



Council Newsletter

CITY MANAGER'S NOTES November 1, 2018

Upcoming Council Meetings

City Council will meet on **Monday, November 5, 2018**. The Study Session will begin at 6:00 p.m. in Council Chambers. The Regular Meeting will begin at 7:00 p.m. in Council Chambers.

There will be no meeting held on Monday, November 12, in observance of Veterans Day.

City Council will meet on **Tuesday, November 13, 2018**. The Study Session 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. Englewood Herald article: Short-term Englewood City Manager hire falls through
2. Community Development Newsletter – October 2018
3. Calendar of Events
4. Tentative Study Session Topics



Short-term Englewood city manager hire falls through

Council will consider other options to replace Eric Keck

Posted Monday, October 29, 2018 10:52 am

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One week after the Englewood City Council chose a temporary replacement for the city manager position, the council announced negotiations with the candidate failed, but the city did not shed light on why.

Mayor Linda Olson said at the council's special meeting Oct. 22 that talks to hire Virginia Egger, former manager of the Town of Avon in western Colorado, fell through.

"We will be moving on to other options within an open public meeting at our next (meeting), probably Nov. 5," Olson said.

The city manager is Englewood's top non-elected administrative official, who implements policy decisions made by the council.

When asked what sank the negotiations, the city did not say.

"This is a personnel matter, and we hope and expect that everyone can respect the private contract-negotiation process," said Benny Stiemsma, city spokesman.

When asked what other options the city is considering, he said the city would be able to answer after the Nov. 5 council meeting, when the council will discuss next steps.

Egger did not return a phone call seeking comment about what stopped her potential hiring. The council had unanimously voted to select Egger for the position at the Oct. 15 council meeting.

Former City Manager Eric Keck announced his exit at the Sept. 4 city council meeting amid what he called a divisive few months for Englewood. He stepped down Oct. 5.

Keck, who served as manager for four years, decided to leave to take a private-sector job in another state. "Council dysfunction" was a small part of his decision, he said, but his resignation was influenced by his family and the opportunity to make an impact on many people in the new position.

The council began the process in early September to hire an interim city manager — one step in the process to finding a full replacement, which is expected to take roughly six months. Initially, there were

four applicants for the interim position, and two withdrew, according to Stephanie Carlile, city clerk. Egger was chosen over Wesley LaVanchy, former manager of the Town of Firestone in northern Colorado.

A news release by Avon in June said Egger's notable accomplishments included her "role to facilitate the construction of the joint public safety facility and the Centura Health medical building, as well as the acquisition of the new Town Hall building."

That release also referenced the Avon Town Council's unanimous move in May to fire her, the Vail Daily reported in June.

Some Avon councilmembers expressed frustration in 2016 over Egger's management regarding a festival in the town, leading two to vote for a motion to terminate her, the newspaper reported. The motion to terminate her in May was made "without cause," and councilmembers don't have a legal obligation to explain why they let her go, the paper reported.

But Egger had impressed Englewood's council across the board, councilmembers expressed at their Oct. 15 meetings. Councilmember Othoniel Sierra praised her interview answers as thorough, and Councilmember Dave Cuesta called her a "Day One candidate" who could hit the ground running.

Egger would have arrived at a time when city staff members and city residents perceive division on the council, an observation councilmembers noted at the Oct. 9 meeting to interview candidates. Political division in the city as a whole displayed itself during the months leading up to the Sept. 18 election that attempted to recall Councilmember Laurett Barrentine from office. The contest narrowly decided she would keep her seat — by 48 votes, or 3 percentage points, according to official results Sept. 27.

The city also is functioning with no permanent assistant city manager, after Mark Woulf left at the end of June. Keck appointed Dorothy Hargrove, the director of parks, recreation and library, as interim assistant city manager. Hargrove is standing in as the acting interim city manager until the city makes a hire, according to the city's website.

The city's directors — in charge of branches like finance and utilities, for example — are among those who could temporarily step in as city manager if the council prefers it.

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



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.

