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# Council Newsletter

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## CITY MANAGER'S NOTES October 17, 2013

### Upcoming Council Meetings

City Council will meet on **Monday, October 21, 2013**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in Council Chambers. The agendas are attached. Sandwiches will be available at 5:30 p.m.

The meeting on **Monday, October 28, 2013** has been **cancelled**.

The next meeting will be held on **Monday, November 4, 2013**.

### Informative Memoranda

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

1. News Release concerning the redevelopment at Broadway and Acoma.
2. Articles concerning the redevelopment at Hampden and Broadway, public meeting on October 23<sup>rd</sup> for the Acoma redevelopment and candidate profiles.
3. Calendar of Events.
4. Tentative Study Session Topics.
5. Minutes from the Urban Renewal Authority meeting of September 11, 2013.



### Parks and Recreation Department

A total of nine members from the Englewood Youth Council (EYC) attended the Colorado Parks and Recreation Association (CPRA) Youth Summit in Empire, Colorado last weekend. Classes and workshops focus on leadership and team-building for grades 6-12. This year, the EYC is focusing on childhood obesity awareness and prevention this year. Several projects were discussed such as: getting involved with the EHS Community Garden, an International food fest educating youth about the importance of good nutrition and a sport fest emphasizing exercise. There are a total 14 teens on the council, meeting the second Tuesday of the month at the ERC at 4 pm.

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Grecia Portillo, Englewood resident and President of the Englewood Youth Council (EYC), won a \$500 scholarship from Colorado Parks and Recreation Association. Grecia has been an EYC member for two years. The CPRA Scholarship is for a junior or senior who has attended the Youth Summit at least one year and is attending the 2013 summit. The money is for higher education and acknowledges the student's dedication to the youth council, while making a

difference in their town. Grecia filled out an application and wrote a 500 word essay describing an experience where she chose to "Motivate, Initiate or Advocate" (this year's conference theme) on youth council and how that role will impact her ability to be a positive leader in the future. She wrote an outstanding essay.

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Staff is preparing for the Halloween Carnival coming up on Saturday, Oct. 26 from 5-8:30 p.m. at the Englewood Recreation Center. The night features witches, inflatables, carnival games, a haunted house, toddler activities and concessions for snacking.

## Leigh Ann Hoffhines

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**From:** Leigh Ann Hoffhines  
**Sent:** Monday, October 14, 2013 9:21 AM  
**To:** Carlos Illescas Clayton Woullard ( )  
Denver Business Journal - News Releases Englewood Herald -  
Tom Munds Kevin  
Hamm ( ) Villager - News Desk ( )  
Millett, Sarah; Tom Barry  
**Cc:** Leigh Ann Hoffhines  
**Subject:** City of Englewood: 10-23-2013 mtg. on new Broadway/Englewood Pkwy. development  
**Attachments:** EURA fact sheet.pdf



### City of Englewood, Colorado News Release

**For Immediate Release:** October 14, 2013  
**Media Contact:** Michael Flaherty, Deputy City Manager  
**Phone:** 303-762-2314  
**E-Mail:** |

### **Developer proposal for Broadway and Acoma subject of October 23 community meeting**

**Englewood, CO:** An October 23 community meeting has been scheduled on a mixed-use development project proposed for the southwest corner of South Broadway and Englewood Parkway. The meeting will take place on Wednesday, October 23, 2013 at 7 pm in the 2<sup>nd</sup> floor Community Room of the Englewood Civic Center, located at 1000 Englewood Parkway in Englewood. Interested community members are invited to attend the meeting.

The proposed Broadway + Acoma Lofts includes 114 rental housing units and 23,500 square feet of first-floor retail and commercial space. Medici Communities, LLC, is the developer chosen by the Englewood Urban Renewal Authority following a Request for Proposals (RFP) process earlier this year. The estimated project cost is \$24.8 million.

The Englewood Urban Renewal Authority has owned the land since the mid-1980s, except for a small parcel of land acquired by the City of Englewood. The parcels have remained vacant since that time and have been used primarily for parking. Negotiations are under way between the EURA and the City of Englewood for the sale of the City-owned property. Negotiations between the EURA and Medici will follow. Negotiations are expected to extend into 2014.

The EURA and the City of Englewood have long desired to see these parcels developed. Englewood Mayor Randy Penn is enthused about the proposal. "This new mixed-use project will change the face of downtown Englewood and spur further development in the area. Not only that, but it will bring new residents to shop and dine at our existing businesses in Englewood!" he said.

