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# *Council Newsletter*

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## **CITY MANAGER'S NOTES June 27, 2013**

### **Upcoming Council Meetings**

City Council will meet on **Monday, July 1, 2013**. An Executive Session will be held at 6:00 p.m. in the City Council Conference Room. The Study Session will begin at 6:15 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in City Council Chambers. The agendas are attached. Sandwiches will be available at 5:30 p.m. in the City Council Conference Room.

City facilities will be closed on **Thursday, July 4, 2013** in honor of the July 4<sup>th</sup> holiday.

The following meeting will be held on **Monday, July 8, 2013**.

### **Informative Memoranda**

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

1. News Release concerning City offices closed for the July 4<sup>th</sup> holiday.
2. News Release concerning the July 4<sup>th</sup> fireworks and a memorandum from Interim Fire Chief Petau.
3. Articles concerning the construction at Belleview and University and the Englewood Depot.
4. Memorandum concerning the Project Update.
5. Memorandum concerning the Duncan Park Development Grants.
6. Community Development Monthly Update, June 2013.
7. Calendar of Events.
8. Tentative Study Session Topics.
9. Minutes from the Alliance for Commerce in Englewood Committee meeting of May 9, 2013.

## Leigh Ann Hoffhines

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**From:** Leigh Ann Hoffhines  
**Sent:** Monday, June 24, 2013 9:21 AM  
**To:** Clayton Woullard  
Englewood Herald - News  
Englewood Herald - Tom Munds  
Kevin Hamm ( Tom Barry  
Millett, Sarah; Villager - News Desk  
**Cc:** Leigh Ann Hoffhines  
**Subject:** City of Englewood offices closed July 4



### City of Englewood, Colorado News Release

**For Immediate Release:** June 24, 2013  
**Media Contact:** Leigh Ann Hoffhines, Communications Coordinator  
**Phone:** 303-762-2316  
**E-Mail:**

## City of Englewood offices closed July 4 for Independence Day holiday

**Englewood, CO:** City of Englewood administrative offices will be closed on Thursday, July 4, 2013 in observance of Independence Day. All Englewood Civic Center offices will be closed for the holiday, as will the Englewood Public Library, the Englewood Recreation Center, and the Malley Senior Recreation Center.

Englewood's Pirates Cove Family Aquatic Center, the Belleview Park Miniature Train and Children's Farm, and Broken Tee Englewood golf course will be open on the 4<sup>th</sup> of July.

The annual 4<sup>th</sup> of July Family Festival and Fireworks will take place Thursday, July 4 at Belleview Park and Cornerstone Park. For more information and a complete schedule of events, visit "Englewood Happenings" on our website. There is an open burning ban in Englewood and event organizers are keeping a close eye on conditions, but at this time there are no plans to cancel the professional fireworks display on the 4th of July at Cornerstone Park.

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

## Leigh Ann Hoffhines

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**From:** Leigh Ann Hoffhines  
**Sent:** Tuesday, June 25, 2013 10:42 AM  
**To:** Englewood Herald - News  
Kevin Hamm  
Tom Barry  
Millett, Sarah; Clayton Woullard  
News Desk  
; Villager -  
**Cc:** CML - Traci Stoffel  
Leigh Ann Hoffhines  
**Subject:** Englewood PD to crack down on fireworks violations



### City of Englewood, Colorado News Release

**For Immediate Release:** June 25, 2013

**Media Contact:** Gary Condreay, Patrol Commander, Englewood Police Department

**Phone:** 303-762-2434

**E-Mail:**

### **Leave the fireworks to the professionals: Englewood Police to crack down on fireworks violations over July 4<sup>th</sup> holiday**

**Englewood, CO:** It is illegal to possess, store, sell, use, or ignite fireworks in the City of Englewood without a permit from Englewood's Fire Marshal, and the Englewood Police Department will strictly enforce fireworks violations over this year's Independence Day holiday. Englewood Police always take fireworks violations seriously; with the recent open burning ban in Englewood and Arapahoe County, officers will be cracking down even harder this summer. Extra patrols are being added before, during, and after the Fourth of July holiday, with several officers assigned specifically to enforce fireworks violations.

Residents who enjoy fireworks are encouraged to attend the professional display at the annual Fourth of July Family Festival and Fireworks on Thursday, July 4, 2013 at Belleview Park, Cornerstone Park, and Progress Park, all located near the intersection of West Belleview Avenue and South Windermere Street in Englewood.

For a complete schedule of events at this year's Fourth of July Family Festival and Fireworks, visit Englewood's website: [www.engagewoodgov.org/engagewood-happenings/4th-of-july-festivities](http://www.engagewoodgov.org/engagewood-happenings/4th-of-july-festivities). There is an open burning ban in Englewood and event organizers are keeping a close eye on conditions, but at this time there are no plans to cancel the professional fireworks display on the 4th of July at Cornerstone Park.



C I T Y O F E N G L E W O O D  
F I R E D E P A R T M E N T

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**MEMORANDUM**

To: Gary Sears, City Manager  
From: Richard Petau, Interim Fire Chief  
Subject: 4<sup>th</sup> of July Fireworks  
Date: June 26, 2013

I have asked Arapahoe County Sheriff Grayson Robinson if there were any plans to place a county wide ban on commercial fireworks displays for the 4<sup>th</sup> of July. This is his response,

“Based upon input from fire service professionals, other public safety professionals and my own observations I am not inclined to ban or limit public displays as long as appropriate safety measures are in place and there is immediate access to fire service assets”

In light of Sheriff Robinson’s opinion it is my belief that we should proceed with the scheduled Cornerstone 4<sup>th</sup> of July Festival.

