



THE WILLIAM WARREN GROUP

MANAGEMENT. ACQUISITIONS. DEVELOPMENT.

Date: May 21, 2018

RE: Existing K-Mart Re-Development at 200 West Belleview, Englewood, CO 80110

Dear Neighbor:

A neighborhood input meeting is being held on **Thursday, June 7th, at 6:00 p.m.**, inside the former K-Mart store at 200 West Belleview in Englewood. We are conducting this meeting in order to provide you with an opportunity to review our proposed project—which includes a full, mixed-use redevelopment of the former K-Mart store—and answer any questions you may have. We encourage your attendance so that your opinion may be heard before we make a formal application.

As you are likely aware, the existing K-Mart store went out of business in November 2017. We are proposing to re-purpose the existing structure and rejuvenate the parking area with an institutional quality redevelopment of the highest architectural standards that will serve a community need.

The proposed project will consist of a 40,000 square foot Chuze Fitness in the southern end of the building, roughly 30,000 square feet of 1-2 retail users in the center of the building, roughly 60,000 square of climate controlled StorQuest self storage space with a fully enclosed drive through loading area, and roughly 3-4 retail/restaurant users varying in size along the northeast portion of the building. The restaurant users would cater to the local restaurant community and fit in with the destination theme that would tie the development together.

The re-development of the property requires approval of a PUD Site plan and an amendment to the current zoning to allow for the self storage use. Our goal of the meeting is to present information regarding the overall concept of the re-development and to demonstrate how the self-storage use is an ideal use for the back half of the building. Given the constantly evolving retail market, the property faces many significant and unique re-development challenges; however, our design team has meticulously re-designed the existing structure to successfully accommodate modern retailer needs while utilizing the back half of the structure for a fully enclosed climate controlled self storage facility. Further, the external façade of the existing K-Mart structure would be completely renovated to appear as a modern and aesthetically appealing building, and the existing parking lot and entrance areas would be re-surfaced to provide a socially inviting “community” feel.

To RSVP or should you have any questions prior to the meeting, you may contact Jon Suddarth at the telephone number or email provided below. We look forward to seeing you on June 7th.

Date: Thursday, June 7th, 2018

Time: 6:00 PM

Location: 200 West Belleview, Englewood (former K-Mart building, enter on East side of building)

Best Regards,

Jon Suddarth

Vice President – Real Estate

William Warren Group/Inc.

5301 DTC Blvd, Greenwood Village, CO 80111

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jsuddarth@williamwarren.com



Site Re-Development Plan



ENGLEWOOD REDEVELOPMENT

William Warren Group

CONCEPTUAL SITE PLAN

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SCALE: 1"=10'-0"



05.03.2018

Concept Elevations



ENGLEWOOD REDEVELOPMENT
William Warren Group

CONCEPTUAL RENDERING
04.30.2018



ENGLEWOOD REDEVELOPMENT
William Warren Group

CONCEPTUAL RENDERING
04.30.2018

Planned Unit Development (PUD) Frequently Asked Questions

What is a Planned Unit Development (PUD)?

A Planned Unit Development (PUD) is a rezoning process that establishes specific zoning regulations and development criteria for a particular site.

What makes up a PUD?

The PUD is composed of a *District Plan* (zoning regulations) and a *Site Plan* (design and development requirements) that apply to the site.

Who approves or denies a Planned Unit Development?

The Planning and Zoning Commission reviews the PUD rezoning application and makes a recommendation to City Council, who has the authority to approve or deny the PUD rezoning application.

How can I make my opinion known?

Opportunities for public comments on a PUD application may occur at the required neighborhood meeting, the Planning and Zoning Commission Public Hearing, or the City Council Public Hearing.

What if I can't attend a meeting or do not wish to speak at a meeting?

All written comments received prior to a Public Hearing will be included in the application packet prepared for the Planning and Zoning Commission and/or City Council. Written comments received between packet delivery and the Public Hearing will be presented at the Public Hearing.

Where should I send my written comments?

City of Englewood
Community Development Department
1000 Englewood Parkway
Englewood, Colorado 80110

I don't live in Englewood, can I still comment on the proposal?

Yes, Planning and Zoning Commission and City Council will hear comments from all interested parties.

How will I know about the Public Hearings?

By Ordinance, notice of the Public Hearing will be published in the *Englewood Herald* at least 10 days prior to a Public Hearing. Also, signs will be posted on the property (visible from the street) for 10 days prior to a Public Hearing. You may also contact Community Development for updates.

I don't like the proposal, why is the City considering the development?

The City is obligated to process all PUD rezoning applications.

Whom do I contact if I need more information?

Community Development Department 303-762-2342

How long does the PUD process take?

The PUD rezoning process takes approximately 4 to 6 months to complete.

What is the PUD process?

- Neighborhood Meeting (Pre-application)

The neighborhood meeting is an informal presentation hosted by the developer to introduce the development concept and seek input from neighbors. The meeting is an open forum that provides an opportunity for interested parties to ask questions and provide comments directly to the developer. The developer is required to mail notice of the neighborhood meeting to all addresses within a 1,000 foot radius of the proposed project.

- Formal PUD rezoning application submitted to the City
- City Review and referral to outside agencies
- Notice published and property posted with the date of the upcoming Public Hearing
- **Planning and Zoning Commission**

Public Hearing: The Public Hearing is a formal hearing where sworn testimony, by one person at a time, is taken on the PUD rezoning application.

Possible Action:

- Continue the Public Hearing
- Recommendation forwarded to City Council to:
 - Approve
 - Approve with Conditions, or
 - Deny

- **City Council**

Public Hearing: The Public Hearing is a formal hearing where sworn testimony is taken, one person at a time, on the PUD rezoning application. (Note: A vote is not taken at a Public Hearing)

Notice of public hearing published on City website and in the *Englewood Herald*. Property posted with a sign with the date and matter to be heard at the upcoming Public Hearing.

- Ordinance **First Reading**
The PUD rezoning ordinance is introduced for consideration. Public comments are not taken at this meeting.
- Ordinance **Second Reading**
Council deliberates and votes to:
 - Approve
 - Approve with Conditions, or
 - Deny
- Publication of PUD rezoning by Ordinance
(Note: Publication occurs only if the PUD rezoning is approved or conditionally approved. Ordinance is effective 30 days after publication date.)