Medici's Project Manager, Troy Gladwell, is pleased to be moving forward with the development in Englewood. "This is a fantastic opportunity to work with the community to create something special in downtown Englewood," said Gladwell.

For more information about the proposal, see the attached Fact Sheet or visit the City of Englewood's website: <http://www.Englewoodgov.org/inside-city-hall/hot-topics/acoma-redevelopment>

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

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

## Fact Sheet

### **Proposed Urban Renewal Project Located at Broadway and Englewood Parkway and the East Side of the 3400 Block of S. Acoma Street**

Negotiations are currently under way between the Englewood Urban Renewal Authority (EURA) and Medici Communities, LLC, for the sale of a property near the corner of South Broadway and Englewood Parkway in Englewood. The proposed development for this location, Broadway + Acoma Lofts, is a mixed-use residential and retail project.

**Community Meeting – October 23** A Community Meeting is scheduled for October 23, 2013 at 7:00 pm in the Community Room, 2<sup>nd</sup> Floor of the Englewood Civic Center, 1000 Englewood Parkway. Representatives of Medici Communities will be present to discuss the project and answer questions.

**Project Overview** Medici has proposed to build a mixed-use project on the site. A site plan and images of the proposed project are shown below. Project information is as follows:

- 114 rental housing units
  - 10 units at 30% and 40% AMI (Area median income); 40 units at 50% and 60% AMI (at or above market rents); 64 units above market rents. Rents range from \$438 to \$1,550
  - Resident amenities are included on the first floor and top story (deck)
- 23,500 square feet of retail/commercial space
  - First floor retail/commercial along Englewood Parkway with restaurant space being marketed at the corner of Broadway and Englewood Parkway
  - First floor retail/commercial along Acoma beneath parking structure
  - First floor retail/commercial at corner of Acoma and Hampden
- 208 parking spaces in parking structure and surface parking
  - 58 shared with existing businesses on Broadway
  - Ability to add spaces in an expanded structure
- Estimated project cost of \$24.8 million

The EURA will require the land to be developed and used in accordance with the proposed redevelopment plan and that the project be completed within a specific period of time.

The developer has proposed 24 months for construction, starting with the closing on the sale of the property.

Because parking is a major concern of the EURA, City Council and the adjacent businesses, Medici Communities has hired a consultant to study the parking supply and demand in the area and will provide recommendations concerning current and future parking needs. Other aspects of the project will be negotiated between EURA and Medici as the project design and parking plans are finalized with input from the community.

## **What the proposed development means for the City of Englewood**

- The redevelopment of this site will transform the currently underutilized and partially vacant site to an attractive and vibrant new development in the heart of Englewood.
- The new development will serve as a catalyst for expansion of existing business and further redevelopment in and around the downtown area.
- The redevelopment project will create an expanded tax base for the City, School District and other taxing entities. The development will present opportunities for new space for businesses to locate in the City. New residents mean customers for existing and new businesses.
- The redevelopment plan provides that the existing Hampden-Englewood Parkway alley will remain, providing the same access to businesses fronting Broadway. The developer is proposing to make improvements to the alley.

The redevelopment plan currently proposes providing parking for use by owners and customers of businesses on Broadway. Currently 58 spaces are proposed, but the final number will be determined based on the parking study and requirements of the EURA and the City

**Background** In the mid-1980's the Englewood Urban Renewal Authority (EURA) acquired the majority of the land on which this urban renewal project is proposed. Also during this time, the City acquired a 50-foot wide parcel fronting Broadway as a result of a fire at the structure previously occupying that parcel. Together the two parcels comprise 1.8 acres. The parcels have remained vacant since they were acquired and have been used for parking.

Although two previous attempts to redevelop the property had not been successful, in 2012 the Board of the EURA and the City Council both agreed to gauge interest in developing the property by issuing a Request for Proposals (RFP). The RFP was reviewed by both EURA and City Council and was issued in March 2013. The RFP was sent to 45 Front Range developers specializing in small to mid-scale projects. The following is a timeline of EURA actions in selecting the preferred developer, Medici Communities, LLC:

- April 12, 2013 – Proposal deadline
- May 8, 2013 – EURA Review of Proposals and selection of two for further consideration
- July 10, 2013 – Developer Presentations to EURA /EURA request for additional information
- July 30, 2013 – Deadline for submitting additional information
- August 7, 2013 – EURA Review of additional information
- August 14, 2013 – Second developer presentations
- August 21, 2013 – Selection of Medici Communities as the preferred developer

Negotiations are currently taking place between the EURA and the City for sale of the City owned property. Negotiations between the EURA and Medici will follow and are expected to extend into 2014.



