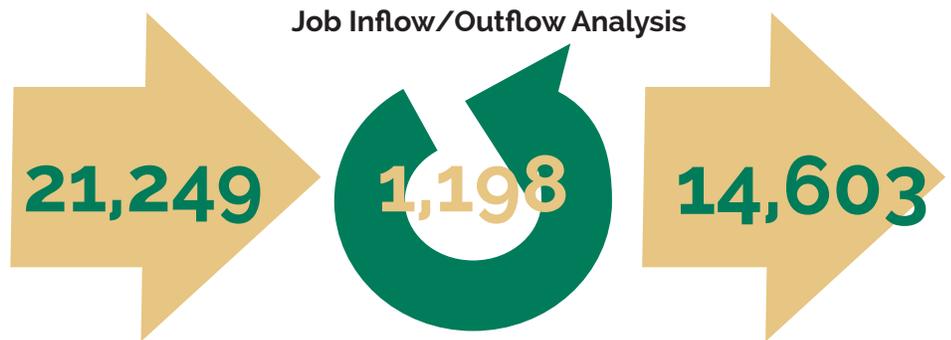
**\$158**  
per sf

Source: Metro List RE Colorado, 2013

Percent Own vs. Rent



Englewood has more jobs than resident workers, and hosts an influx of workers daily from surrounding communities. However, many residents currently commute from our central location to jobs elsewhere.



#### Colorado Income

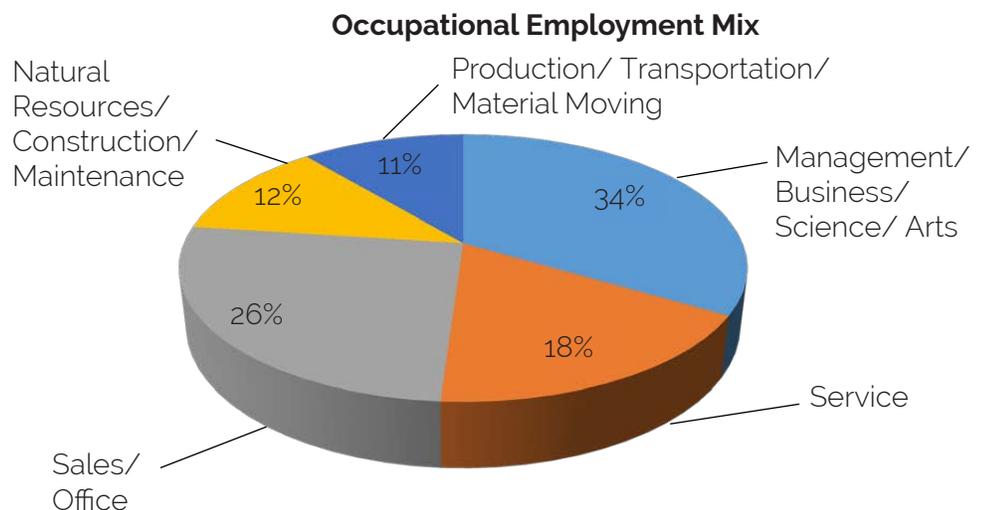
Corporate	4.63%
Individual	4.63%

#### Sales

Englewood	3.50%
County	0.25%
State	2.90%
Districts	1.10%
<b>Total</b>	<b>7.75%</b>

#### Mill Levies

Englewood	7.794
School	46.719
County	16.15
Other	1.657
<b>Total</b>	<b>72.32</b>



With a central location and a range of transportation options - including major regional auto routes, transit, and a strong regional bike network - there are many ways get here and get around.



**75%**  
Drive Alone



**9%**  
Carpool



**7%**  
Transit



**4%**  
Work at Home



**3%**  
Walk or Bike

## Air Transport

The City of Englewood is located 30 miles from Denver International Airport (DIA), the fifth busiest airport in the country and the 15th busiest in the world. DIA is home to 14 commercial carriers providing nonstop daily service to more than 160 domestic and international destinations. A \$500 million redevelopment project that will add a hotel and conference center and link to the Regional Transportation District's (RTD) FasTracks systems is underway and slated to open in 2016. Centennial Airport, the country's third busiest general aviation airport, is just 12 miles east of Englewood.

## Light Rail

Light Rail Two existing transit stations provide convenient access to light rail. There were about 5,520 weekday arrivals and departures at Englewood Station and over 1,000 weekday arrivals and departures at Oxford Station.

