



Council Newsletter

CITY MANAGER'S NOTES September 27, 2018

Upcoming Council Meetings

City Council will meet on **Monday, October 1, 2018**. The Study Session will begin at 5:30 p.m. in the Community Room. The Regular Meeting will follow at 7:00 p.m. in Council Chambers. There will be a brief reception in honor of the City Manager following the consideration of minutes at the Regular Meeting.

City Council will meet on **Tuesday, October 2, 2018**. The Special Meeting will begin at 6:00 p.m. in the Community Room.

City Council will meet on **Wednesday, October 3, 2018**. The Special Meeting will begin at 6:00 p.m. in the Community Room.

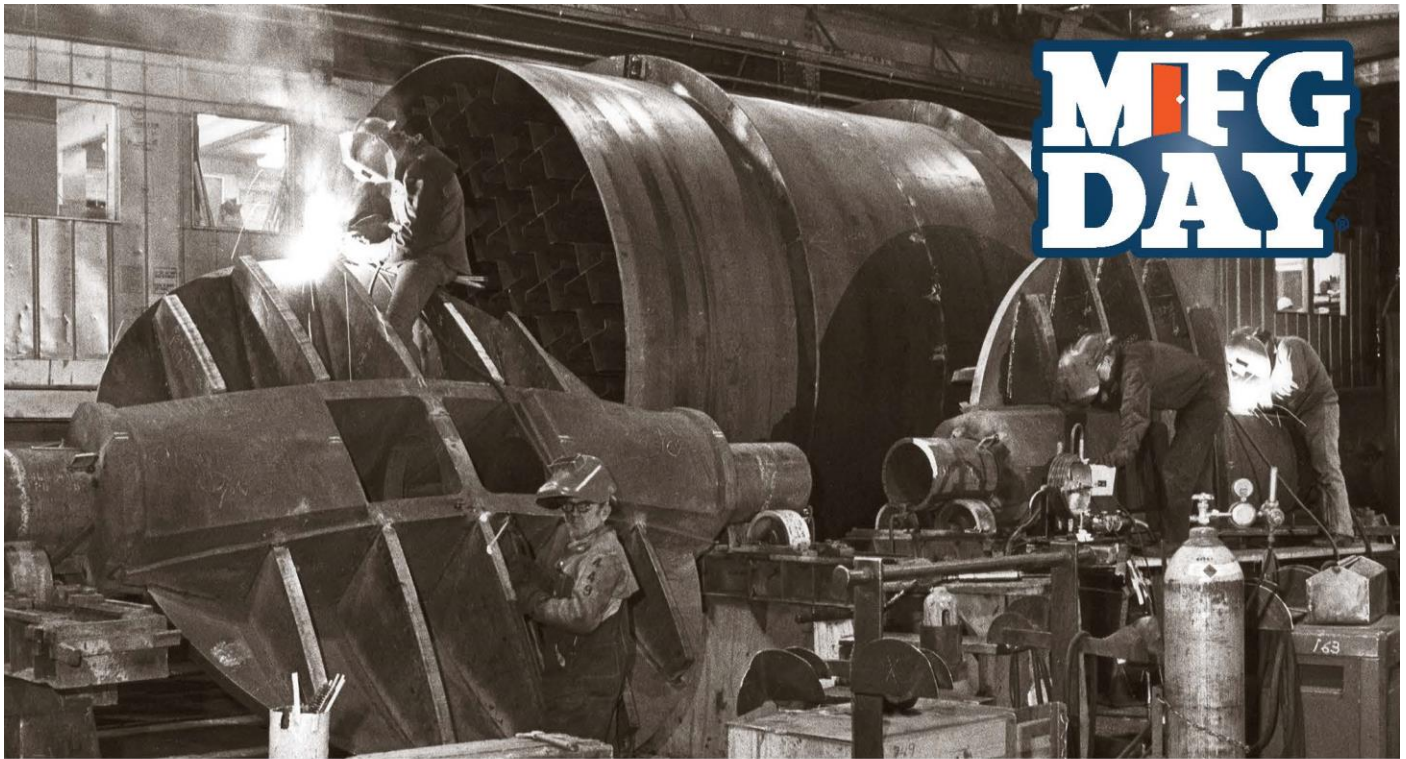
City Council will meet on **Monday, October 8, 2018**. The Study Session will begin at 6:00 p.m. in the Community Room.

City Council will meet on **Tuesday, October 9, 2018**. The Special Meeting will begin at 6:00 p.m. in the Community Room.

