AGENDA FOR THE
ENGLEWOOD CITY COUNCIL
STUDY SESSION
MONDAY, JULY 26, 2010
COMMUNITY ROOM
6:00 P.M.

I. **Thrift Store Zoning Overlay**
Community Development Director Alan White will discuss zoning overlay for thrift stores.

II. **Medical District**
Community Development Director Alan White will discuss the Medical District.

III. **Enterprise Zone Expansion**
Community Development Director Alan White will discuss the Enterprise Zone Expansion.

IV. **Landscaping Regulations**
Community Development Director Alan White will discuss landscaping regulations.

V. **City Manager's Choice**

VI. **City Attorney's Choice**

VII. **City Council's Choice**
A. City Council Budget Sub-Committee

Please Note: If you have a disability and need auxiliary aids or services, please notify the City of Englewood, 303-762-2407, at least 48 hours in advance of when services are needed. Thank you.

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

TO: Mayor Woodward and Members of City Council

THRU: Gary Sears, City Manager

FROM: Alan White, Community Development Director

DATE: July 21, 2010

SUBJECT: Thrift Store Zoning Overlay

Council recently adopted amendments to the Unified Development Code that created the use types of "small" and "large" consignment shops, thrift stores, second-hand stores, and buy-back shops. "Small" is defined as a store having less than 12,000 square feet of floor area; "large" is defined as having 12,000 square feet or more.

The Table of Allowed Uses was modified to include the two use types and was further modified to indicate in which zone districts those uses were to be allowed. "Small" consignment shops, thrift stores, second-hand stores, and buy-back shops are now allowed in the M-2, M-O-2, MU-B-1, MU-B-2, I-1 and I-2 zone districts.

"Large" consignment shops, thrift stores, second-hand stores, and buy-back shops are now allowed in the M-2, M-O-2, MU-B-2, I-1 and I-2 zone districts. **They are not permitted in the MU-B-1 zone district.**

There does not appear to be a need to create an overlay zone to prohibit large thrift stores from locating in the MU-B-1 zone district. This was accomplished with the recent code amendment.

Attached is the Table of Allowed Uses from the UDC showing the commercial uses allowed in the various zone districts. The recent changes pertaining to thrift stores are included on page 5.

Attachment: Table of Allowed Uses

C. *Table of Allowed Uses. (NOTE: This is not the entire Table of Allowed Uses. Only Commercial Uses are shown.)*

TABLE 16-5-1.1: TABLE OF ALLOWED USES

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		Residential							Non-Residential							
Use Category	**Use Type**	**R1A**	**R1B**	**R1C**	**R2A**	**R2B**	**MUR3A**	**MUR3B----MO1**	**M1**	**M2----MO2**	**MUB1**	**MUB2**	**TSA**	**I1**	**I2**	**Additional Regulations**
COMMERCIAL USES																
Adult Use	All types as defined in Chapter 16-11											P		P		16-5-2.C.1
Agricultural Use	Greenhouse/nursery, raising of plants, flowers, or nursery stock													P	P	16-5-2.C.2
Animal Sales and Service	Animal shelter													P	P	
	Kennel/day care											L		P	P	
	Pet store (live animal sale)									P	P	P	P	P	P	
	Small animal veterinary hospital or clinic									L	L	P	C	P	P	
Assembly	Assembly hall or auditorium, hall rental for meetings or social occasions									P	P	P	C	P	P	
	Membership organization (excluding adult use)									P	P	P	C	P	P	

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Dependent Care	Dependent care center (less than 24-hour care, any age)	C	C	C	C	C	P	P	P	P	P	P	C			16-5-2.C.7
Entertainment/ Amusement: Indoor	Amusement establishment									C	C	C	C	C	C	
	Hookah Lounge									P	P	P		P	P	
	Physical fitness center/spa									P	P	P	P	P	P	
	Theater and performance/concert venue, not including adult entertainment										P	P	P	P	P	
Entertainment/ Amusement: Outdoor	General outdoor recreation											C		C	C	
Financial Institution	Check cashing facility									P		P		P	P	
	Financial institution, with drive-through service											L		P	P	

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	Financial institution, without drive-through service									P	P	P	P	P	P	
Food and Beverage Service	Brewpub									P	P	P	P	P	P	
	Caterer									P		P		P	P	
	Microbrewery												P	P	P	
	Restaurant, bar, tavern with or without outdoor operations									P	P	P	P	P	P	
	Restaurant, with drive-through service											L		P	P	
	Take out and delivery only									P		P		P		
Medical/Scientific Service	Clinic							P	P	P	P	P	P	P	P	
	Hospital							P	P	P		P		P	P	
	Laboratory (dental, medical or optical)						P	P	P	P	P	P	P	P	P	
Office	Office, type 1 (general)							P	P	P	P	P	P	P	P	
	Office, type 2 (limited)						P	P	P	P	P	P	P	P	P	16-5-2.C.8