## Briefing

» GET IN TOUCH: To contact our reporter or e-mail

### GREENWOOD VILLAGE BELLEVUE WORK WILL REQUIRE LANE SHIFTS

Lane shifts scheduled for Bellevue-University intersection work. The temporary signal work for the East Bellevue Avenue-South University Boulevard intersection began this week. Some night work is expected for the temporary signal installation June 27.

There will be a major lane shift of traffic to the north on Bellevue Avenue the week of July 1 for demolition work.

Traffic also will be shifted to the east on University Boulevard for removal of the southwest intersection channelization island and concrete work.

City of Greenwood Village

### ENGLEWOOD

**City to offer Cleanup Coupons June 29.** Each year, Keep Englewood Beautiful gives Englewood residents a chance to get

rid of oversized and unwanted trash through its Cleanup Coupon program. This year's program runs July through August. The Cleanup Coupons are valued at \$25 off regular fees at the Waste Management Transfer Station, 2400 W. Union Ave. in Englewood.

The first coupon distribution will take place from 10-11:30 a.m. June 29 at the Englewood Recreation Center, 1000 Englewood Parkway. Proof of Englewood residency is required and one coupon is available per household.

For more information on the Cleanup Coupons program or coupon distribution, go to the Keep Englewood Beautiful page on englewoodgov.org or call 303-762-2342.

For details on fees, load sizes or acceptable materials, call Waste Management at 303-797-1600.

City of Englewood

### CENTENNIAL

**City's facilities website upgraded.** The City of Centen-

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Your City

# Not a done deal

## Englewood panel recommends letterpress-museum proposal for Depot, but questions remain

By Clayton Woullard  
YourHub Reporter

While Englewood City Council is poised to rule on the fate of the Englewood Depot on July 1, controversy swirls around who could become its owner.

The council appointed a panel made of three preservation specialists and two residents, which recommended the proposal by Denver resident Tom Parson to renovate the almost century-old former railroad depot and turn it into a living letterpress museum. The panel recommended the project because Parson was offering \$30,000 to buy it.

A proposal from the Englewood Historic Preservation Society was offering to buy the property for \$1 from the city, lease it and give 10 percent of the gross profits made as an Englewood museum back to the city.

Panel member Patrick Eidman, who also is a preservation planner with History Colorado, said he liked both projects, but Parson's project was in a better financial position to do the \$300,000-\$400,000 in renovations Parson estimates need to be done.

But in a June 17 study session, council discussed possibly just leasing the property to Parson, which is different from the terms of the request for proposal sent out last year. That bothered Parson.

"What happens if you do have it reassessed, or what happens if the city politics change?" Parson said. "If there's a lease on it that will always be hanging over the ownership of it."

On the flip side, the Englewood Historic Preservation Society is worried about the land and depot being sold at a lower price than what the city bought it for — about \$287,000 in 1998 from the Englewood Housing Authority. It also has concerns about selling it to Parson, who is linked with former city council member Ray Tomasso, who was on the housing authority

at the time the depot was sold and who offered \$50,000 for the property last year until he withdrew the proposal after the Englewood Historical Preservation Society mounted a campaign against it.

Parson said while Tomasso is a long-time friend, his name is not on the project, nor is he financing the project. At most, Parson said, he would have an exhibit in the letterpress museum in the future.

But Doug Cohn of the preservation society remains skeptical. He and others are concerned about the land being sold for \$30,000 when it was originally worth \$287,000. Deputy city manager Mike Flaherty said council would only be selling the depot and the land underneath it, which is much less than the whole land parcel, which is still owned by the city and part of which will be turned into a community garden.

Cohn said there's also the issue that on all the city's maps, the land on which the depot sits is park land and the city cannot sell park land without a vote from city residents. Flaherty said unequivocally the depot does not sit on park land.

"If it's been treated like a park and people play in it as a park, do you need extra documentation to prove it's a park?" Cohn said.

Jim Jordan, president of the Englewood Historic Preservation Society, said he feels his group presented the better argument and that it's more appropriate for the project to go to them because the depot will be used to celebrate Englewood history and not letterpressing.

He also said there's some bad blood that goes back many years between members of his group and Parsons and Tomasso.

"It's a mess, the whole thing's a mess," Jordan said.

On July 1, council can vote to go with Parson's project as planned, lease the property to him, choose the historic preservation society proposal or dismiss all of the proposals and start over.



## MEMORANDUM

**TO:** Gary Sears, City Manager

**THROUGH:** Rick Kahm, Director of Public Works ✓

**FROM:** David Henderson, Engineering/Capital Projects Administrator ✓

**DATE:** June 26, 2013

**SUBJECT:** PROJECT UPDATES – The Englewood Campus, Denver Water Department Project, Concrete Utility Project 2013, Craig Hospital Expansion, Xcel Energy Projects, Kent Place, Street Maintenance Projects 2013, CityCenter Site Development, Englewood McLellan Reservoir Foundation, Air Quality/Energy Savings Projects, GPS in City Vehicles

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### THE ENGLEWOOD CAMPUS

Englewood School District continues construction of the new campus on S. Logan Street. The contractor continued concrete and retaining wall work on Lehigh Avenue, west of Clarkson Street. Staff is monitoring the public right-of-way construction to assure conformance with approved plans and agreements.

### DENVER WATER DEPARTMENT PROJECT

Denver Water and its contractor, T. Lowell Construction, will be replacing sections of a 60-inch water distribution pipeline located in South Broadway. Two sections are located near the intersection of Broadway and Belleview and a third is located near the intersection of Broadway and Quincy. Valves that control water flow on the pipeline no longer function and need to be replaced.

Final pavement markings were installed and the project is now complete.