## Freight

The Burlington Northern Santa Fe and Union Pacific Railways serve the Englewood business district, adding value to commercial enterprises. Englewood businesses also benefit from easy trucking access.

**Overall Walk Score®**  
**55**



## Highways

Englewood is centered on South Broadway and US 285/Hampden Avenue. US 85/Santa Fe provides direct north-south access. In addition, Englewood is within minutes of C-470 and I-25.



**Miles of  
Bike Lanes**

**Miles of  
Bike Routes**

With many conveniently located shopping options, Englewood residents benefit from strong retail revenues. Healthy food is available to most residents in walking distance.

Businesses located within the enterprise zone are eligible for

State of Colorado income tax credits. See our web site at

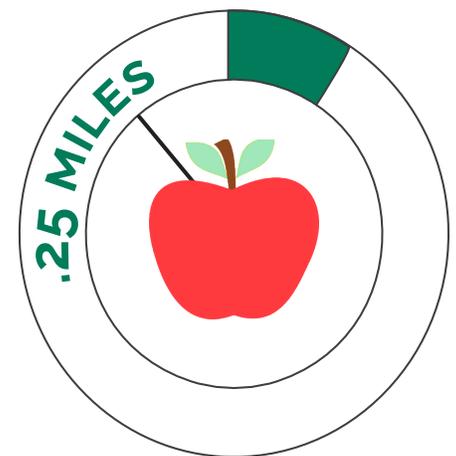
[www.Englewoodgov.org](http://www.Englewoodgov.org) for more information.

### Net Sales Tax Revenue

	2009	2010	2011	2012	2013
Revenue in Millions	\$26.70	\$28.21	\$31.27	\$33.65	\$33.48

Source: CO Dept of Revenue

**Healthy Food Access** 1/10 of residential units are within .25 miles of a full service grocery store



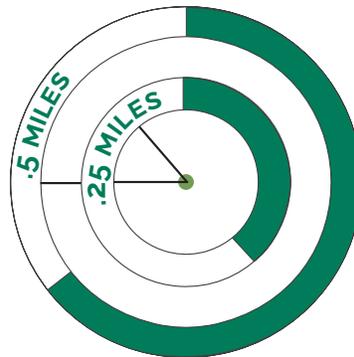
### Cost of Living Index

Metro Area	All Items Index	Grocery	Housing	Utilities	Trans.	Health Care	Misc. Goods & Services
Atlanta	95.3	91.4	87.7	92.1	102.3	102.7	100.0
Dallas	95.9	92.6	76.0	106.9	102.5	99.3	106.7
Englewood/Denver	104.2	93.7	116.3	101.3	95.0	103.9	103.4
Phoenix	96.0	93.6	96.9	97.6	95.8	96.0	95.7
Salt Lake City	94.5	88.7	90.6	84.2	99.1	96.9	100.9
Seattle	119.1	102.9	141.1	97.0	118.6	119.1	115.1

Source: ACCRA Cost of Living Index, 2013 Annual Average Data

Englewood has excellent parks and recreation amenities that enable residents to enjoy the outdoors close to home.

The City of Englewood offers some of the finest recreational opportunities in the region. Englewood's recreation center, Broken Tee Englewood golf course, Malley Senior Recreation Center, and aquatics programs have received numerous awards. Englewood has more than 250 acres of parks and open space land, including 12 neighborhood parks located throughout the community. Pirates Cove — an outdoor water park with water slides, a competition pool, leisure pool, and lazy river — makes a big splash during the summer months.



### Park Access

**1/3** of residential units are within **.25** miles of a park;  
**65%** are within **.5** miles

### Parks Level of Service

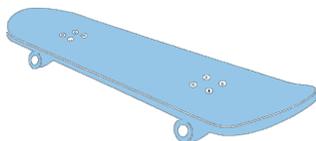
# 4.4

Acres per 1,000 Residents



**1**

Golf Course



**1**

Skatepark



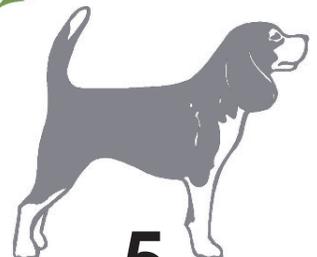
**2**

Recreation Centers



**3**

Community Gardens



**5**

Dog-Friendly Parks

The education level of the Englewood workforce has risen rapidly since 2000. It is now above the nationwide average but remains below the statewide average.