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Retail Sales and Service (Personal Service)	Crematorium														C	
	Dry cleaner, drop-off site only									P	P	P	P	P	P	
	Instructional service									P		P	P	P	P	
	Massage therapy								P	P	P	P	P	P	P	
	Mortuary									P		P				
	Personal care									P	P	P	P	P	P	
	Service: photography studio and photo lab, upholstery, printer, locksmith, tailor									P	P	P	P	P	P	
	Tattoo and body-piercing establishment													P	P	
	Temporary employment business													C	C	16-5-2.C.11
Retail Sales and Service (Repair and Rental)	Equipment rental											L		P	P	
	Repair shop (not including auto)									P	P	P	P	P	P	
Retail Sales and Service (Sales)	Antique store									P	P	P	P	P	P	
	Art gallery									P	P	P	P	P	P	

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Use Category	**Use Type**	**R 1 A**	**R 1 B**	**R 1 C**	**R 2 A**	**R 2 B**	**MU R 3 A**	**MU R 3 B ---- M O 1**	**M 1**	**M 2 ---- MO 2**	**MU B 1**	**MU B 2**	**T S A**	**I 1**	**I 2**	**Additional Regulations**
	Auction house											P		P	P	
	Buy-back second-hand, thrift, consignment stores, Large									P		P		P	P	
	Buy-back second-hand, thrift, consignment stores, Small									P	P	P		P	P	
	Convenience store									P		P	P	P	P	
	Grocery/specialty food store									P	P	P	P	P	P	
	Internet sales location									P		P		P	P	
	Liquor store									P	P	P	P	P	P	
	Pawnbroker													P	P	16-5-2.C.10

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	Retail sales, general merchandise									P	P	P	P/C	P	P	For TSA, P if ≤ 20,000 sq. ft., C if > 20,000 sq. ft. of gross leasable floor area
School	Trade or business school									P	P	P	C	P	P	16-5-2.C.12
Studio	Radio/television broadcasting studio, recording/film studio									P		P		P	P	
Vehicle and Equipment	Automobile pawnbroker											P		P	P	16-5-2.C.10
	Automotive sales, rental											L		P	P	16-5-2.C.3
	Automotive service and repair, including body or fender work													P	P	16-5-2.C.4

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	Automotive service and repair, not including body or fender work											L		P	P	16-5-2.C.4
	Automotive service station (gasoline facility)											L		P	P	16-5-2.C.5
	Car wash, auto detailing											L		L	L	16-5-2.C.6; 16-5-2.C.4
	Commercial storage of operable vehicles													P	P	16-5-2.C.3
	Fuel dispensing											L		P	P	
	Parking facility, structure (operable vehicles), principal use						C	C	C	C	L	L	C	P	P	16-5-2.C.3 16-5-2.C.14
	Parking area, surface (operable vehicles), principal use						C	C	C	C	L	L	C	P	P	16-5-2.C.9 16-5-2.C.3

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	Recreational vehicles and boats, sales or rental											L		P	P	
Visitor Accommodation	Bed and breakfast								P	P			P			
	Hotel								P	P		P	P	P		
	Hotel, Extended Stay								P	P				P		
Wholesale	Sales and distribution													P	P	

M E M O R A N D U M

DATE: **July 20, 2010**

TO: **Englewood City Council**

THRU: **Gary Sears, Englewood City Manager**
Alan White, Community Development Director

FROM: **John Voboril**

SUBJECT: **Review of Medical District Phase II Stakeholder Feedback and Planning and Zoning Commission Reactions and Potential Courses of Action**

This memorandum is intended to provide City Council with a report on the results of the Medical District Phase II Stakeholder Meetings, as well as Planning and Zoning Commission reactions and the potential courses of action Planning and Zoning Commission members are considering. Community Development is looking for direction from City Council to take back to the Planning and Zoning Commission concerning Council preferences for moving forward with the Small Area Plan process.

The Medical District Phase II Stakeholder Meetings were focused on sub-areas 2, 3, and 5 depicted in an attachment to this memo. The first objective of the meetings was to identify additional areas that would be good candidates for rezoning under the new M-1 and M-2 zone district regulations. The second objective was to explore potential reforms to the existing zoning regulations in the remaining areas of sub-areas 2, 3, and 5 that would protect these areas from inappropriately-scaled, hospital-related development, encourage neighborhood revitalization, and provide opportunities for selective small-scale office and housing infill projects as replacements for severely decayed or blighted properties. The zone districts under consideration for reform are listed here by sub-area:

Sub-area 2: MU-R-3-B (Mixed Use Medium to High Density Residential and Limited Office District)
Sub-area 3: MU-R-3-B (Mixed Use Medium to High Density Residential and Limited Office District)
Sub-area 5: R-2-B (Medium Density Single and Multi-Dwelling Unit Residential District)

Stakeholders meetings were held on April 1st, 15th, and 27th. Attendance at each meeting was in the range of 30-40 people.

The first meeting was designed to provide stakeholders with information regarding the Englewood Downtown and Medical District Small Area Plan process, current conditions within sub-areas 2, 3, and 5, arguments for reconsidering portions of each sub-area as Areas of Change, details of the new Medical Zone and Overlay District regulations, and how stakeholders could potentially benefit from these new regulations. At the end of the meeting, stakeholders were asked to take home a copy of the presentation, spend some time to develop personal positions on the issue, and be ready to share their personal position at the next stakeholders meeting.