### CONCRETE UTILITY PROJECT 2013

Council approved a motion to award a construction contract to NORAA Concrete Construction for the 2013 project at the Council meeting on April 1<sup>st</sup>. NORAA Concrete completed removal and replacement of concrete in the southwest quadrant. Work began in the area north of Hwy. 285, east of Broadway. Questions regarding the program should be directed to the Concrete Utility, 303-762-2360 or [concreteutility@englewoodgov.org](mailto:concreteutility@englewoodgov.org).

### CRAIG HOSPITAL EXPANSION

The 3400 block of South Clarkson Street was closed on January 22<sup>nd</sup>. Traffic Engineering staff continues to monitor traffic after the closure. New traffic counts will be collected by Craig's Traffic Engineering consultant to document traffic volumes in the surrounding neighborhood.

Installation of radar speed signs and upgraded pedestrian flashers on Hampden Avenue is complete.

### XCEL ENERGY PROJECTS

#### Gas Line Replacement Projects

Xcel's contractor, Q3 Contracting, completed potholing for the installation of gas main piping along Union Avenue from Windermere to Clarkson Street. A temporary construction yard has been set up by Q3 on private property in the 4700 block of S. Windermere Street. Installation of gas piping continues. The contractor has three crews working simultaneously in different areas. Street Division and Traffic

**Engineering crews are monitoring the work on a daily basis.** The work is expected to take about 27 weeks to complete. Updates will be posted on the City's web site.

**KENT PLACE**

**The contractor continued work on the residential apartments.**

**STREET MAINTENANCE PROJECTS 2013**

**The Street Division continued the 2013 in-house overlay program. Updates will be posted on the city's website.**

**Alley grading**

The Englewood Streets division plans to grade all Englewood alleys at least three times during the year. This year we began by grading alleys in which citizens have reported particular problems. **Street Division crews continued alley grading and maintenance.**

**CITYCENTER SITE DEVELOPMENT**

**Alexan East and West Parcels**

438 residential units. Alexan's occupancy level for March, 2013 is 91%. Commercial uses: Let It Bead, Liquor Store, State Farm, Lifetime Family Practice, Cuttin' It Loose, Foothills Physical Therapy, CityCenter Community, Nixon's Coffee House, Weingarten Realty, and King Liquor Store.

**Parkway Retail / Office Buildings**

Commercial uses: The International House of Pancakes (IHOP), Qdoba, GNC, Supercuts, Nails Center, CityCenter Dental Group, Tableaux Interior Design, Englewood Eyecare, Collective Licensing Int'l, Inc., Quizno's, "Insurance Company of the West", Fred Astaire Dance Studio, Wellness Treatment Center, SB Clark Companies, Unifocus, Bartertown Comics, and XL Edge.

**Bally's Building**

Tenants include Bally's, "Blondies Fire House Pub and Restaurant", and MaxFour.

**Retail South of the Parkway**

Tenants: Petco, Ross, Coldstone Creamery, Noodles, Office Depot, and Einstein Bagels.

**Gold Mine Pad**

Tenants include: Jamba Juice, Tokyo Joe's, and Doctors Express.

**CityCenter Site**

EEFI continues project management of all infrastructure on the site. Staff is monitoring the security, sweeping, snow removal, and day porter services performed under the Common Area Maintenance.

**ENGLEWOOD MCLELLAN RESERVOIR FOUNDATION (EMRF)**

**PA-84 West**

The Mike Ward Infiniti dealership opened on Monday, August 29, 2011.

The Larry Miller Nissan Dealership opened on February 11.

**PA-85 (RTD site)**

RTD paid the final billing in the amount of \$591,836.86. Finance has deposited this money in the LTAR fund.

**PA-85 (Benjamin Franklin Charter School)**

The Benjamin Franklin Charter School is open.

## AIR QUALITY/ENERGY SAVING PROJECTS

### Flex Fuel Program

Currently, 39 of our fleet vehicles are running on E-85 ethanol fuel. All new replacement vehicles (less than ¾ ton) will be compatible with E-85. Approximately 50 Flex Fuel vehicles will be in our fleet within two years. Currently, the cost of E-85 fuel is approximately \$0.40 per gallon less than regular unleaded gasoline. Ten of our fleet vehicles run on Compressed Natural Gas (CNG). 39 on-road vehicles and 23 off-road (construction equipment) run on biodiesel fuel.

### Hybrid Vehicle Purchase

Two hybrid vehicles are in service, one in the Fire Department and one in the Building Division.

### "Green" Programs

We continue to work with our vendors to expand the Green product line as it becomes available. 90% of our custodial paper supplies are from recycled sources. The Servicenter is now "single-streaming" waste at the Servicenter and a dumpster has been supplied for *cardboard only* recycling.

### Energy Saving Projects

In 2001, the Public Works Traffic Division began an ongoing program to convert traffic signals from incandescent lamps to Light-Emitting-Diode (LED) bulbs. To date, 80% of our City maintained signals have been converted. LED traffic signals use 90% less energy than incandescent lamps, last five times longer, and provide better visibility.

Our Servicenter has received a grant from the Regional Air Quality Commission to install Aerodynamic Fairings on four Wastewater trailers. The grant covers 50% of the cost (total estimated cost is \$6,500 for the four trailers). These fairings will increase fuel mileage by up to 10% (1/2 mile/gallon).

### GPS IN VEHICLES

The City received a grant, through RAQC (Regional Air Quality), to install 37 GPS units in some of our fleet vehicles. Our match to the project is the installation. The Servicenter Garage will install with in-house labor. The GPS units will be installed in Police patrol vehicles, Public Works vehicles, Fire Department equipment, and some Wastewater Treatment Plant vehicles. **GPS equipment installation is complete. Police and Fire have gone live with the system and are now able to track emergency vehicle locations 24/7.** The system will allow us to track locations, easily obtain information regarding quantities of ice slicer dispensed, monitor idle times, and allow the public to track where plow trucks have been.