- **Foundation drawings have been submitted.**



1050/1090 West Hampden Avenue (ALTA Englewood Station)

Project: Administrative Subdivision and Planned Unit Development

- **The Planning and Zoning Commission held a public hearing on the PUD application on October 16, 2018.**
- **The Commission gave a favorable recommendation of the District Plan to City Council. No date has been set for the public hearing before City Council.**

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

- **First Reading on the Bill for Ordinance will be held at the November 19, 2018 City Council meeting.**

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 October 3 ACE meeting Heather Driscoll, Revenue and Tax Audit Supervisor, presented information about the possible code changes impacting businesses. The topics of discussion included: Standard Definitions, Mandatory Business Licensing, and the Occupational Privilege Tax (OPT/ Head Tax).

Keep Englewood Beautiful

- The Cities of Littleton and Englewood are holding the Annual Leaf Recycling Drop Off on November 3rd and November 10th. More information can be found at www.littletongov.org/city-services/green-environmental-programs/leaf-recycling-drop-off .
- The 2018 Annual Holiday Lighting Event will be open to both residents and businesses this year. More information will be announced closer to the event.

Historic Preservation Commission

- The Commission began discussing a historic landmark designation and application process. They continued working on identifying historical subdivisions in Englewood.

Planning and Zoning Commission

- An overview of the Redevelopment Action Plan and Economic Development Programs will be presented at the November 6 meeting.
- Code amendments to the MU-B-1 and MU-B-2 zone districts will also be discussed on November 6.

BUSINESS WORKSHOPS AND TRAINING

STRATEGIC PLANNING AND LEADERSHIP

Thursday, November 8 and 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**

ONE-ON-ONE BUSINESS CONSULTING

By appointment only. Call 303.326.8686 to schedule.

Tuesday, December 10 | 8:00 AM to 4:00 PM
Englewood Civic Center, Third Floor Conf. Rm.
1000 Englewood Pkwy
Cost: **FREE and CONFIDENTIAL**



BUSINESS EVENTS

- Economic Development staff will present information about the City's economic development resources to members of the Greater Englewood Chamber of Commerce at the November 13 Lunch and Learn Program. More information is available by calling the Chamber of Commerce at 303.789.4473 or at the following link: <http://myenglewoodchamber.com/event/lunch-n-learn/>

Manufacturing Day 2018

More than 100 manufacturers, service providers, community members, and Mayor Linda Olson gathered together on Thursday, October 4 to celebrate Manufacturing Day 2018. Lynn Weberg of Palmer DCS conducted multiple tours of his facility, served up beverages, and provided the entertainment for the evening thanks to an in-house band made up of Palmer employees.

Englewood thanks Manufacturer's Edge, Greater Englewood Chamber of Commerce, and the Aurora South-Metro Small Business Development Center for making this such a fun and successful event!



ECONOMIC DEVELOPMENT GRANTS

Business Initiation Grant

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

Application: Duffer Haus, 3470 South Broadway, is approved for a \$2,500 grant for tenant finish expenses.

Small Business Recovery Assistance Grant

No pending applications.

NEW BUSINESSES

Concierge Cleaning	1401 E Girard Pl #262	Cleaning Service
Deep Sea Auto Detail	1950 W Union Ave, #A8	Car Wash
Angel Spa	4858 S Acoma St	Personal Service
MasterCraft PDR	1950 W Union Ave, #A6	Auto Repair
Nauhaus Industries	3737 S Inca St	Manufacturing
Remote C2	4208 S Fox St	Communications
Rocky Mountain Food Factory	2825 S Raritan St	Manufacturing
Twodog Design	2630 S Tejon St	Manufacturing
University Physicians	601 E Hampden Ave #370	Health Care
Vapor HQ	4370 S Broadway	Vape Shop

OTHER BUSINESS NEWS

- One Barrel – American Bistro and Wine Bar, 3401 South Broadway, is anticipated to open in mid-November. Stay informed at www.facebook.com/Theonebarrel/?ref=py_c
- Leatherneck Precision Machine is now open at 1555 West Thomas Ave, Unit B. CNC machine shop, welding and custom fabrication. www.leatherneckprecision.com/
- Black Cube, a nomadic art museum is now open at 2925 South Umatilla. <http://blackcube.art/>