FOR IMMEDIATE RELEASE

Media Contacts: Anton Communications  
Vanessa Showalter 949-748-0542  
Genevieve Anton 714-544-6503

**WOOD PARTNERS TO BREAK GROUND ON 306-UNIT LUXURY  
APARTMENT BUILDING IN ENGLEWOOD**

**280,000-square-foot Alta Cherry Hills to open for lease in August 2014**

**ENGLEWOOD, Colo.** – October 17, 2013 – Wood Partners will break ground this week on Alta Cherry Hills, a 306-unit luxury apartment complex adjacent to one of Denver’s most affluent neighborhoods. The project, which will include two five-story buildings on 4.6 acres, should be complete and open for lease by summer 2014.

Residents will have access to a rooftop deck, dog park and dog wash, bike and ski shop, resort-style pool and spa, state-of-the-art clubhouse and fitness center. The complex is being built to meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design standards.

“We’re excited to be bringing a project of this promise to Englewood,” said Tim McEntee, Wood Partners Director of the Rocky Mountain and Midwestern region. “The site’s prominent location and topography lends to a very special project with landmark identity. The pent up demand for new residential development was evident early on with such a well located infill type project.”

In 2012, Colorado-based Solidcore Partners LLC acquired the property from the Englewood School District. The former Flood Middle School, which first opened in 1920, had been closed since 2007. Solidcore re-zoned the property and completed the demolition of the existing structure in the summer of 2013. Wood Partners acquired the property from Solidcore in September 2013.

“We are very pleased that Wood Partners has chosen Englewood for the firm’s Alta Cherry Hills project,” said Englewood Mayor Randy Penn. “This national developer is taking a long-vacant former school site and turning it into a residential community that will add to the vibrancy to our entire community.”

Studio PBA designed the complex, which will house 191 758-square-foot one-bedroom units, 103 1,160-square-foot two-bedroom units and 12 1,368 square-foot three-bedroom apartments with granite countertops, stainless steel appliances, vinyl plank flooring and sophisticated technology packages.

“We were fortunate to attract Wood Partners, one of the top multi-family builders in the country, to design and execute the vertical development of the site,” said Edward Barsocchi, a principal with Solidcore. “We know that the City is very pleased to have such an exceptional builder investing in Englewood, and we share their excitement over the onset of Wood’s construction.”

Alta Cherry Hills’ residents will have easy access to major local employers, including Swedish and Craig Hospitals and Sports Authority national headquarters, as well as numerous entertainment and recreation venues. The Gothic Theatre, Moe’s Barbecue and Englewood shops are within easy walking distance. The Museum of Outdoor Arts, Englewood Public Library and the Englewood light rail station are a short shuttle bus ride away. Located on a prominent hilltop, Alta Cherry Hills offers outstanding views and an abundance of recreational opportunities, including tennis, swimming, golf, an extensive trail system and vast expanses of open space.

### **About Wood Partners**

*Wood Partners is a national real estate company that acquires, develops, constructs and property manages high density and mixed-use communities. It was ranked the nation’s No. 2 multifamily developer in 2012 based on 5,100 unit starts. Through quality construction, responsible land development and intelligent design, our communities reflect the aesthetic and social fabric of the community and provide a luxurious living experience at a fair price. The company has been*

*involved in the acquisition and development of more than 47,000 homes with a combined value of more than \$7.0 billion nationwide. The company currently owns 77 properties with a combined total of 20,200+ units. Wood Partners has offices in 16 major markets nationwide including Atlanta, Baltimore, Delray Beach, Boston, Charlotte, Dallas, Denver, Houston, New York, Newport Beach, Orlando, Phoenix, Raleigh-Durham, San Francisco, Seattle, and Washington, D.C. To learn just more about Wood Partners, please visit our website [www.woodpartners.com](http://www.woodpartners.com)*

### **About Solidcore Partners LLC**

*Solidcore Partners (formerly Barbury Holdings) is a Denver-based developer and owner of real estate. The firm's core business includes long-term income producing assets and opportunistic development and re-development of strategic sites. In addition to the Flood property, the firm owns four properties in the central Denver metro area.*

## Briefing

### ENGLEWOOD

#### OCT. 23 MEETING SET FOR PROPOSED DEVELOPMENT

An Oct. 23 community meeting has been scheduled on a mixed-use development project proposed for the southwest corner of South Broadway and Englewood Parkway. The meeting will take place at 7 p.m. Oct. 23 in the second floor Community Room of the Englewood Civic Center, 1000 Englewood Parkway.