/lt



## MEMORANDUM

To: Gary Sears, City Manager  
Through: Jerrell Black, Parks & Recreation Director  
From: Dave Lee, Open Space Manager ✓  
Date: July 8, 2013  
Subject: Duncan Park Development Grants

On Monday, July 8<sup>th</sup>, at the City Council Study Session, staff would like to review the two grants that have been officially awarded to the City of Englewood for the development of Duncan Park.

Duncan Park was originally leased from Englewood Schools in 1978 for Park and recreation purposes. In 2007, City Council authorized the purchase of Duncan Park from Englewood Schools in order to maintain the 3.3 acre property as a park for the neighborhood. Since that time, staff has been working diligently to get grant funding for the design and development of the park. With neighborhood and stakeholder input on park design and amenities, we are now ready for the next phase of the project, the actual construction.

Early in 2013, staff completed two grants for submission. The first grant award came from Great Outdoors Colorado (The Colorado Lottery) with a grant request of \$350,000 and a cash match of \$441,260. The second grant award was from Arapahoe County Open Space with a grant request of \$250,000 and a cash match of \$175,000. Englewood's cash matches come from the share back funds that are received annually from Arapahoe County (ACOS).

The old Duncan School was demolished in 2012 in order to make way for the development of a new park at Duncan. The new park will consist of an athletic field, picnic pavilion, basketball court, 2 playgrounds, restrooms, horseshoe pit, new sidewalks and more landscaping.

The estimated cost of Duncan Park Development is \$1.2 million dollars.

## COMMUNITY DEVELOPMENT MONTHLY UPDATE

### June 2013

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#### DEVELOPMENT REVIEW PROJECTS

- *King Soopers (Federal and Belleview)*
  - Construction underway for a planned June 2013 opening.
  - Façade enhancements for the shopping center to commence soon with a completion date in June or July.
  - **Grand Opening – June 26 at 9:00 AM**
  
- *Centennial Shopping Center (Federal and Belleview)*
  - Owner is undertaking façade and parking lot improvements. Permits have been issued for the façade work.
  
- *Kent Place (University and Hampden)*
  - The commercial and retail space is 100% leased. Below is information provided by the developer:
 

| <u>Tenant</u>                | <u>Anticipated Opening Date</u> |
|------------------------------|---------------------------------|
| Fresh Fare by King Soopers   | Now Open                        |
| King Soopers Pharmacy        | Now Open                        |
| Wine Pro                     | Now Open                        |
| Kriser's Pet Food Store      | Now Open                        |
| Glacier Ice Cream and Gelato | <b>Now Open</b>                 |
| Patxis Pizza                 | Now Open                        |
| Chase Bank                   | Now Open                        |
| Modmarket                    | <b>Summer 2013</b>              |
  - Construction on the 300-unit residential apartment project continues with significant progress on the underground parking structure.
  
- *Martin Plastics (Oxford and Navajo)*
  - Met with Littleton Capital Partners to discuss public assistance to support proposed public improvements.
  - Preparing redevelopment assistance package which will be considered by Council at the March 18 meeting.
  - Council to consider Redevelopment Assistance Agreement at their April 15 meeting.
  - Fore Property Company is under contract with LCP for the acquisition of the Martin Plastics site. On April 15 Council will consider a resolution to allow the transfer of the Redevelopment Assistance Agreement to Fore upon the sale of the property.
  - LCP's sale of the property to Fore Property Company is anticipated for an August 2013 closing.
  
- *Flood Middle School Redevelopment (Broadway and Kenyon)*
  - The Flood Middle School PUD Ordinance was effective on January 8.

- The demolition contractor met with DRT on January 15; demolition will start in March.
  - Developer is assessing environmental and other conditions on the site, but the project is still moving forward.
  - Council will consider a revised Development Assistant Agreement on April 15.
  - Design development drawings were reviewed with architect on May 23, 2013. Demolition anticipated to commence in early June.
  - **Environmental remediation is complete.**
  - **Demolition has commenced.**
- *Masonic Property (3500 South Sherman)*
    - Project reviewed by DRT on December 18 for a multi-family residential development.
    - Staff met with the developer on January 9 to discuss parking options.
    - Developer submitted a parking plan. This project involves the creation of 220 multi-family residential units.
    - The property is still under contract and the developer is considering changing plans to a 40-unit townhome project, with units selling in the \$325,000 range.
    - Developer will be seeking a variance at the June BOA meeting to reduce the amount of required ground floor commercial space.
    - Developer presented a revised site plan to DRT on June 4. This plan includes 40 townhome live/work units facing Sherman and Grant Street, plus two small (three story) condominium towers.
    - **The developer applied for and was granted a variance for a reduction in the required amount of ground floor commercial space for this zone district.**
- *University Homes PUD (Dartmouth and University)*
    - Staff met with property owner and representative of the adjacent Joshua School regarding options for the school to use the site.
- *Craig Hospital Expansion (3425 South Clarkson)*
    - Craig Hospital closed Clarkson permanently on January 22.
    - The \$85 million expansion/remodeling project will commence first part of March.
    - A groundbreaking ceremony is scheduled for Thursday, May 23 at 2pm
- *Englewood Public Schools 7-12 Campus (Logan and Mansfield)*
    - The design team resubmitted construction plans on January 7; staff gave final approval of the plans on January 23.
    - Construction continues on the first phase of the new campus.
- *Colorado's Finest Alternative High School (Chenango and Delaware)*
    - The design team will submit plans for site work and utilities the week of January 28.
    - Infrastructure work has begun on the site.

- *Old Le Peep Site (990 West Hampden)*
  - Demolition of the site is complete, paving the way for VRCC's planned expansion.
  