Informational Items

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

1. Invitation: Englewood Manufacturing Day Celebration
2. Community Development Newsletter – September 2018
3. Calendar of Events
4. Tentative Study Session Topics



ENGLEWOOD MANUFACTURING DAY CELEBRATION

THURSDAY, OCTOBER 4

presented by the City of Englewood, Manufacturer's Edge & Palmer DCS

Every October, people throughout North America take time to recognize the manufacturing industry by celebrating Manufacturing Day. This year, the City of Englewood, Manufacturer's Edge, and Palmer DCS are coming together to host a local celebration honoring you—our Englewood manufacturing heroes!

THURSDAY, OCTOBER 4

4:30-6:30 PM

PALMER DCS

2810 S. Raritan St, Englewood

PIZZA TRUCK // BEER & WINE
MUSIC // PRIZE GIVEAWAYS

Members from the Englewood City Council as well as local and state service providers will be in attendance to connect with you and offer and support and resources to help your business grow and thrive so that every day can be a Manufacturing Day.

REGISTER FOR FREE TODAY:

[HTTPS://ENGLEWOOD-MFG-DAY.EVENTBRITE.COM](https://englewood-mfg-day.eventbrite.com)



COMMUNITY DEVELOPMENT

DEVELOPMENT HIGHLIGHTS

Iron Works Village | 601 West Bates Avenue ▶

Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues



3555 South Clarkson Street ▶

Project: 6-story assisted living and memory care facility

- Construction continues



Swedish Medical Center | 501 East Hampden Avenue ►

Project: Parking Garage

- Construction continues
- Anticipated completion is end of December



3615 South Elati Street ►

Project: City of Englewood Police Building

- Construction continues



1125 East Hampden Avenue ►

Project: New townhome development with six for-sale units

- Construction continues



Medical Office Building | 506 East Hampden Avenue ►

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building will have self-contained parking offering valet parking and 325+ parking spaces in a covered structure.

- A Public Hearing on the PUD application was held at the July 16, 2018 City Council meeting. Council approved the First Reading on August 6, 2018 and unanimously approved the PUD at second reading on August 20, 2018.
- Ordinances for the vacation of a portion of the alley and an encroachment agreement for canopies on the building were approved by City Council at second reading on September 4, 2018.



1050/1090 West Hampden Avenue (ALTA Englewood Station)

Project: Administrative Subdivision and Planned Unit Development

- **The Planning and Zoning Commission will hold a public hearing on the PUD application on October 16, 2018.**

200 West Belleview Avenue - Former Kmart Site

Project: Proposed Planned Unit Development for self-storage, fitness center, retail, and restaurants

- **Plans for Chuze Fitness have been submitted and approved.**
- **A self-storage component (StorQuest) would be primarily in the rear of the building with an interior drive-in area for loading. A fitness facility (Chuze Fitness) is anticipated to attract customers to make additional retail and restaurant uses feasible along the front of the building. A formal PUD application is expected to be submitted Fall 2018.**

2140 South Zuni Street

Project: A proposed Planned Unit Development (PUD) with 36 attached single-family homes located on four parcels of land. The proposed project will involve work to construct a currently undeveloped portion of West Adriatic Place.

- **A neighborhood meeting for the PUD was held on September 25, 2018.**

ACCESSORY DWELLING UNITS

- **City Council will hold a Public Hearing on October 1, 2018 to consider the recommendation of the Planning and Zoning Commission.**

SHORT-TERM RENTALS

- **An informational Open House was held on September 20, 2018 with approximately 20 attendees. Staff is compiling public comments and will present them to the Planning and Zoning Commission. The Planning and Zoning Commission will consider revising the draft regulations, schedule a public hearing, and make a recommendation to City Council.**

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

At the September meeting:

- Members discussed the Small Business Saturday and the upcoming presentation to City Council on October 8.

9:00 - 11:00 AM. There is no pre-requisite to attend.

Board of Adjustment and Appeals

- There was no meeting in September.

- The annual Household Hazardous Waste event was held September 15 and September 22 with 368 City of Englewood and Littleton residents safely disposing of household hazardous waste and electronics.

Keep Englewood Beautiful

- On September 29, a composting Part II class was held at the Englewood Depot Garden,

BOARDS AND COMMISSIONS (Cont'd.)

- KEB is partnering with the Englewood Leadership Academy's Tobacco Prevention Army for a Clean Up event at Big Dry Creek Trail and Belleview Park on October 13. More information can be found at www.signupgenius.com/go/10c0e4faea62aab9-20187.