The second meeting was divided into two parts. The first half of the meeting was dedicated to the possibility of identifying new Areas of Change. Stakeholders were divided by sub-area for breakout discussions concerning the following question:

- Should any portion of sub-areas 2, 3, and 5 be reconsidered as an Area of Change, and be rezoned under the new Medical Zone District regulations?

The sub-area groups were brought back together for the second half of the meeting to refocus on Areas of Stability questions. These questions were focused on the possibility of reforming existing zoning in order to protect Areas of Stability from inappropriately scaled development, through new regulations that would favor development consistent with the existing neighborhood scale.

The results of both the Areas of Change and Areas of Stability sessions indicated that Medical Zone District regulations were generally not favored by any of the sub-area groups. However, there was support for some type of zoning reform in sub-area 3 that would achieve a healthy balance between protecting the neighborhood from potentially intrusive, large scale hospital use, while allowing for small offices and multi-unit residential housing that is similar to the existing neighborhood scale. Sub-area 5 stakeholders indicated support for adding small offices as an allowed use, as well as multi-unit residential developments similar in scale to the 12 unit Cherry Hills Raft Club property located on Marion Street, and also retail uses. A follow up question at the third meeting revealed support for retail uses throughout the entire sub-area.

The discussion with sub-area 2 stakeholders revealed a strong preference for no changes to occur in the sub-area and an expressed desire to down-zone the entire sub-area to a Single Unit Residential Zone District. Although all but one of the Grant Street sub-area 2 stakeholders lived or owned property north of Girard, they strongly favored protecting the entirety of Grant Street from any form of redevelopment. Two property owners on Logan Street who were unable to attend the meeting did indicate their support for rezoning the west side of Logan Street to M-1 Medical. Based on this support, a proposed amendment to the Small Area Plan was crafted that supported consideration of the west side of Logan Street as an Area of Change. However, opposition to this proposed amendment was voiced by stakeholders living north of Girard Avenue at the third meeting.

Two follow up questions were presented to sub-area 2 stakeholders at the third meeting. Sub-area 2 stakeholders were asked to give their second preference between two options: keeping the existing zoning in place, or reforming zoning by reducing height, limiting office size, removing hospital use, and slightly increasing the number of residential units per lot size. Sub-area 2 stakeholders indicated the status quo was not acceptable, but were against any increase in residential units per lot size, and wanted office use removed as well. The second question asked if it was acceptable to replace single family homes in poor condition with new single family homes or attached townhomes. These uses were acceptable to sub-area 2 stakeholders.

Stakeholder feedback was presented to the Planning and Zoning Commission at a study session held on May 4th. Planning and Zoning members were supportive about finding solutions that would satisfy stakeholder feedback for sub-areas 3 and 5. Regarding sub-area 2, whether to retain the entire sub-area as an Area of Stability or down-zone any or all portions of the sub-area from a multi-unit residential zone district to a single unit or two unit residential zone district, Planning and Zoning Commission members made the following points:

3400 Block of Logan and Grant Street

- This area is immediately adjacent to the Swedish Medical Center Campus on the east and the Downtown Business District to the west, and the Old Hampden Avenue commercial corridor on the south, and therefore is geographically situated to serve as a logical area for medical or high density residential development. Treating these blocks as Areas of Change is consistent

with the historical policy of using Girard Avenue as the dividing line between hospital-influenced and protected neighborhood areas.

- None of the sub-area 2 stakeholder meeting attendees lives in the 3400 blocks of Logan and Grant Streets. Half of the properties on these blocks are owned by investors as rental properties.

3200 Block of Sherman, 3200 and 3300 Blocks of Grant Street

- The area has been zoned as a Multi-unit Residential Zone District since 1955, and has been identified as such in all of the City's Comprehensive Plans since that time.

- A significant number of multi-unit residential buildings currently exist in this area. Down-zoning the area to a Single or Two Unit Residential Zone District would create a number of non-conforming land uses, which are best avoided unless there is a compelling argument that these uses are no longer compatible due to a significant change in character and conditions of the area in question.

- The area is not in danger from redevelopment pressure at this time. No multi-unit residential buildings have been built in the neighborhood since the early 1970's. No offices have ever been built in the area, even though it has been a permitted use since 1955.

- Over the long run (20-40 years from now), it is in the City's interest to retain the City's existing Mixed-Use Multi-unit Residential and Limited Office Zone Districts in order to serve as locations that can accommodate demand for new development in order to take development pressure off of the City's existing Single and Two Unit Residential Zone Districts.

- There is support from the Commission to delete inpatient hospital use from the table of allowed uses, due to the fact that the conditions of the surrounding area have changed with the rezoning of portions of the area to the new Medical Zone Districts, which are a better fit for hospital-related development. The Commission also expressed some amount of willingness to consider the possibility of either removing office use outright since there are no existing offices in the area, or alternatively capping the size of offices to no more than 10,000 square feet. The Commission also expressed willingness to reduce height from 60 to 40 feet in order to match the existing multi-unit residential buildings.