- *Groove Toyota (5460 South Broadway)*
  - Construction is underway for a \$6.7 million project.
  
- *General Iron Works (Bates and Galapago)*
  - First reading was held at the January 22 City Council meeting for both WH PUD and Sand Creek PUD. The public hearing is scheduled for February 4.
  - Second Reading was held February 19 with amendments to the Ordinance. A final reading will be held at the March 4 Council meeting.
  - The referendum period was complete on March 21, 2013.
  - **Owner of General Iron Works is under contract to sell the site to a developer for a residential project to be constructed on the north portion of the site.**
  
- *The Brew on Broadway (3445 South Broadway)*
  - Building permit has been issued.
  - Lease for patio seating in public piazza is being drafted.
  - Lease for Council consideration on March 4.
  - Business has received grant commitment for signage enhancements.
  - Lease approved for outside seating in the paseo.
  - Anticipated opening is undetermined at this time.
  - Outside seating plan and ironwork approved, pending permit submittal for fencing.
  - **Anticipated opening date July 4 or 5.**
  
- *Alma International Market (4442 South Broadway)*
  - An international market and convenience store is currently under construction. The market will also serve prepared foods for carryout.
  
- *Navajo Apartments (4201 South Navajo Street)*
  - Elsey Partners will be submitting a PUD rezoning request in early February.
  - The PUD documents were submitted on February 19 and are under staff review.
  - The Development Review Team met with Elsey Partners on March 5 to discuss staff comments. A final PUD submittal is anticipated in April.
  - The Navajo Apartments PUD is scheduled for a Planning Commission public hearing on May 14, 2013.
  - The Navajo Apartments PUD is scheduled for a City Council 1<sup>st</sup> Reading on July 1, 2013 **and Public Hearing on July 15, 2013.**
  
- *Larry Miller Nissan (5001 South Broadway)*
  - A DRT meeting was held on January 2. The developer was present.

- Met with developer to discuss public investments to support public improvements.
  - Another developer has come forward and is under a 90-day due diligence timeframe. The potential developer would keep the existing building and develop additional pad sites for retail. The developer is interested in going through the DRT process.
  - April 2 DRT scheduled for a revised site plan involving a 26,000 s.f. specialty grocer.
  - An additional DRT review is scheduled for April 30, 2013. The plan has been revised to accommodate a traffic signal on South Broadway.
  - The developer has submitted for a vacation of utility easement.
  - **Cadence Capital Investments has requested an incentive agreement for a traffic signal and intersection improvements to support the redevelopment of the LMN property. Tenants include: Sprouts Farmer's Market and Advance Auto Parts, plus future unidentified tenants comprising approximately 8,000 square feet of space.**
- *Nathan's Funtastic Fun (Broadway and Dartmouth)*
    - Staff met with a representative from Chick-fil-A regarding a possible new drive-thru restaurant at the Nathan's old site.
    - The developer anticipates designing a project that involves the closure of the alley. This will require Council authorization; designs are being vetted with Chic-Fil-A before submitted to the City for review and consideration. They anticipate purchasing the property.
    - Chick-Fil-A presented a site plan for consideration by DRT members. Issues with setbacks and the placement of the building over the alley were key issues for discussion. The development consultant plans to explore alternative site layouts to address the development constraints of the site.
    - **A revised site plan for Chick-Fil-A shows the long side of building facing Broadway, with the building closer to Broadway and Dartmouth, with drive-through around south and east side.**
- *Simply Storage (2701 South Sante Fe Drive)*
    - A DRT meeting will be held on April 30 to discuss a multi-building, self-storage development in the I-1 zone district.
- *Holiday Motel (4475 South Broadway)*
    - A DRT was held on April 23 to discuss the possibility of a second story addition on part of the existing building. The applicant stated that the motel is under new ownership and is wanting to do some work to façade of the building as well as interior remodel.

## BOARDS & COMMISSIONS

- *Board of Adjustment and Appeals*
  - The Board approved a 7 foot front setback encroachment for a new commercial building at 2300 West Evans Avenue.

- The Board approved a maximum 4 foot rear setback encroachment for an addition to an existing home at 3176 South Vine.
- A public hearing for a front porch encroachment was continued to February 27.
- **On May 8<sup>th</sup> the Board approved a variance to construct a front porch 36 inches from grade, 6 inches higher than the maximum 30 inches allowed.**

#### COUNCIL REQUESTS

- CR13-005: Kent Place Neighborhood Developer Update
- CR13-006: Broadway/Chenango Sign
- CR13-009: Art Shuttle Ridership
- CR13-013: Bench at Art Shuttle Stop #10
- CR13-014: GIW Conditional Use Permit
- CR13-015: GIW Health Concerns
- CR13-025: Bus Bench Maintenance Contract
- CR13-027: Broadway/Dartmouth Proposal Status
- CR13-028: Acoma/Englewood Parkway Development
- CR13-067: Chickens, Dogs and Business
- CR13-072: Home Occupations
- CR13-075: Update of CR13-027, Broadway/Dartmouth
- CR13-087: Potential Zoning Violations on South Broadway
- **CR13-097: EURA Proposals**
- **CR 13-101: Masonic Property Update**
- **CR 13-109: Flood Middle School Construction Inquiry**

#### HOUSING

##### *Rehab*

##### Redeemed Property

- 4896 South Delaware Street

##### *Neighborhood Stabilization Program (NSP)*

##### ▪ Under Construction:

- 4825 South Delaware Street

##### ▪ Under Contract to Sell:

##### ▪ Sold:

- 4819 South Delaware Street
- 2215 West Wesley Avenue
- 2198 West Adriatic Avenue
- 2335 West Baltic Avenue
- 4744 South Galapago Street
- 2010 West Baltic Avenue
- 3115 South Acoma Street
- 3102 West Radcliff Drive
- 4681 South Decatur #226