Historic Preservation Commission

- Researching demolition permits in other communities to determine what information these permits can provide in analyzing a potentially historic structure.

Planning and Zoning Commission

- Code amendments were discussed at the September 18 study session.
- An overview of the Comprehensive Plan was provided to the Commission at the September 5th meeting as well as confirmation of the long range work plan for presentation to City Council.

BUSINESS WORKSHOPS AND TRAINING

STRATEGIC PLANNING AND LEADERSHIP

Thursday, October 25 - November 15

6:00 PM - 9:00 PM

Mi Casa Resource Center, 345 South Grove Street

Cost: **\$100**

CASH FLOW FUNDAMENTALS

Tuesday, November 6 | 6:00 PM - 8:00 PM

Englewood Public Library, 1000 Englewood Pkwy

Cost: **FREE**

STARTING A RETAIL ESTABLISHMENT

Thursday, November 15 | 9:00 AM - Noon

Englewood Malley Center, 3380 South Lincoln Street

Cost: **FREE**



MORE INFORMATION:

Website: www.engagewoodco.gov/BizTraining
Email: commdev@engagewoodco.gov
Phone: 303.762.2342

ECONOMIC DEVELOPMENT GRANTS

Business Initiation Grant

Application: Emerge Modern Salon, 2749 South Broadway, applied for a \$2,500 grant to assist with tenant finish expenditures.

Small Business Recovery Assistance Grant

Approved: Sam's Automotive, 1314 West Oxford, will receive a \$1,000 grant for damages incurred by the July 24, 2018 storm.

Approved: Palango Fitness, 3431 South Broadway, will receive a \$1,000 grant for damages incurred by the July 24, 2018 storm.

NEW BUSINESSES

All Out Fitness	3853 S Broadway	Fitness
Altitude Material Distributors	3262 S Platte River Dr.	Building Materials
Axiom Accident and Hail Repair	3263 S Sante Fe Dr	Auto Parts
Julia Temple Outpatient Services	3401 S Lafayette St	Health Care Services
Crystal Renee Hair	1601 E Girard Ave	Styling Salon
Direct Impressions Screen Printing	2750 S Shoshone St	Apparel
DVL Group	4080 S Kalamath St	Heating & Plumbing
Earth Treks Climbing & Fitness	1050 W Hampden #100	Fitness
Jones Sign Co.	2500 S Raritan St	Signs
Signal Graphics	5120 S Broadway A	Printing
Love Englewood Designs	4461 S Washington St	Family Clothing Store
No Smile Left Behind	750 W Hampden Ave	Dental Services
Prestige Casting, Inc.	2009 W Dartmouth Ave	Manufacturing
Liquor Barn	4415 S Broadway	Liquor Store

OTHER BUSINESS NEWS

- **Emerge Modern Salon, 2749 South Broadway, is now open.**
- **One Barrel – American Bistro and Wine Bar, 3401 South Broadway, to open Fall 2018.**
- **Earth Treks, 1050 West Hampden: A grand opening was held on August 31, 2018.**



REDEVELOPMENT

Proposed Englewood Redevelopment Action Plan

The “Englewood Redevelopment Action Plan” presentation scheduled for presentation at the City Council’s September 24, 2018 Study Session has been rescheduled to the Council’s October 22nd Study Session. Chief Redevelopment Officer, Dan Poremba, will make the presentation and discuss implementation alternatives with Council. A related presentation to the Planning and Zoning Commission will be scheduled after the Council briefing occurs.

In general, as an “inner ring” city that is already built out, Englewood must be proactive and creative in implementing redevelopment initiatives to remain competitive in attracting and retaining employers, retailers and residents – all while remaining true to Englewood’s authentic character. The Englewood Redevelopment Action Plan focuses on opportunities for the “redevelopment, revitalization and reinvention” of Englewood’s commercial core, including the Broadway Corridor, Downtown, CityCenter and the Healthcare District.

CityCenter

On August 8, 2018, C-III Asset Management foreclosed on the Weingarten Realty’s CityCenter property, which includes 219,000 square feet of commercial space, including junior box retailers, smaller in-line stores, restaurants and some offices. On behalf of the related bondholders, C-III had been managing the former Weingarten assets since November of 2017. The former Weingarten property is located on a 75-year ground lease from the Englewood Environmental Foundation (EEF), a City-related entity. C-III will be seeking to sell the property. This will not impact the leases with all of the existing retail and food tenants.