Immediately after Planning and Zoning Commission members made their positions known regarding sub-area 2, board members were asked about how they would like to proceed. Many board members were supportive of simply proceeding with designating the 3400 blocks of Logan and Grant Streets as Areas of Change without addressing zoning reforms for the portions of sub-area 2 north of Girard Avenue, due to the Commission's reservations concerning stakeholder desire to down-zone rather than reform the existing MU-R-3-B zoning. Pursuing this strategy would unfortunately preclude the possibility of reforms that would prevent overnight inpatient hospital facilities, large-scale offices, and out of scale building heights that would be beneficial to this area.

Questions Needing Direction from Council

Community Development staff would like to receive direction and indications of support from Council concerning the following questions:

Question #1:
Is there support from Council to proceed with an effort to rezone the 3400 block of Logan and Grant Street to M-1 Mixed Use Medical, Office, and High Density Residential District, knowing that stakeholder sentiment was mixed for this proposal?

Question #2:
Which of the following strategies does Council support for sub-area 2 north of Girard Avenue?

A. Continue with previous strategy to reform existing MU-R-3-B zoning to prevent large scale office and hospital development, while continuing to allow multi-unit residential and small neighborhood office uses.

B. Support calls for down-zoning to a single or two-unit residential zone over the reservations of the Planning and Zoning Commission.

C. Drop planning efforts in sub-area 2 north of Girard Avenue.

Question #3:
Is there support from Council for the following potential reforms to the MU-R-3-B zoning for sub-area 3 (north of the Swedish) that were supported by stakeholder feedback?

- Removing overnight inpatient hospital facility from the Table of Allowed Uses
- Reducing maximum height to be consistent with existing neighborhood building scale
- Limiting the size of new office development
- Reforming residential density control formula to allow additional residential units for small lots
- Reforming side setbacks to allow greater flexibility for multi-unit residential and office developments
- Removing non-conforming status of existing apartment buildings in order to encourage reinvestment in these buildings

Question #4:
Is there support from Council for the following potential reforms to the R-2-B zoning for sub-area 5 (bounded by US Hwy. 285, Old Hampden Avenue, Emerson Street and Lafayette Street) that were supported by stakeholder feedback?

- Adding small office and retail to Table of Allowed Uses
- Reforming residential density control formula to allow additional residential units for small lots

Att.: Sub-area Boundaries in Relationship to First Phase Medical Zone and Overlay District Rezoning Areas Map

Sub-area 2 Existing Land Use/Zoning Patterns and Stakeholder Feedback Map

Themes Derived from Stakeholder Comments

C: Gary Sears
Mike Flaherty
Dan Brotzman
Alan White
City Department Heads
File

THEMES DERIVED FROM STAKEHOLDER COMMENTS

Areas of Change Breakout Sessions

Sub-area 5 Breakout

- Has high decibel ratings along US 285. Supports change!
- Seeing crime on Old Hampden, supports change. Supports non-residential uses.
- As an investor, supports change, but does not support high density housing (over 5 stories). Not sure about converting houses to retail or offices, would like new construction.
- Would not like to see buildings right up against sidewalk. Landscape is important. Otherwise supports change.
- What does this do to the land values? Thinks some change is needed.
- Already in M-2 District. Supports change. Not a fan of big high rise.

Sub-area 2 Breakout

- Why is the City proposing a zoning change?
- If the City is proposing changes, it seems "they" (the City) have made up their minds already.
- I (we) want to keep things as they are, the same.
- The City needs to protect the residences. Perhaps a program to help fix the run down properties. (She was referring to the Paint up Fix up program being expanded to cover the properties in need of repair.)
- Parking is still a problem (Swedish employees still park all day in front of my house)
- If the 3400 blocks are rezoned, Swedish will move in and build office building.
- Once the 3400 blocks are rezoned it's only a matter of time before the adjacent blocks are pressured to rezone. The City needs to protect us.
- We don't want office buildings or more apartments.
- The existing apartment are OK and can stay, but don't build more.

- Englewood needs to keep this area for families. There are not enough affordable homes in Englewood as it is.

- Move the zoning in the other direction. (referring to down zoning to single-family)

Sub-area 3 Breakout

- Transition edges down from 60 to 32 feet (W, N, E)

- No parking garages next to SF areas

- No 2nd helicopter pad in sub-area 3

- Reservations about hospital use in sub-area 3

- Concerns about large research facility

- Concerns about increased parking and traffic

- Some change would be good, as long as it is in the scale of the current neighborhood

- Should have adequate on-site parking

- Setbacks should be consistent with existing buildings

- High quality grass, trees, and bushes

- Enforce housing codes

- Should be predominantly residential

- Emphasize residential over office

- Example of appropriate scale: project at Galapago and Kenyon

Answers to Questions for Areas of Stability (Sub-areas 2 and 3)

Would residents and investors like to have hospital use (overnight inpatient medical facility) removed as an allowable use in the portions of Sub-areas 2 and 3 designated as Areas of Stability?

Yes for both sub-areas.

Would residents and investors be willing to consider trading a minimum lot size requirement for office use for a maximum lot and building size for office use?

Sub 3: Yes

Sub 2: Offices should be restricted to current B-1 zoning. Prevent offices in the rest of sub 2.