- 2295 West Baltic Place
- 2293 West Baltic Place
- 2159 West Vassar Avenue
- 3395 West Grand Avenue
- 4585 South Julian Street
- 4101 South Cherokee Street
- 2320 West Harvard Avenue
- 905 West Stanford Avenue

## SPECIAL PROJECTS

- *Englewood Light Rail Corridor Plan*
  - Consultants presented the final draft plan and recommended implementation steps at the fourth project meeting held on Wednesday, February 27.
  - The final plan document is currently under review by Community Development, RTD, and DRCOG. A public hearing on the finalized planning document will be held before the Planning and Zoning Commission, before being sent to City Council for adoption by Resolution.
  - Staff anticipates starting the formal adoption process in July.
- *Development of Acoma/Englewood Parkway*
  - In March, a Request for Proposals was mailed to 42 developers, in addition to three companies responding to the sign place on the property. Three proposals were received by the April 12 deadline.
  - The Englewood Urban Renewal Authority is currently reviewing the submitted proposals and will schedule meetings with interested developers in the near future to gather more information.
  - EURA has selected two proposals for further consideration. Additional information from each developer is due June 28 and interviews are to be conducted on July 10.

## ZONING

- *Floodplain Ordinance*
  - A public hearing was held before Planning and Zoning Commission on January 8 and a first reading is tentatively scheduled for Council in February.
  - The first reading for the Floodplain Ordinance is scheduled for March 4 with a public hearing scheduled for March 18.
  - The second reading for the Floodplain Ordinance is scheduled for April 1.
  - The referendum period will be complete on May 3, 2013.
- *Distilleries, Breweries and Wineries*
  - Distillation of alcohol is currently prohibited in the city (Wineries, brewpubs and microbreweries are allowed in some zones).
  - Planning and Zoning Commission discussed possible changes to the UDC on May 7, 2013 in response to a proposed new craft distillery.
  - A detailed discussion of code changes, including mixed use zones and production limits, was presented to Planning and Zoning on June 4, 2013.

- **Planning and Zoning Commission supported staff recommendations, and supported conditional uses for distilleries, breweries and wineries with a limit of 10,000 square feet in MU-B-1, MU-B-2 and M-2. No limits are proposed in the I-1 or I-2 districts. Public Hearing is scheduled for July 2, 2013.**
- *Home Occupations*
  - City Council asked staff to research possible changes to the Home Occupations policy in order to allow home businesses in the R-1-A zone.
  - Staff presented this issue and proposed code changes to the Planning and Zoning Commission on June 4, 2013.
  - **Planning and Zoning Commission generally agreed that the topic was worth further discussion at a future meeting.**

#### ART SHUTTLE

- Due to the closure of Clarkson Street, a new shuttle route was implemented on January 22. Signs were relocated and new route maps were printed by Craig Hospital.
- The average ridership for 2012 was 15,852; a 2.7% increase over 2011.
- The average ridership through March 2013 was 15,572.
- On May 20, 21, and 23, 2013, **art** Shuttle Stop 10 was temporarily relocated from the southwest corner of East Girard Avenue and South Clarkson Street to the southeast corner of East Girard Avenue and South Clarkson Street to accommodate construction at Craig Hospital.

#### BUSINESS NEWS

- *Arapahoe County Enterprise Zone*
  - Submitted 2012 annual report to Colorado OEDIT
  - 136 businesses submitted for certification. Total capital investment in the zone was \$124 million, and average salaries increased an astonishing 46% from 2011 to \$62,547.
  - Craig Hospital is interested in becoming a qualified contribution project. This would allow donors to claim State of Colorado tax credits for contributions.
  - Resolution for Council support of Enterprise Zone application scheduled for June 3.
  - **Submitted Craig Hospital's application to become a qualified contribution project through the Arapahoe County Enterprise Zone. This will be considered by the State's Economic Development Commission on July 25.**
- *Commercial Catalyst Program*
  - 2013 Projects
    - Autolab – 4000 South Broadway. Approved grant for signage and site improvements.
    - Springs Automotive – 2855 South Broadway. Approved grant for signage and façade enhancements.

- Brews on Broadway – 3445 South Broadway. Approved grant for signage.
  - Lighting Outlet – 3400 South Broadway. Received application for façade and signage improvements. Pending design.
  - Bill Smith Plumbing – 4101 South Broadway. Received application for signage and building enhancements.
  - Englewood Lock and Safe – 4310 South Broadway. Received application for signage enhancements.
  - **The program currently has all funding earmarked and is placing future applications on a waiting list.**
  
- Englewood Market Place
  - Design work for the proposed landscaping plan is complete. Staff is working with representatives from the shopping center to solidify the plans and work on a shared-maintenance agreement for the new landscaping.
  - Restaurant may require additional upgrades to electrical service (Xcel Energy issue). This issue has delayed the project from moving forward.
  
