CITY MANAGER’S NOTES
January 17, 2019

Upcoming Council Meetings

City Council will meet on Thursday, January 17, 2019. A Special Meeting will be held at 6:00 p.m. in the Community Room.

City Offices will be closed on Monday, January 21, 2019 in observance of Martin Luther King Jr. Day.

City Council will meet on Tuesday, January 22, 2019. A Study Session will be held at 6:00 p.m. in the Community Room. The Regular Meeting will follow at 7:00 p.m. in Council Chambers.

Informational Items

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

1. The Denver Post article: Englewood vote means Grandpa can live out back for cheap
2. The Denver Channel article: Built to break? Englewood residents worried about aging infrastructure.
3. News: State Home Modification Tax Credit
4. Update: 2019 Small Business Training Opportunities
5. Announcement: City of Englewood Citizens Planning School
6. Community Development Newsletter – January 2019
7. Calendar of Events
8. Tentative Study Session Topics
Englewood vote means Grandpa can live out back for cheap

But can a limited number of garden cottages, granny flats alleviate city’s affordable housing challenge?

A renovated carriage house in the backyard of Brian and Jenn Superka on Jan. 6, 2016, in Denver.

By JOHN AGUILAR | jaguilar@denverpost.com | The Denver Post
January 13, 2019 at 6:00 am

With the cost of housing still on an inexorable rise in the metro area, Englewood architect Randal Friesen sees accessory dwelling units as a key to solving the area’s affordable housing puzzle.
The only problem is that new ADUs — think “granny flats” or “garden cottages” that are often used to house an aging parent or a child not quite ready to fly the nest — weren’t allowed in Englewood.

Until now.

On Monday, the city council narrowly approved an ordinance allowing ADUs to be established in more than half of Englewood’s residential zoned areas. The suburb of 35,000 follows in the footsteps of several metro-area communities that have loosened rules on accessory dwelling units, including Denver, Arvada and Golden.

Englewood’s vote is good news for Friesen, whose adult daughter can now live in a small alley house on a lot he owns in the city, just a few feet from a full-size home he would build there.

“Affordable living is what’s not available out there,” he said. “My daughter can’t afford apartments at the rates apartments are renting for.”

The latest S&P CoreLogic Case-Shiller survey pegged Denver’s home price increase at nearly 7 percent from late 2017 through late 2018. In an Apartment List report released last summer, median rents in Denver clocked in at $1,050 for a one-bedroom unit and $1,330 for a two-bedroom unit.

In the suburbs, the rates were higher: Englewood’s median rent was $1,220 for a one-bedroom apartment and $1,540 a month for two. Two bedrooms in Parker and Thornton had medians above $1,800.

But ADUs are not the answer for a number of Englewood residents, who fear the infill units will invite congestion, generate parking headaches and fundamentally change the nature of neighborhoods in this inner suburb. While ADUs are often used to put a roof over the head of a relative or friend, in Englewood they will be able to be rented on the open market as well.

Renting to strangers, opponents argue, brings to the neighborhood a greater risk of crime.

“We’re already having trouble, and they’re trying to bring more density to our neighborhood,” said 22-year resident Cynthia Searfoss, of Englewood. “It’s going to bring crime.”

“We’re already having trouble, and they’re trying to bring more density to our neighborhood,” said Cynthia Searfoss, a 22-year resident of Englewood. “It’s going to bring crime.”
Those arguments played out at last Monday’s council meeting, where both those touting and lambasting ADUs took to the microphone to persuade their elected leaders to vote their way. In the end, the ordinance passed on a 4-3 vote. The measure takes effect Feb. 9.

John Voboril, a planner with Englewood, said the city has been dealing with the ADU issue for nearly five years, holding multiple open houses and council study sessions designed to nail down the details before regulations were passed.

The new ordinance mandates that the owner of the primary residence on the property where an accessory dwelling unit is built live there for at least nine months of the year. It limits the size of an ADU, be it a unit built on top of a detached garage or a cottage placed in the backyard, to 650 square feet. The location of the unit is also restricted to the rear third of the lot.

The rules stipulate that an off-street parking space be provided for each ADU.

“We’re going to have the strongest ADU enforcement mechanism for ADUs in the state of Colorado,” Voboril said.

Not that Englewood is a complete stranger to the concept. Because the units were popular across the country before World War II in response to a housing shortage, the city says nearly 200 ADUs already exist in the older part of Englewood and are grandfathered in.

Voboril said the city is projecting that six to seven new ADUs a year will come online in the city over the next decade.