Would residents and investors be willing to consider trading a reduction in maximum building height from 60 feet to 40 feet in exchange for the following:

- ***Slight increases in the number of residential units allowed per lot size***
- ***Relaxation of side setbacks for 50-100 foot lots from 15 to 5-10 feet***

Sub 3: Yes, but prefer 32-35 feet

Sub 2: Reduce height, but do not exchange for more units/lot size

Is it OK with residents and investors if existing apartment buildings were given grandfathered status, in order that they could be repaired or replaced with the same number of units that currently exist today?

Yes for both sub-areas

Answers to Questions for Areas of Stability (Sub-area 5)

Would residents be Ok with, and investors like to have, opportunities to use single family homes as small offices?

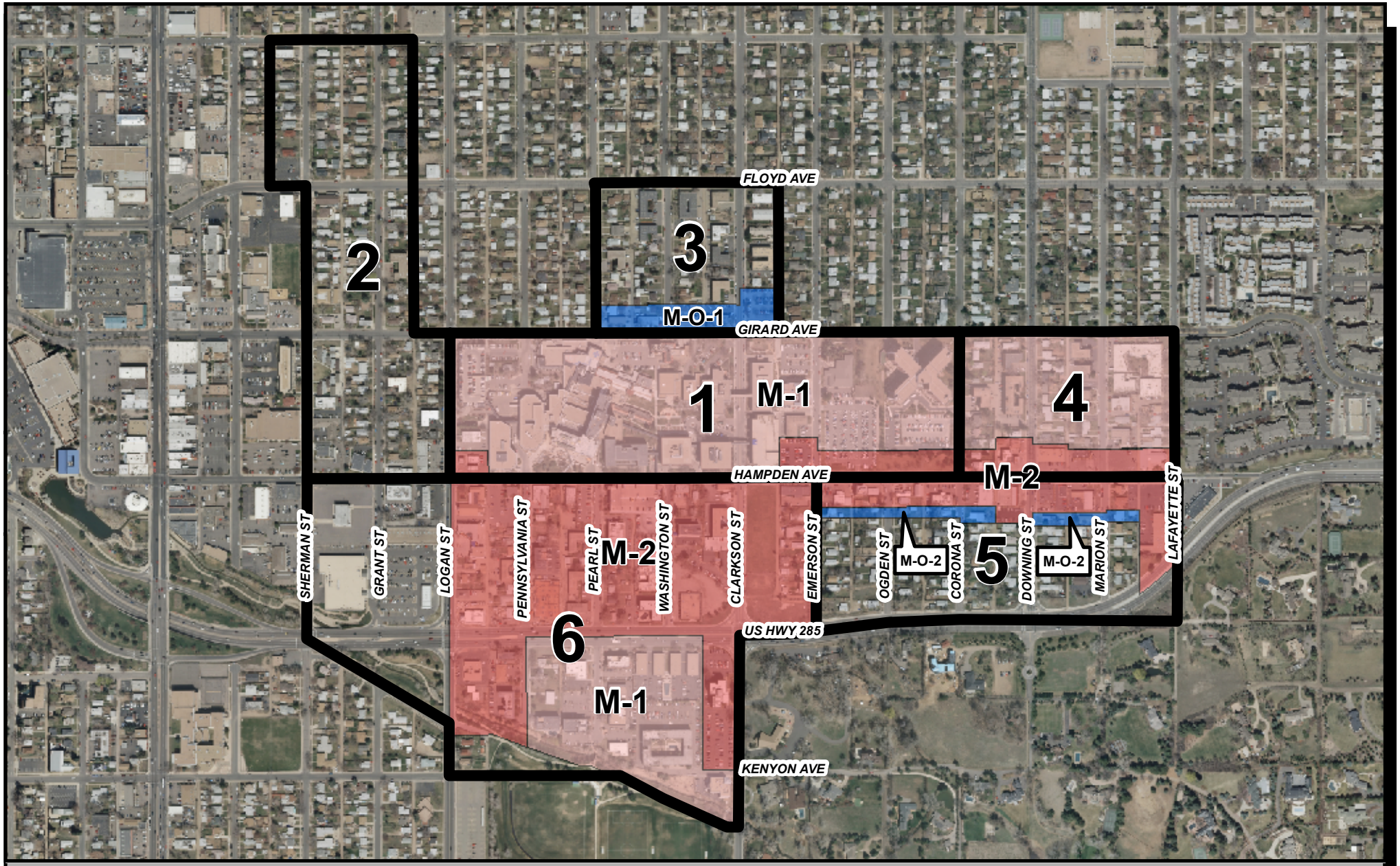
Yes, but they should be required to be fixed up. Concerns about parking. Do not want to see a house surrounded on both sides by parking lots.

Would residents be OK with, and investors like to have, opportunities to develop new small offices that blend in with the existing neighborhood?

Yes

Would residents and investors be willing to consider slight increases in the number of residential units allowed per lot size, similar to the number of units in the Cherry House and Cherry Hills Raft Club properties?