The proposed Broadway + Acoma Lofts includes 114 rental housing units and 23,500 square feet of first-floor retail and commercial space. Medici Communities, LLC, is the developer chosen by the Englewood Urban Renewal Authority. The estimated project cost is \$24.8 million.

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For more information, go to [englewoodgov.org](http://englewoodgov.org).

*City of Englewood*

### CHERRY HILLS VILLAGE

**Public works facility review set for Oct. 24.** The city is preparing an improvement plan for its public works facilities. Several options are being studied, including improving the current site, relocating the entire facility or relocating a portion of the public works operations. We invite you to share your opinions at the upcoming community meeting to discuss the future of this facility.

The meeting will take place from 6-8 p.m. Oct. 24 at St. Mary's

## News

### Election

# Money matters in Englewood races

By Clayton Woullard  
YourHub Reporter

It's money that matters the most in the Englewood municipal election, as in how the city handles its finances and drawing in more business to shore up its dwindling reserves.

In the at-large city council race, Scott Gorsky said while he thinks the city is going in the right direction, he feels, as the Englewood Schools board president, he brings more financial experience to council. He also said he feels he has



**Gorsky**

an ear for what the business community is saying, and with the influx of high-density residential development to the city there's a demand for growing commercial outlets. He also said his experience working with school budget cuts prepares him for job as council member.

"I really have the experience to balance the budget and prioritize things so we're not cutting things without first receiving public input and dialogue," Gorsky said.

He said he also wishes the city to remain free of recreational marijuana storefronts.

His opponent, Steve Yates, wants to bring the city's spending under control as its initial budgets have run a deficit the past two years. He said he has experience running a fire suppression business and is skilled at business market-



**Yates**

ing, which is necessary to meet the demands of the existing business community, as well as businesses to come.

"A lot of that doesn't take any resources, it's just a matter of bringing a clear picture," Yates said.

In District 2, Rita Russell said she believes she brings leadership that has been lacking on council because of the \$7 million in deficits the city has been running over the past four years. It's partly that financial irresponsibility and lack of



**Russell**

listening to businesses that has led to businesses leaving Englewood, she said. As a business owner, she said she knows what business owners want.

"If we don't help our business, we're eroding our sales tax base," Russell said. "And they're moving out and no one's moving in."

Russell's opponent, incumbent Linda Olson, said people are confused and that the city has not run un-



**Olson**

balanced budgets. She also said she and city council have brought in more than \$300 million in development in the past

few years.

"We're poised for a great resilience, of coming out of the recession," Olson said.

Clayton Woullard: 303-954-2671 or

### Online election information

To see candidate profiles for all Arapahoe County races, as well as letters and other information, go to [bit.ly/arapcoalex](http://bit.ly/arapcoalex).

**CITY OF ENGLEWOOD  
2013 CALENDAR OF EVENTS**



Mon., Oct. 21	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Oct. 22	7:00 p.m.	Planning and Zoning, City Council Conf. Room/Council Chambers
Mon., Oct. 28	<b>Cancelled</b>	Study Session
Mon., Nov. 4	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Nov. 5		Election Day – Please Vote!
	7:00 p.m.	Planning and Zoning, City Council Conf. Room/Council Chambers
Wed., Nov. 6	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>Mon., Nov. 11</b>		<b>City Hall closed — Veteran's Day</b>
Tues., Nov. 12	4:00 p.m.	NonEmergency Employees Retirement Plan Board, Public Works Conference Room
	6:00 p.m.	Study Session, Community Room
	7:00 p.m.	Library Board, Library Board Room
	6:30 p.m.	Keep Englewood Beautiful, Council Conference Room
Wed., Nov. 13	5:00 p.m.	Water and Sewer Board, Comm. Dev. Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
	6:30 p.m.	Englewood Urban Renewal Authority, Community Development Conference Room
Thurs., Nov. 14	11:30 a.m.	Alliance for Commerce, City Council Conference Room
	3:00 p.m.	Police Officers Pension Plan Board, Public Works Conference Room