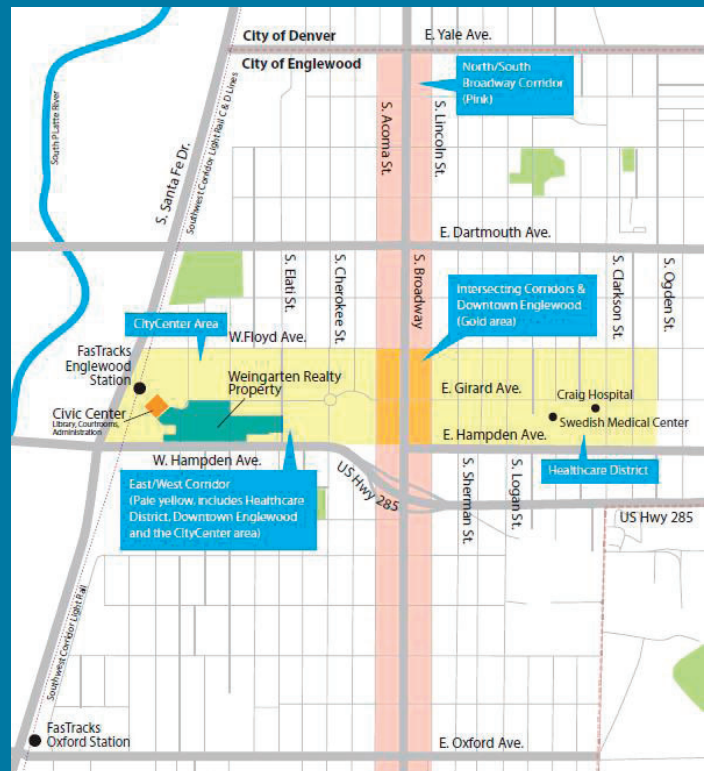
REDEVELOPMENT

Englewood Redevelopment Action Plan

The Englewood Redevelopment Action Plan was presented for City Council feedback at the October 22, 2018 Study Session. Chief Redevelopment Officer, Dan Poremba, made the presentation and discussed implementation alternatives with the Council. A related presentation to the Planning and Zoning Commission is scheduled for November 6, 2018.

The Englewood Redevelopment Action Plan focuses on the “redevelopment, revitalization and reinvention” of Englewood’s Commercial Core, consisting of the Broadway Corridor, Downtown Englewood, CityCenter and the Healthcare District.

Improving the connectivity and integration of these areas was the top recommendation of the Urban Land Institute, based on the input of many experts who participated in the recent ULI Technical Advisory Panel and national Healthy Corridors Panel studies in Englewood.



CityCenter

On August 8, 2018, C-III Asset Management foreclosed on the Weingarten Realty’s CityCenter property, comprised of 219,000 square feet of commercial space including junior box retailers, smaller in-line stores, restaurants and some offices. Since then, Community Development representatives have been talking with the C-III representatives about mutually beneficial ideas for collaborating on the potential redevelopment planning for the former Weingarten property (in red below). We also continue to field inquiries from developers that have expressed interest in redeveloping the adjacent CityCenter parcels controlled by the City and the Englewood Environmental Foundation, including the Civic Center building site and adjacent parcels (in blue below).



Commercial Core Revitalization

The firms of Portell Works and Progressive Urban Management Associates (PUMA) have been evaluating the feasibility of forming a Downtown Development Authority (DDA) to assist with revitalization and redevelopment efforts in Englewood's Commercial Core. A draft of their Feasibility Report is currently under review by Community Development.

Based on the recent research conducted by Portell/PUMA and past research conducted by Community Development, it appears that the establishment of a DDA in Englewood's Commercial Core would have numerous benefits for Englewood. If the feasibility is firmly established, it is anticipated that the next phase of work would involve discussions with area property owners, businesses and residents and a determination of the optimal size and boundaries of the district.

Healthcare District

Community Development has coordinated new meetings with both Swedish Medical Center and Craig Hospital regarding issues of collective interest to the City and the hospitals. On November 1st, City representatives met with the CEOs for both hospitals, together with their senior team members to implement monthly working group meetings to discuss the items mentioned below.

We are continuing to explore extending the Englewood Trolley service schedule in 2019 to better support the hospitals' shift schedules and better connect the hospitals' 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.

STORM ASSISTANCE GRANTS

In response to the July 24, 2018 storm, Community Development established a grant program to assist property owners and businesses with recovery. Additionally, the Building Division began waiving select permit fees for storm-related damages.

- On November 5, City Council will consider extending the building permit and plan review fee expiration date from October 15, 2018 to December 31, 2018 to provide the community the opportunity to make needed repairs to flood damaged properties.
- On November 5, City Council also will consider waiving building permit and plan review fees associated with installation, upgrading or replacement of egress windows for residential properties.
- To date, 5 businesses and 21 property owners have received grants totalling \$38,000. 10 permits have been waived.