The City of Englewood places an emphasis on the arts and encourages the display of public art throughout the community. The Cultural Arts Commission, Art in Public Places Program, Museum of Outdoor Arts, and an art shuttle contribute to Englewood's art culture. One of the focal points of CityCenter Englewood is the amphitheater, located just northwest of the Englewood Civic Center near the light rail station. Amphitheater events include the Sounds of Summer concert series, KidStage performances, and many other musical and dramatic performances. Hampden Hall at Englewood Civic Center is a state-of-the-art facility. The 192-seat hall hosts events ranging from theatrical, dance, and musical performances to art exhibits and educational lectures.



## Community Colleges

Arapahoe Community College

Community College of Aurora

Community College of Denver

Front Range Community College

Red Rocks Community College

## Colleges and Universities

Colorado State University

Colorado School of Mines

Metropolitan State College

Regis University

University of Colorado Boulder

University of Colorado Denver

University of Denver

University of Northern Colorado

University of Colorado Anschutz  
Medical Campus

## Resident's Educational Attainment

	2000	2010	2013
Englewood	23.0%	29.8%	31.8%

Source: Census/ACS



City of Englewood Utilities

Water: \$3.29/1,000 gallons for the first 400,000 gallons and \$2.04/1,000 gallons after 400,000 gallons.

Sewer: \$2.86/1,000 gallons

Storm water: \$0.00554 per square foot of impervious surface.



Utilities Cost Comparisons

	Metro Area Residential	Commercial	Industrial
	750kWh	40kWh/14,000kWh	1,000kWh/650,000kWh
Atlanta	\$83	\$1,980	\$50,389
Portland	\$80	\$1,148	\$46,583
Salt Lake City	\$70	\$1,155	\$37,986
Phoenix	\$98	\$1,754	\$52,974
Englewood/Denver	\$88	\$1,577	\$42,766
Houston	\$79	\$1,100	\$37,514

CITY OF ENGLEWOOD  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 1000 Englewood Parkway  
 Englewood, CO 80110-2373  
 303-762-2347  
 commdev@englewoodgov.org  
 www.englewoodgov.org



# MEMORANDUM

**TO:** Planning and Zoning Commission

**THRU:** Mike Flaherty, Deputy City Manager

**FROM:** Harold J. Stitt, AICP, Senior Planner

**HEARING DATE:** July 21, 2015

**SUBJECT:** Case USE2015-010  
Development Proposal: Group living facility, large/special

<b>Applicant:</b> Signature Senior Living, LLC Gale Schrag 1111 Bayside Drive Corona del Mar, CA 92625	<b>Property Address:</b> 3555 South Clarkson Street Englewood, Colorado 80113	<b>Property Owners:</b> KRF 965, LLC 1509 York Street Denver, CO 80206
<b>Request:</b> The applicant is seeking approval of a Conditional Use application to allow a Group Living Facility, Large/Special at 3555 South Clarkson Street in the M-2 mixed-use medical, office, high density residential and limited retail zone district.		
<b>Recommendation:</b> Staff recommends that the Planning and Zoning Commission approve Case USE2015-010 to allow a Group Living Facility, Large/Special in the M-2 zone district provided the applicants submit a copy of their State-issued license to operate an assisted living and memory care facility.		
<b>Zone District:</b> M-2 mixed-use medical, office, high density residential and limited retail zone district.	<b>Legal Description:</b> LOTS 12-14 AND 35-38 TOG WITH THAT PART OF LOTS 15 & 16 AND 31-34 DESC AS BEG AT THE SE COR OF SD LOT 31 TH W 28 FT TH NW 61.33 FT 65.83 FT 61.52 FT & 63.58 FT TH E 132.5 FT TH S 50 FT TH E 132.5 FT TH S 50 FT TH E 132.5 FT TH S 100 FT TO BEG & VACTED ALLEY ADJ SD LOTS BLK 1 HIGGINS	<b>Location of Properties:</b> The subject properties are located mid-block between South Clarkson Street and South Washington Street, near Highway 285/East Jefferson Avenue.



**Zoning Designations:**

The M-2 zone district is comprised of single and multi-family residential, commercial uses and medical related uses. The M-2 zone district is surrounded by the M-1 zone district, mixed use medical, office and high density residential zone district and the R-2-B, medium density single and multi-dwelling unit residential zone district. Certain conditional uses are permitted in the M-2 District including Group Living Facility, Large/Special, as long as all requirements of section 16-5-2.A.1 are met.