	3:30 p.m.	Firefighters Pension Plan Board, Public Works Conference Room
	5:30 p.m.	Parks and Recreation Commission, Broken Tee Golf Course
	6:30 p.m.	Transportation Advisory Board, City Council Conference Room
Mon., Nov. 18	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Nov. 19	7:00 p.m.	Planning and Zoning, City Council Conf. Room/Council Chambers
Wed., Nov. 20	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., Nov. 25	6:00 p.m.	Study Session, Community Room
<b>Thurs., Nov. 28</b>		<b>City Hall closed — Thanksgiving Day</b>
<b>Fri., Nov. 29</b>		<b>City Hall closed — Thanksgiving Day Holiday</b>
Mon., Dec. 2	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues., Dec. 3	7:00 pm.	Planning and Zoning, City Council Conf. Room/Council Chambers
Wed., Dec. 4	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
Mon., Dec. 9	6:00 p.m.	Study Session, Community Room
Tue., Dec. 10	7:00 p.m.	Library Board, Library Board Room
	6:30 p.m.	Keep Englewood Beautiful, Council Conference Room
Wed., Dec. 11	<b>Cancelled</b>	Water and Sewer Board, Comm. Dev. Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers

**TENTATIVE**

**STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL**



October 28	Study Session - Cancelled
November 4	Study Session & Regular Meeting Aid to Other Agencies Board and Commission Members Reappointment Discussion Board and Commission Reports
November 11	Study Session - Veteran's Day Holiday – no meeting scheduled
November 18	Study Session & Regular Meeting New Council Swearing-In Ceremony @ Regular Meeting
November 25	Study Session Financial Report City Council's membership on Boards/Commissions discussion Board and Commission Reports
December 2	Study Session & Regular Meeting Holiday Tree Lighting @ 5:30 p.m.
December 9	Study Session Board and Commission Reports
December 16	Regular Meeting Holiday Dinner – No Study Session Scheduled
December 23	Christmas Holiday – no meeting planned
December 30	Christmas Holiday – no meeting planned
January 6	Study Session & Regular Meeting Colorado & US Legislators - tentative
January 13	Study Session Board and Commission Interviews

January 21	Study Session & Regular Meeting – Tuesday Citizen of the Year Selection Board and Commission Appreciation Celebration Discussion
January 27	Study Session Board and Commission Reports
February 3	Study Session & Regular Meeting Arapahoe County Commissioners - tentative RTD Representatives - tentative
February 10	Study Session
February 18	Study Session & Regular Meeting – Tuesday
February 24	Study Session Board and Commission Reports
March 3	Study Session & Regular Meeting
March 10	Study Session NLC Conference in Washington, D. C.
March 17	Study Session & Regular Meeting

### **FUTURE STUDY SESSION TOPICS**

South Metro Fire Rescue Authority Feasibility Study  
 Citizen Engagement/Mindmixer  
 Nextdoor Network  
 Public Comment Process  
 Security Camera Update  
 City/School Agreements  
 BID Assets/Additional Information  
 Metro Fire Training Center Options  
 River Run Development



**ENGLEWOOD URBAN RENEWAL AUTHORITY**  
**Regular Meeting**  
**MINUTES**  
**September 11, 2013**



**I. CALL TO ORDER**

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

Present: Roth, Burns, Buchanan, Townley, Costello, Cohn, Bowman (alternate)

Absent: Rogers (Excused)

Staff: Alan White, Community Development Director

**II. APPROVAL OF MINUTES**

- August 21, 2013

Vice Chair Buchanan stated that the Minutes of August 21, 2013 were to be considered.

Roth moved:

Burns seconded: THE MINUTES OF AUGUST 21, 2013 BE APPROVED.

AYES: Roth, Burns, Buchanan, Townley, Costello

NAYS: None

ABSTAIN: Cohn

ABSENT: Rogers

The motion carried.

**III. PUBLIC FORUM**

There was no public to address the Authority.



**IV. EXECUTIVE SESSION**

Cohn moved;

Costello seconded: TO ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSES OF  
NEGOTIATIONS AND REAL ESTATE MATTERS AS AUTHORIZED  
UNDER C.R.S 24-6-402-4(A) AND (E)

AYES: Roth, Burns, Costello, Buchanan, Townley, Cohn  
NAYS: None  
ABSTAIN: None  
ABSENT: Rogers

Motion carried.

The Authority adjourned to Executive Session at 6:40 pm

Nancy G. Fenton, Recording Secretary \_\_\_\_\_



**ENGLEWOOD URBAN RENEWAL AUTHORITY**  
**Executive Session**  
**MINUTES**  
**September 11, 2013**



**Present:** Roth, Burns, Costello, Buchanan, Townley, Cohn, Bowman  
(alternate)

**Absent:** Rogers

**Staff:** Alan White, Director of Community Development

The Authority convened an Executive Session at 6:40 pm to discuss real estate and financial matters as authorized under C.R.S 24-6-402-4(A) AND (E).

The Executive Session adjourned at 7:30 pm.

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Nancy G. Fenton, Recording Secretary