ENGLEWOOD

Commercial Real Estate Report

The quarterly real estate report presents a three-month snapshot of commercial real estate trends and transactions in Englewood and provides a comparison to Metro Denver and Arapahoe County.

3rd Quarter, 2018

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	123	5,359	1,159
Existing Square Feet	1,721,161	172,878,558	44,649,265
Vacancy Rates	6	10.6	9.8
Average Lease Rates	\$23.68	\$27.26	\$23.80
Number of Lease Deals	2	85	22
Leasing Activity Direct (SF)	11,034	340,804	64,156
Leasing Activity Sublet (SF)	0	10,908	0
Square Footage Delivered	0	0	0

RETAIL

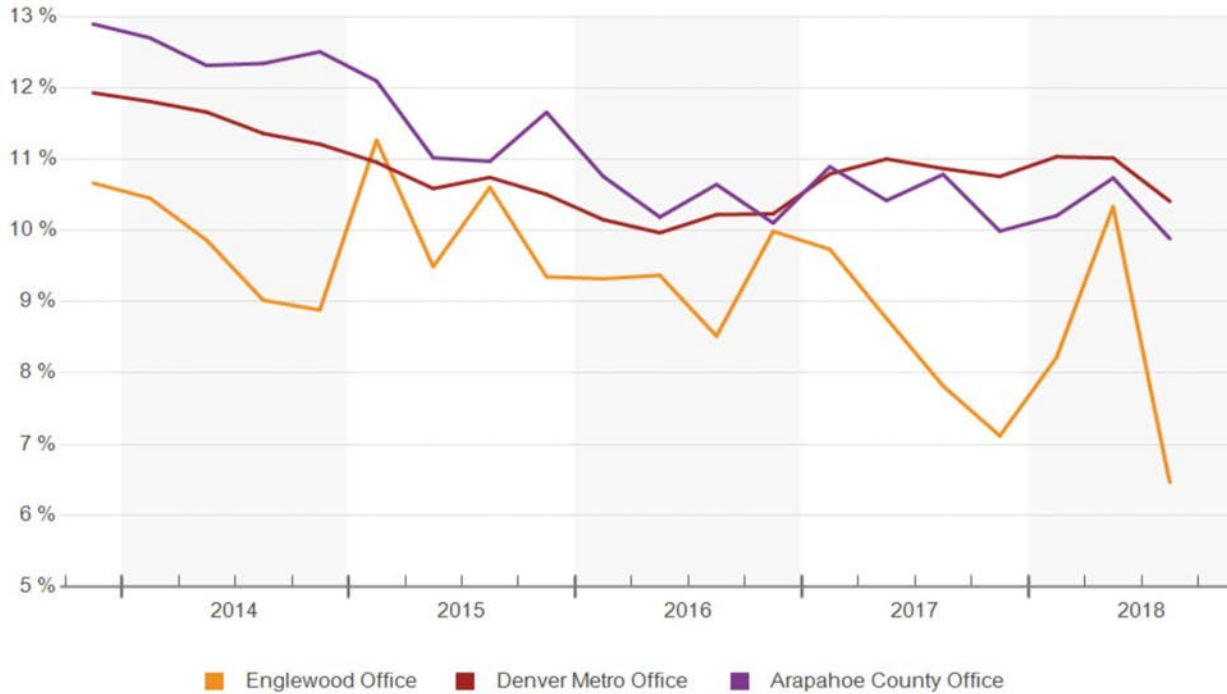
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	336	11,293	2,298
Existing Square Feet	2,787,486	153,256,998	38,007,573
Vacancy Rates	6.6	10.6	9.8
Average Lease Rates	\$17.36		\$23.80
Number of Lease Deals	2	39	16
Leasing Activity Direct (SF)	4,202	94,219	94,219
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	0	76,674	0

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	489	7,695	1,326
Existing Square Feet	7,948,784	240,989,316	29,355,278
Vacancy Rates	2.3	4.3	3.8
Average Lease Rates	\$8.53	\$7.19	\$7.98
Number of Lease Deals	3	97	16
Leasing Activity Direct (SF)	15,975	1,254,961	94,442
Leasing Activity Sublet (SF)	0	22,884	5,812
Square Footage Delivered	0	1,347,183	0