On September 13, 2018, Community Development representatives hosted the first post-foreclosure meeting with the C-III representatives to discuss many mutually beneficial ideas for collaborating on the potential redevelopment planning for the former Weingarten property. Related to this, we are

fielding inquiries from developers that have expressed interest in redeveloping the adjacent CityCenter parcels controlled by EEF, including the Civic Center building site and adjacent parcels.

There is a good chance that the City will receive redevelopment proposals for its parcels from developers who are also interested in acquiring and redeveloping the former Weingarten property. Accordingly Community Development expects to be recommending that Council adopt an “Unsolicited Proposal Policy” to facilitate the City’s review of possible proposals that could be very advantageous for the City.

Tryba Architects has been contracted to do some initial phase planning work which will help guide further explorations with C-III and their potential buyers.

Commercial Core Revitalization

Community Development has been working with the specialized consulting firm Portell Works to assist in evaluating the feasibility and formation steps for a Downtown Development District (DDA) to assist with revitalization and redevelopment efforts in Englewood’s Commercial Core. Hilarie Portell has helped other local municipalities with similar efforts. She has been involved with the Lowry Air Force Base redevelopment, most recently with the new 70+ acre Boulevard One mixed-use project. She also organized and manages the East Colfax BID. Her consulting team includes Progressive Urban Management Associates (PUMA) which has previously assisted Englewood with a number of related studies and initiatives.

As part of Portell Works’ initial phase feasibility analysis, Community Development has participated in investigatory meetings with the directors of the Downtown Development Authorities in Longmont and Castle Rock, both of which offer valuable lessons for Englewood. Following the revitalization tools used in many inner ring cities, it will be extremely important for Englewood to incorporate a special districts strategy within the overall plan to revitalize Englewood’s commercial core.

Healthcare District

The Community Development Department continues to ramp up communications with both Swedish Medical Center and Craig Hospital regarding issues of mutual interest to both the City and the hospitals. We are continuing to explore extending the Englewood Trolley service schedule in 2019 to better support the hospital shift schedules and better connect hospital staff, visitors and patient families with the restaurant and retail offerings of Downtown and CityCenter. Other issues under discussion include traffic flows, wayfinding signage and streetscape improvements in the Healthcare District, especially along Old Hampden.

Staff continues to talk on an informal basis with property owners in the Healthcare District about opportunities to redevelop or sell their properties for redevelopment. These include preliminary conversations about mixed-use projects, a wide range of multi-family projects and even hotel and restaurant opportunities. Aside from the specific zoning for this area which was recrafted several years ago, the goal is to help guide and monitor redevelopment activity in ways that foster high-quality development while also continuing to assess parking and traffic impacts.

Rite Aid Store Closing (707 East Jefferson)

Growing out of recent efforts to support the re-leasing or sale of the recently-closed Rite Aid located at Hampden and Clarkson, Community Development has been in touch with Rite Aid, now Walgreens, and asset managers. They have addressed some of the deferred landscaping maintenance issues and they have been informed of additional property management issues the City would like to see addressed.

STORM ASSISTANCE GRANTS

In response to the July 24, 2018 storm, Community Development has established a grant program to assist property owners and businesses with recovery. Additionally, the Building Division is waiving select permit fees for storm-related damages. To date, 5 businesses and 11 property owners have received grants totalling \$20,000. Ten permits have been waived.

YOU ARE INVITED

Englewood Manufacturers: Join us Thursday, October 4 for our Englewood Manufacturing Day Celebration! This free event is a way to say thank you to all our wonderful local manufacturers and connect you with resources to grow your business. There will also be food, beer and wine, music, and prizes. Spots are filling fast, so read about more event details and register by October 1 at <http://bit.ly/2NdI9qU>



ENGLEWOOD MANUFACTURING DAY CELEBRATION
— THURSDAY, OCTOBER 4 —

**CITY OF ENGLEWOOD
2018 CALENDAR OF EVENTS**

Mon., Oct 1	5:30 p.m.	City Council Study Session
	7:00 p.m.	City Council Regular Meeting
	7:00 p.m.	Reception for City Manager, Community Room
Tues., Oct. 2	11:00 a.m.	Mayor/Manager Meeting
	6:00 p.m.	Special Meeting, Community Room
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Oct. 3	11:00 a.m.	Liquor and Marijuana Licensing Authority Public Hearing
	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority, EHA Board Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
	6:00 p.m.	Special Meeting, Community Room
Mon., Oct 8	7:00 p.m.	City Council Study Session
Tues., Oct. 9	11:00 a.m.	Mayor/Manager Meeting
	5:00 p.m.	Water & Sewer Board, Community Development Conf. Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	6:00 p.m.	Special Meeting, Community Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., Oct. 10	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Oct. 11	5:30 p.m.	Parks and Recreation Commission, Community Development Conference Room
Mon., Oct 15	7:00 p.m.	City Council Regular Meeting
Tues., Oct. 16	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Oct. 17	5:30 p.m.	Code Enforcement Advisory Committee (tentative)