Yes



City of Englewood, Colorado: Medical District Small Area Plan - January 2010

Sub-area Boundaries in Relationship to First Phase Medical Zone and Overlay District Rezoning Areas

- Sub-area Boundaries
- M-1: Mixed Use Medical, Office, and High Density Residential District
- M-2: Mixed Use Medical, Office, High Density Residential and Limited Retail District
- M-O-1, M-O-2: Mixed Use Medical Overlay District

N

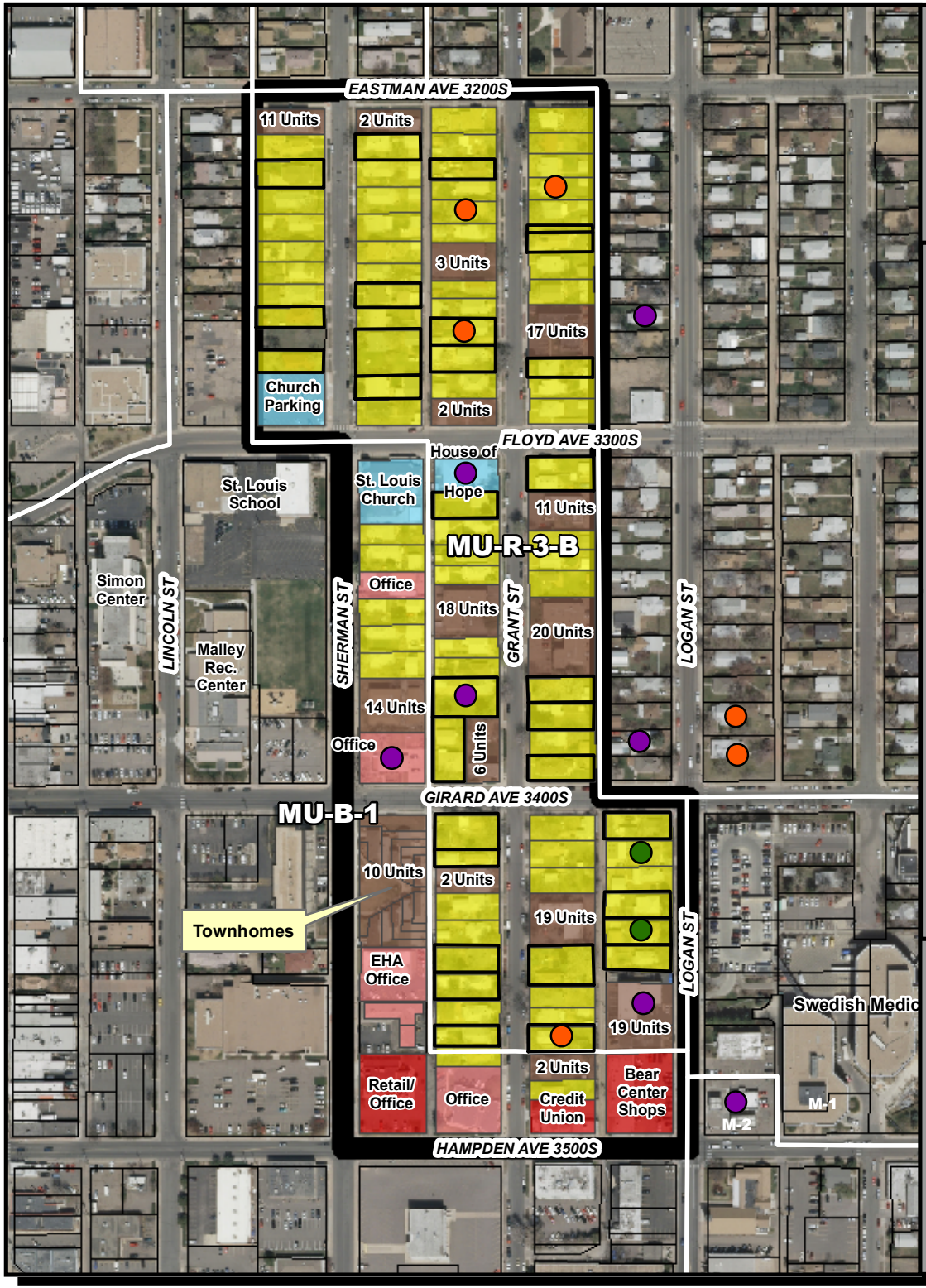
0 300 600 900

Feet

H:\jvoboril\gis\medical_sap\plots\zon_bndry11_sub.pdf

City of Englewood, Colorado

Englewood Medical District Small Area Plan: Sub-area 2 Existing Land Use/Zoning Patterns and Stakeholder Feedback



Stakeholder Positions

- Against designating 3400 block as Area of Change, in favor of downzoning
- In favor of designating 3400 block as Area of Change
- Position Not Known

Land Use

- Commercial-Medical
- Commercial-Office
- Commercial-Retail
- Institutional
- Open Space
- Residential-Multi-Family
- Residential-Single Family

- Single Family Rental Properties
- Subarea Boundary
- Zoning Boundaries

May 2010

0 150 300 450

Feet

CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

To: Mayor Woodward and City Council

Through: Gary Sears, City Manager
Alan White, Community Development Director

From: Darren Hollingsworth, Economic Development Coordinator
Nancy Fenton, Enterprise Zone Administrator

Date: July 21, 2010

Subject: Arapahoe County Enterprise Zone – Proposed Expansion Areas

Enterprise Zone Background

In 1990, the Cities of Englewood, Sheridan, and Littleton were granted Enterprise Zone status for a majority of the industrially and commercially zoned properties within each jurisdiction. Englewood's Community Development staff administers the Arapahoe County Enterprise Zone and annually applies to the State and receives a $12,500 marketing and administrative grant. This grant leverages local resources to support community marketing efforts and administrative staff.