- *Other Business Activities:*
  - Englewood Business Summit: The Summit was held on Tuesday, February 26, 7:30-10 am in Hampden Hall. Staff estimates attendance was 111.
  - 4747 South Windermere: Regional roofing company seeking to expand into this property. Project is in the due diligence phase. Project now approved and under construction.
  - Hilltop Motel – Contract pending for the sale of the property to a national chain restaurant.
  - New Business – Best Deal In Town signed a lease at 4371 South Broadway. This business is a television and electronics retailer. **Now open.**
  - **Restaurant considering redeveloping 3496 South Broadway with outside seating.**
  - **A local landowner is in the early stages of working to develop a limited service hotel in Englewood. A meeting has been scheduled to brainstorm opportunities.**

**CITY OF ENGLEWOOD  
2013 CALENDAR OF EVENTS**



|                       |            |   |
|-----------------------|------------|---|
| Mon., July 1          | 6:00 p.m.  | Executive Session, City Council Conference Room                               |
|                       | 6:15 p.m.  | Study Session, Community Room   |
|                       | 7:30 p.m.  | Council Meeting, Council Chambers   |
| Tues., July 2         | 7:00 p.m.  | Planning and Zoning, City Council Chambers                                    |
| Wed., July 3          | 4:00 p.m.  | Englewood Housing Authority Board Meeting, Housing Authority Board Room       |
|                       | 5:45 p.m.  | Cultural Arts Commission, City Council Conference Room                        |
|                       | 7:00 p.m.  | Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers |
| <b>Thurs., July 4</b> |            | <b>City Hall closed — Independence Day</b>                                    |
| Mon., July 8          | 6:00 p.m.  | Study Session, Community Room   |
| Tue., July 9          | 5:00 p.m.  | Water and Sewer Board, Comm. Dev. Conference Room                             |
|                       | 6:30 p.m.  | Keep Englewood Beautiful, Council Conference Room                             |
|                       | 7:00 p.m.  | Library Board, Library Board Room   |
| Wed., July 10         | 7:00 p.m.  | Board of Adjustment and Appeals, Council Chambers                             |
|                       | 6:30 p.m.  | Englewood Urban Renewal Authority, City Council Conference Room               |
| Thurs., July 11       | 11:30 a.m. | Alliance for Commerce, City Council Conference Room                           |
|                       | 5:30 p.m.  | Parks and Recreation Commission, Northwest Greenbelt                          |
|                       | 6:30 p.m.  | Transportation Advisory Board, City Council Conf. Rm.                         |
| Mon., July 15         | 6:00 p.m.  | Study Session, Community Room   |
|                       | 7:30 p.m.  | Council Meeting, Council Chambers   |
| Tues., July 16        | 7:00 p.m.  | Planning and Zoning, City Council Conf. Room/Council Chambers                 |
| Wed., July 17         | 6:30 p.m.  | Code Enforcement Advisory Board, City Council Conf. Rm.                       |
|                       | 7:00 p.m.  | Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers |

|                |                  |   |
|----------------|------------------|---|
| Mon., July 22  | 6:00 p.m.        | Study Session, Community Room   |
| Wed., July 24  | 6:30 p.m.        | Englewood Urban Renewal Authority, City Council Conference Room               |
| Mon., July 29  | <b>Cancelled</b> | Study Session   |
| Mon., Aug. 5   | 6:00 p.m.        | Study Session, Community Room   |
|                | 7:30 p.m.        | Council Meeting, Council Chambers   |
| Tues., Aug. 6  | 7:00 p.m.        | Planning and Zoning, City Council Conf. Room/Council Chambers                 |
| Wed., Aug. 7   | 4:00 p.m.        | Englewood Housing Authority Board Meeting, Housing Authority Board Room       |
|                | 5:45 p.m.        | Cultural Arts Commission, City Council Conference Room                        |
|                | 7:00 p.m.        | Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers |
| Thurs., Aug. 8 | 11:30 a.m.       | Alliance for Commerce, City Council Conference Room                           |
|                | 3:00 p.m.        | Police Officers Pension Plan Bd., Public Works Conf. Rm.                      |
|                | 3:30 p.m.        | Firefighters Pension Plan Board, Public Works Conf. Rm.                       |
|                | 5:30 p.m.        | Parks and Recreation Commission, Pirates Cove Aquatic Center                  |
| Mon., Aug. 12  | 6:00 p.m.        | Study Session, Community Room   |
| Tues., Aug. 13 | 5:00 p.m.        | Water and Sewer Board, Comm. Dev. Conference Room                             |
|                | 6:30 p.m.        | Keep Englewood Beautiful, Council Conference Room                             |
|                | 7:00 p.m.        | Library Board, Library Board Room   |
| Wed., Aug. 14  | 7:00 p.m.        | Board of Adjustment and Appeals, Council Chambers                             |
|                | 6:30 p.m.        | Englewood Urban Renewal Authority, Community Development Conference Room      |
| Mon., Aug. 19  | 6:00 p.m.        | Study Session, Community Room   |
|                | 7:30 p.m.        | Council Meeting, Council Chambers   |
| Tues., Aug. 20 | 3:00 p.m.        | NonEmergency Employees Retirement Plan Board, Public Works Conference Room    |
|                | 7:00 p.m.        | Planning and Zoning, City Council Conf. Room/Council Chambers                 |

**TENTATIVE**

**STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL**



|              |   |
|--------------|---|
| July 8       | Study Session<br>Duncan Park Development Grant<br>Comprehensive Plan<br>Next Steps Grant - Station Area Master Plan   |
| July 15      | Study Session & Regular Meeting<br>2014 Proposed Budget & Midyear Budget Report<br>Financial Report<br>BID Distribution of Assets<br>Board and Commission Reports |
| July 22      | Study Session   |
| July 29      | No meeting scheduled – 5 <sup>th</sup> Monday   |
| August 5     | Study Session & Regular Meeting<br>Fire Department Plan and Permit Fees   |
| August 12    | Study Session   |
| August 19    | Study Session & Regular Meeting<br>Financial Report<br>Board and Commission Reports   |
| August 26    | Study Session<br>2014 Proposed Budget   |
| September 3  | Study Session & Regular Meeting (Tuesday)<br>Metro Fire Training Center Options   |
| September 9  | Study Session<br>2014 Proposed Budget   |
| September 16 | Study Session & Regular Meeting<br>Financial Report<br>Board and Commission Reports   |

|              |  |
|--------------|--|
| September 23 | Study Session<br>2014 Proposed Budget Workshop   |
| September 30 | No meeting scheduled – 5 <sup>th</sup> Monday  |
| October 7    | Study Session & Regular Meeting  |
| October 14   | Study Session  |
| October 21   | Study Session & Regular Meeting<br>Financial Report<br>Aid To Other Agencies             |
| October 28   | Study Session<br>Board and Commission Reports  |
| November 4   | Study Session & Regular Meeting<br>Board and Commission Members Reappointment Discussion |
| November 11  | Study Session - Veteran's Day Holiday – no meeting scheduled                             |
| November 18  | Study Session & Regular Meeting<br>New Council Swearing-In Ceremony @ Regular Meeting    |
| November 25  | Study Session<br>Board and Commission Reports  |