Office: Vacancy Rate

The office vacancy rate in Englewood recently plunged to 6% while Arapahoe County and the Denver metro markets see vacancy rates at or above 10%. The price for office space in Englewood is on par with Arapahoe County market and remains at \$23.68 gross per square foot. The available square footage of office space available in Englewood is 147,102. This decrease is largely due to the leasing activity at Englewood Civic Center and 1050 West Hampden.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Unknown	850 Englewood Parkway	10,284
	Unknown	200 West Hampden	3,000
	Unknown	850 Englewood Parkway	2,915
	Unknown	750 West Hampden	2,405
Retail	Unknown	3425-3427 South Broadway	5,500
	Sales Office	209 West Hampden	4,406
	Unknown	3483 South Broadway	2,990
	Unknown	3487 South Broadway	2,915
Industrial	Unknown	3201-3273 S. Platte River Drive	10,432
	Unknown	2606-2610 S. Raritan Circle	9,600
	Unknown	2925 S. Umatilla Street	9,271

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
303.762.2342 | commdev@englewoodgov.org

A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.

**CITY OF ENGLEWOOD
2018 CALENDAR OF EVENTS**

Mon., Nov 5	2:00 p.m.	Malley Center Trust Fund, Malley Recreation Center
	6:00 p.m.	City Council Study Session
	7:00 p.m.	City Council Regular Meeting
Tues., Nov. 6	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, 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	3:00 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, Anderson Room (Library)
Mon., Nov. 12	.	Veteran's Day Holiday
Tues., Nov. 13	11:00 a.m.	Mayor/Manager Meeting
	2:30 p.m.	Police Officers Pension Board
	3:00 p.m.	NonEmergency Retirement Board
	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.	City Council Study Session
	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)
Mon., Nov 26	6:00 p.m.	City Council Study Session
Tues., Nov 27	11:00 a.m.	Mayor/Manager Meeting
	5:15 p.m.	Budget Advisory Committee, City Council Conference Room
Wed., Nov. 28	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room
Mon., Dec 3	7:00 p.m.	City Council Regular Meeting
Tues., Dec. 4	11:00 a.m.	Mayor/Manager Meeting
	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Dec. 5	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
Mon., Dec. 10	6:00 p.m.	City Council Study Session
Tues., Dec. 11	11:00 a.m.	Mayor/Manager Meeting
	3:00 p.m.	NonEmergency Employees Retirement Plan
	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., Dec. 12	6:30 p.m.	Englewood Urban Renewal Authority, City Council Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs., Dec., 13	5:30 p.m.	Parks and Recreation Commission, Englewood Recreation Center, Aquatics Room, 1155 W. Oxford Ave.
Mon., Dec. 17	5:30 p.m.	Council Holiday Dinner
Tues., Dec. 18	7:00 p.m.	Planning and Zoning Commission, City Council Conference Room/Council Chambers
Wed., Dec. 19	5:30 p.m.	Code Enforcement Advisory Committee (tentative)
	6:30 p.m.	Historic Preservation Commission, Community Development Conference Room

Christmas Holidays

TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

Nov 5	Study Session Englewood Environmental Foundation
Nov 5	Regular Meeting
Nov 13	Study Session (Tuesday) Code Enforcement Advisory Committee Presentation Code Enforcement Discussion Police Building Update
Nov 19	Study Session Museum of Outdoor Art Annual Update Board and Commission Process and Reappointment Discussion
Nov 19	Regular Meeting
Nov 26	Study Session EEF/EMRF Discussion (if needed) Redevelopment Plan Update
Dec 3	Study Session Aid to Agencies In-Kind Donation Discussion
Dec 3	Regular Meeting
Dec 10	Study Session Capital/Infrastructure Discussion Occupational Privilege Tax/Standard Definitions
Dec 17	Council Holiday Dinner
Dec 17	Regular Meeting
Dec 24	Holidays
Jan 3	Board and Commission Interviews
Jan 7	Regular Meeting
Jan 14	Study Session Cultural Arts Discussion Board and Commission Appointment Discussion
Jan 21	Regular Meeting

Jan 28 Study Session
Feb 4 Regular Meeting
Feb 11 Study Session
Feb 19 Regular Meeting
Feb 25 Study Session

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