The economic development benefits available through the Arapahoe County Enterprise Zone are a central component of Englewood's business retention, expansion and attraction strategies. The State of Colorado tax credits provided by the Arapahoe County Enterprise Zone are designed to encourage investment and enhance the economic climate. The Enterprise Zone allows for State of Colorado tax credits for a variety of business activities including:

1. 3% investment tax credit for machinery and equipment acquisition.
2. $500 per employee tax credit for new and expanding business facilities.
3. Two-year credit of $200 per employee, total $400, for employer sponsored health insurance programs for new and expanding businesses.
4. Tax credit of 10% for expenditures on job training and school-to-career related programs.
5. Tax credit of up to 25% of expenditures to rehabilitate vacant buildings 20 years old and vacant for a minimum of 2 years.

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Benefits of Enterprise Zone in Englewood

In 2009, 56 Englewood businesses claimed tax credits through the Enterprise Zone. Benefits to Englewood businesses located in the Arapahoe County Enterprise Zone total $1,589,279 in State of Colorado tax credits. This includes tax credits in the following categories:

- $1,195,408 in investment tax credit;
- $139,288 in new business facility tax credit;
- $202,301 in job training tax credit;
- $14,600 in health insurance tax credit;
- $182 in research and development credits; and
- $37,500 in rehabilitation credits.

Englewood businesses reported total capital investments of over $69 million and created 238 new jobs with an average FTE salary of $43,130 per employee.

Proposed Expansion Areas

Staff recommends and seeks City Council authorization to expand into 3 new proposed Englewood Enterprise Zone areas as delineated on the attached Arapahoe County Enterprise Zone Map. The proposed Englewood expansion areas are:

- *Medical District Small Area Plan:* With the recent zoning change, staff recommends expanding the Enterprise Zone into this area to encourage business attraction, retention, and possible redevelopment.

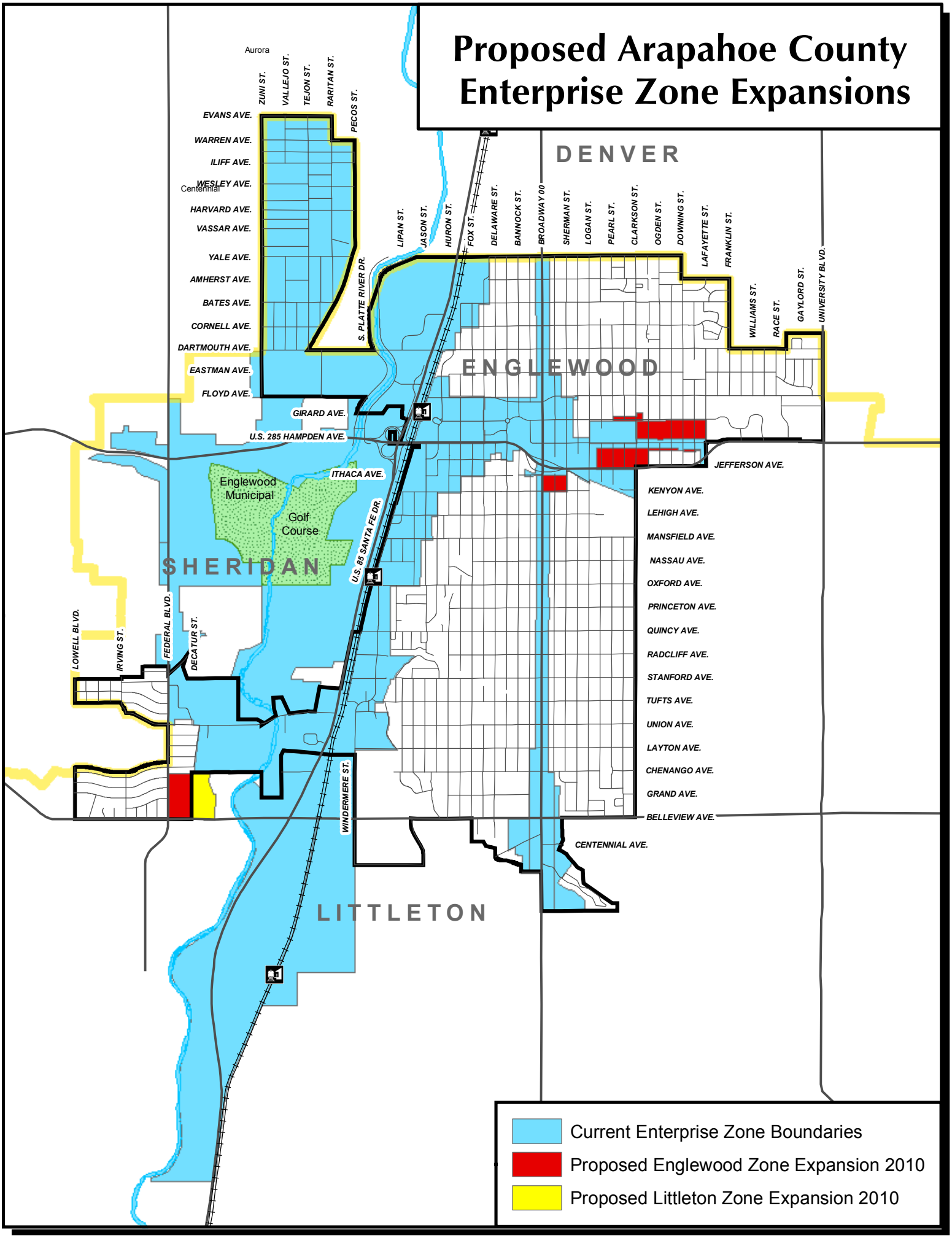
- *Flood Middle School*: The site is recommended for expansion into the Enterprise Zone to encourage investment and redevelopment. The site is being marketed as a mixed-use development opportunity.