### **FUTURE STUDY SESSION TOPICS**

Water Conservation Plan  
Citizen Engagement/Mindmixer  
Public Comment Process  
Nextdoor Network  
Gun Legislation/Community Safety  
Security Camera Update  
Comprehensive Plan  
DRT Event Process  
Englewood Chamber Event Fees

# ALLIANCE FOR COMMERCE IN ENGLEWOOD COMMITTEE

May 9, 2013

Minutes and audio are available at:

<http://www.englewoodgov.org/index.aspx?page=1103>

## I. CALL TO ORDER



The regular meeting of the Alliance for Commerce in Englewood Committee (ACE) was called to order at 11:39 a.m. in the City Council Conference Room of the Englewood Civic Center, Chair Knoth presiding.

Present: Schalk, Champion, Knoth (entered 11:41), Weinberger, Miller  
Whyte (alternate)

Absent: Vasilas, Calonder, Sarconi

Also present: Joe Jefferson, City Council Liaison

Staff present: Alan White, Community Development Director  
Darren Hollingsworth, Economic Development Manager

## APPROVAL OF MINUTES

April 11, 2013



Chair Knoth stated that the Minutes of April 11, 2013 were to be considered for approval. It was determined there was a quorum. Chair Knoth asked if there were any changes or adjustments to the Minutes. There were none.

Mr. Weinberger moved:

Mr. Miller seconded: THE MINUTES OF APRIL 11, 2013 BE APPROVED AS WRITTEN.

The motion carried.

## II. ACE BUSINESS



### SOUTH BROADWAY PLAN IMPROVEMENTS SOUTH OF US 285

Discussion continued on improvements south of US 285.

Chair Knoth noted the ideas are in the book of information Staff prepared; does ACE want to choose several and figure out how to accomplish or look at other ideas?

Mr. Whyte stated he drove the area and took a few pictures. He passed the photos around for everyone to view.

Comments included:

- Need better elevation changes from building to building.
- Can we do anything to make the area more aesthetically pleasing?
- There are no greenbelts.
- Needs to be pedestrian friendly.
- Can parking lots/structures be built by the City? Zoning changes would be required to do so.
- Demographics in Englewood are not good.
- Population in Englewood is stagnant.
- Several new and proposed projects in City could increase the population significantly in the next couple of years.
- Needs to be a catalyst behind the rejuvenation of South Broadway; whatever that might be.
- The City now has an Economic Development Incentive Policy; perhaps it needs to be put out there so people know what is possible.
- Developers want ready-made options and there aren't any options for a big footprint in this corridor. They don't want to have to do land assemblage in order to begin a project.
- The demographic and economic hurdles are high enough that if you add complexity to it with assemblage, you're done.
- How could City help get information out to developers? Could City back a developer?
- There is no neighborhood identity as you go through South Broadway.
- Hopefully, the Flood Middle School redevelopment will help.
- If group were to work on an area of the corridor where would that be? Group stated just south of Hampden Avenue.
- Area has good traffic counts.
- Available lots are not large enough for the price owners are asking.
- Beautification of area is definitely needed.

The members will put together a list of items they want to work on to discuss at the June meeting.

Mr. Jefferson said he would look into sharing with ACE the proposals received for the Englewood Urban Renewal's Acoma property redevelopment.



## **ELECTION OF OFFICERS**

Mr. Weinberger moved:

Mr. Schalk seconded: TO NOMINATE CHAD KNOTH FOR CHAIR

The motion carried.

Mr. Schalk moved:

Mr. Champion seconded: TO NOMINATE HUGO WEINBERGER FOR VICE CHAIR

The motion carried.

## **III. PUBLIC COMMENT**



There was no public present.

## **IV. COMMENTS**

### **CHAMBER OF COMMERCE**



Mr. Jefferson and Mr. Whyte provided an update on Chamber activities. The Chamber will be holding a large garage sale this summer. The annual golf tournament will be on June 7<sup>th</sup>.

### **BID COMMENTS**



Mr. Vasilas was not present. The fate of the BID has not been determined at this time. They will hold a meeting next week on the 15th.

### **STAFF COMMENTS**



Mr. Hollingsworth provided an update on activity in the City:

- The grand opening of the newly remodeled King Soopers at Federal and Belleview is scheduled for June 26<sup>th</sup>.
- Flood Middle School environmental work is being done at this time.
- The opening of the brewery on Broadway has been postponed; no opening date has been set.

### **CITY COUNCIL COMMENTS**



Mr. Champion is leaving ACE at the end of June. Mr. Jefferson said if any member knows of someone who might want to serve on ACE, please encourage them to apply. Deadline for applications is the end of May.

Mr. Jefferson stated City Council has formed a citizen's budget advisory committee comprised of five people. Deadline for applying is the end of May.

## ACE COMMENTS



Mr. Jefferson thanked Mr. Champion for his service to the City.

### V. UPCOMING ACE BUSINESS

- a. The next meeting is scheduled for June 13, 2013.

No further business was brought forth for consideration. The meeting was adjourned at 12:50 p.m.

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Barbara Krecklow, Recording Secretary