	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., Oct. 22	6:00 p.m.	City Council Study Session
Tues., Oct 23	11:00 a.m.	Mayor/Manager Meeting
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
Mon., Nov 5	2:00 p.m.	Malley Center Trust Fund, Malley Recreation Center
	6:00 p.m.	City Council Regular Meeting
Tues., Nov. 6	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed. Nov. 7	11:00 a.m.	Liquor and Marijuana Licensing Authority Public Hearing
	11:30 a.m.	Alliance for Commerce in Englewood, City Council Conference Room
	4:00 p.m.	Englewood Housing Authority, EHA Board Room
	5:45 p.m.	Cultural Arts Commission, Englewood Public Library, Perrin Room
Thurs., Nov. 8	2:30 p.m.	Police Officers Pension Board
	3:30 p.m.	Firefighters Pension Plan Board
	5:30 p.m.	Parks and Recreation Commission, Malley Recreation Center, 3380 S. Lincoln St.
	6:00 p.m.	Transportation Advisory Committee, City Council Conf. Room
Mon., Nov. 12	6:00 p.m.	City Council Study Session
Tues., Nov. 13	11:00 a.m.	Mayor/Manager Meeting
	5:00 p.m.	Water & Sewer Board, Community Development Conf. Room
	5:30 p.m.	Keep Englewood Beautiful, City Council Conference Room
	7:00 p.m.	Public Library Board, Englewood Public Library, Altenbach Room
Wed., Nov. 14	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Mon., Nov. 19	7:00 p.m.	City Council Regular Meeting
Tues., Nov. 20	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, Council Conference Room/Council Chambers
Wed., Nov. 21	5:30 p.m.	Code Enforcement Advisory Committee (tentative)

TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

- Oct 1 Study Session - **5:30pm**
Police Bond Premium Projects Discussion
Review of Resumes for Interim City Manager
- Oct 1 Regular Meeting
Public Hearing on ADUs
- Oct 2 Special Meeting
Interim City Manager Interviews
- Oct 3 Special Meeting
Interim City Manager Interviews
- Oct 8 Study Session
ACE Report
Discussion of Initiative Positions by City Council
Interim City Manager Discussion (tentative)
- Oct 9 Special Meeting
Interim City Manager Interviews
- Oct 15 Regular Meeting
- Oct 22 Study Session
Redevelopment Program Update
Occupational Privilege Tax
Comprehensive Plan Review
Sanitary Sewer Rate Study Review
- Oct 29 5th Monday – No Meeting
- Nov 5 Study Session
Code Enforcement Discussion
- Nov 5 Regular Meeting
- Nov 13 Study Session
Code Enforcement Discussion (tentative)
- Nov 19 Regular Meeting
- Nov 26 Study Session
EEF/EMRF Discussion
- Dec 3 Study Session

Museum of Outdoor Art Annual Update

Dec 3 Regular Meeting
Dec 10 Study Session
Dec 17 Council Holiday Dinner
Dec 24 Holidays

FUTURE STUDY SESSION TOPICS

Parks Funding
Council Policy Manual Finalization
Board & Commission Presentations
Small Cell Technology Discussion
Youth Commission Discussion
Building Use Tax Discussion
Home Rule Charter Amendment Discussion
Home Rule Charter Review
ULI Healthy Corridor Report Study
Joint meeting with the Planning and Zoning Commission
Procurement Policy Discussion
After Action Report on Flooding
Citizen of the Year
Long Term Financing

Boards and Commissions

Board and Commission Interviews (January and June)
Alliance for Commerce in Englewood Committee
Board of Adjustment and Appeals
Budget Advisory Committee
Code Enforcement Advisory Board (May)
Cultural Arts Commission
Election Commission
Englewood Housing Authority (February)
Keep Englewood Beautiful Commission (May)
Liquor Licensing Authority
Fire Pension, Police Pension and Retirement Board
Parks and Recreation Commission
Planning and Zoning Commission (February)
Public Library Board (June)
Transportation Advisory Committee
Urban Renewal Authority
Water and Sewer Board