- *Centennial Shopping Center:* The shopping center owners have previously expressed an interest in redevelopment and investment, but this investment has not come to fruition. Adding this area into the enterprise zone potentially encourages development and revitalization of this property and surrounding areas.

If Council authorizes the expansion, Community Development staff will submit an Enterprise Zone expansion request to the State's Economic Development Commission at their upcoming Fall meeting.

Attachment: Arapahoe County Enterprise Zone Map
with proposed expansions

Proposed Arapahoe County Enterprise Zone Expansions



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

TO: Mayor Woodward and Council Members
THRU: Gary Sears, City Manager
Alan White, Community Development Director
FROM: Brook Bell, Planner II
DATE: July 21, 2010
SUBJECT: Landscape Amendments to the Unified Development Code (UDC)

Staff has been working with the Planning and Zoning Commission on draft amendments to replace the landscape section of the UDC (16-6-7) in its entirety. In preparing the amendments, staff reviewed existing landscape regulations that have remained relatively unchanged since 1998. With the majority of the City's redevelopment occurring on smaller infill properties, portions of the current regulations were determined to be ineffective in relation to the City's goals for the future development.

Staff and Planning Commission have reviewed various landscape treatments within the metro area to evaluate their relative success in achieving environmental and aesthetic goals. The Planning and Zoning Commission's work thus far on amendments to the landscape regulations focuses on the following principles.

- Emphasize quality of landscaping and materials, rather than quantity of landscaped area.
- Locate required landscaping where it is most visible to the public and most effective in achieving its purpose.
- Provide greater flexibility for landscape solutions and encourage variety in the landscape.
- Allow maximum use of the property while minimizing visual impacts off-site.
- Offer alternative methods of compliance and expand fee-in-lieu options where appropriate.

Based on these principles, highlights of proposed amendments to the landscape regulations are summarized below.

Residential Zone Districts

- Replace landscape requirement within the public right-of-way with requirement for a percentage of property's landscaping to be located between the principal structure and street. Would enhance landscape within the public realm without increasing overall landscape requirement.

- Provide full credit for all landscaping. Current UDC only provides credit for 50% of landscape in public right-of-way.

Commercial and Medical Zone Districts

- For commercial uses in business zone districts, reduce required landscape area from 15%, to 10% of the site. Creates equity for commercial uses not located on South Broadway.
- Create incentives for sidewalk tree grates. Change would make tree grates count as 150 square feet of landscaping.
- Replace landscape requirement within the public right-of-way with requirement for a percentage of property's landscaping to be located between the principal structure and street. Same as in residential zone district.
- Allow fee-in-lieu option to off-set 50% of site's required landscape area. Do not allow fee-in-lieu option between the principal structure and the curb, or for screening parking lots.

Parking Lots

- Reduce minimum width of landscape area required for screening parking lots from streets and alleys. Require greater density of planting within the buffer.
- Provide incentive for masonry walls and decorative metal fences in conjunction with plantings. Creates a high quality, diverse landscape along the street while maximizing potential use of the site.

Industrial Zone Districts

- Reduce the required landscape area from 15%, to 8%-10% depending on size of property. Require minimum 8 foot wide "street perimeter buffer" along all street frontages with minimum plant material densities. Once "buffer" requirements are met, fee-in-lieu option may be utilized for the remainder of landscape requirement. Would maximize use of site while minimizing visual impacts.

All Zone Districts

- Reduce amount of allowable non-living landscape from 35% to 30%. Increase living landscape from 65% to 70%. No increase in overall requirement.
- Include incentives for alternative landscape materials: masonry walls, metal fences, water features, rooftop gardens, flowering perennials, and tree grates. Provides greater flexibility and encourages more variety in the landscape.
- Provide options for compliance. Applicant chooses which option best fits site.

Summary

A detailed draft of the proposed landscape amendments has been reviewed by staff as well as the Planning and Zoning Commission. If Council concurs with the general direction of proposed landscape amendments to the UDC, a public hearing before the Planning and Zoning Commission will be scheduled. After the Commission makes a recommendation, the Ordinance will be forwarded to City Council for consideration.