**Analysis:**

**Compliance with Englewood Forward Comprehensive Plan:**

<input type="checkbox"/> <b>Compliance with the City's comprehensive Vision</b>	<p><b>Explanation:</b> The proposed project will help balance the available housing to support a diverse and wide range of housing forms. Specifically, these housing units will appeal to seniors and the aging population.</p>
<input type="checkbox"/> <b>Alignment with overall city goals and objectives</b>	<p><b>Explanation:</b> The proposed project aligns with four goals and eight objectives: Goal Live-1; Objective Live-1.2 The proposed project improves the housing mix and serves different lifecycle stages, groups with special needs, and provides a variety of unit types. Goal Live-3; Objective Live-3.2, Objective Live-3.3 The applicant has recognized the relationship between land use and the transportation system. The project encourages higher-density and pedestrian-oriented design through minimum setbacks and limiting parking. Goal Work-1; Objective Work-1.2 The project represents a new industry of senior care that provides a wide-range of quality and skilled jobs.</p>
<input type="checkbox"/> <b>Meets the intent of the Neighborhood Area Character and Policies</b>	<p><b>Explanation:</b> The future desired character of the Medical District Neighborhood Area includes a variety of housing types, diverse land uses, access to transit, and the presence of bike facilities. The applicant has indicated the incorporation of onsite bike parking and facilities and will improve the transit stop adjacent to the parcel.</p> <p>The density of units, and diversity of use will support the Neighborhood Area Policy: Add targeted mixed-use and denser housing products between Girard and Jefferson/285.</p>



<input type="checkbox"/> <b>Provides progress towards the Strategic Plan and Key Indicators</b>	<b>Explanation:</b> Works toward increasing average residential density.
<b>Adherence to Municipal Code standards:</b> A Conditional Use application for a Group Living Facility, Large/Special in an M-2 zone district may be considered if the following Use Specific Standards are met:	
1.a A group living facility approved as a conditional use shall not be significantly different from adjacent uses in terms of appearance, site design, hours of operation, traffic generation, noise, odor, dust and other external impacts or, if the use is different, any adverse impacts resulting from the use will be mitigated to the maximum extent practicable.	<b>Explanation:</b> The applicant has addressed traffic, design and appearance in the written statement, provided with the attached application. The proposed facility will operate 24 hours per day. Noise, odor and dust will not be an external impact to the community, after construction is complete.
1.b. No group living facility shall be located closer than: (1) Seven hundred fifty (750) feet from any state-licensed child care facility or any elementary, middle or high school; or (2) One thousand two hundred fifty (1,250) feet from another group living facility.	<b>Explanation:</b> There are no state-licensed child care facilities or elementary, middle, or high schools within seven hundred fifty (750) feet.  On July 8, 2015 the applicant was granted a variance to reduce the distance requirements from one thousand two hundred fifty (1,250) feet to sixty (60) feet. There are three Group Living, Large/Special facilities within the one thousand two hundred and fifty (1,250) feet. They are: 3575 South Washington Street sixty (60) feet to the west, 3455 South Corona, nine hundred and thirty (930) to the north and 3636 South Pearl five hundred and eighty (580) feet to the southwest.
1.c Twenty-four (24) hour supervision shall be provided by qualified staff.	<b>Explanation:</b> This facility will be operated 24 hours a day. Supervision will be by qualified staff.



<p>1.d Any group living facility whose residents include any individual who has been convicted by any court of more than one (1) misdemeanor or felony involving property damage or personal injury that was committed while he or she was a resident of the group living facility shall be deemed to be a public nuisance, and shall be subject to those enforcement actions and penalties applicable to other public nuisances within the City.</p>	<p><b>Explanation:</b> N/A</p>
<p>1.e The operator of each group living facility shall submit to the City a photocopy of a valid and current certificate or license issued by the State of Colorado, if any such certificate or license is required for the operation of the facility. The certificate or license shall be submitted prior to initiating operation and on or before December 31 of each calendar year thereafter.</p>	<p><b>Explanation:</b> The license will be provided prior to operation. The conditional use approval is needed before applying for any permits or licenses.</p>
<p><b>Procedure:</b> The City Planning and Zoning Commission is the decision-making body for any Conditional Use application. After public notice, the Commission conducts a public hearing on the application and makes written findings either approving, conditionally approving, or denying the application. Appeals to Commission decisions concerning Conditional Use applications are heard by City Council.</p>	