Nearby Arvada invited ADUs back in 2007 and city spokeswoman Allison Trembly said there are now 20 permitted units in the city, including basement conversions.

Trembly said Arvada’s ADU stock is evenly split between use as a home for a family member and a rental. The city’s intent with ADUs, she said, is to offer “a market-based housing option that would allow property owners to reinvest in their property and provide a more affordable option for other people such as seniors and young adults while also protecting the character of existing neighborhoods.”

As to whether another 60 to 70 accessory dwelling units in Englewood by 2029 will put much of a dent in the affordable housing crunch being experienced in the state, where it’s estimated that there was a deficit of nearly 128,000 affordable units last year, that is an open question.

Renee Martinez-Stone, director of the West Denver Renaissance Collaborative, said ADUs should be a part of any affordable housing strategy, but they are not the complete solution. Her organization is in the midst of a two-year pilot program that gives low- and middle-income households in southwest Denver neighborhoods access to loans to build ADUs, for which the city established a regulatory framework in 2010.

Martinez-Stone’s goal is to get 10 backyard homes into the nineline by this summer.
But she praised Englewood for even making ADUs an option, something many other communities have not yet done.

“If you're not zoned for an ADU, you're never going to get it,” Martinez-Stone said.
the hottest talent in hip-hop for his new project, including 2 Chainz and up-and-coming rappers Tee Grizzley and YNW Melly. According to TMZ, 'Ye has been recording with Lil Wayne at his recently-purchased $14 million condo in the city's so-called "billionaire beach bunker." West is believed to have bought the pad with the recording sessions in mind. The star-studded album, titled 'Yandhi,' still has no release date. Kanye shows no signs of slowing down after releasing an impressive five records in 2018.
ENGLEWOOD, Colo.--Our Colorado is filled with stories of cities big and small grappling with growth. But in Englewood, locals are worried the added development could be dangerous.

Englewood resident JJ Margiotta is a familiar face around the city. He's at every council meeting, asking questions as he notices the changes around him.

"We're having tremendous growth in this area, and we know Colorado's growing, but the problem is its happening without any checks and balances," said Margiotta.

One of his biggest concerns, is the fear that Englewood's aging infrastructure can't handle the dozen or so development projects in the works. Those don’t include the several possibilities on the horizon, like proposed multi-unit apartment complex called Alta Englewood Station.

"With the newer style buildings, was the infrastructure built, was the drainage system, was the traffic patterns built to handle this?" asked Margiotta.

Just last Summer, a deadly flood overwhelmed the drainage system. Daisy Yu with the City of Englewood said the city is looking at a fix.
"We have to continue development in order to keep up with the growth of our city, but at the same time we are taking studies and measure to research what additional repairs our aging infrastructure needs," said Yu.

She said the developer for the Alta Englewood Station site already planned for an underwater retention pond, so there will be space for sewer and drainage. Also, at 34,000 residents, Englewood's water plant isn’t even operating at half of its max capacity.

So there’s plenty more room to accommodate more growth.

"Our proximity to the City of Denver sets up really well to an influx of residents, while still maintaining the community and the great place that it is to live for our existing residents," said Yu.
The Department of Local Affairs launches Home Modification Tax Credit Program

Denver, CO - January 9, 2019 - The Department of Local Affairs (DOLA) has launched the Home Modification Tax Credit program that is designed to help individuals with an illness or disability who need to make their home more accessible due to health, welfare or safety reasons. The program allows for individuals to request a tax credit of up to $5,000 per year on home modifications.

The Home Modification Tax Credit bill, HB18-1267, was passed and signed into law with the vision that individuals with an illness or disability would not be deterred from retrofitting a residence for health, welfare, and safety reasons due to financial constraints. The measure ensures that individuals with an illness, impairment, or disability that necessitates a home modification; and an adjusted family income at or below the income limit of $150,000 for the 2019 income tax year, have the opportunity to make those modifications without financial worry.

“The ability to live independently in your home is a priority for many Coloradans, and we are happy to be able to provide a program that incentivizes those who are making their homes more accessible and self-sufficient,” said Alison George, Division Director for DOLA’s Division of
Housing.

The maximum tax credits per year are limited to $1,000,000 and the program was launched on January 1, 2019.

To learn more about the program and eligibility criteria, please visit: http://bit.ly/2shjPr0

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TO: Mayor Linda Olson and City Council Members

THRU: Dorothy Hargrove, Interim City Manager
       Brad Power, Community Development Director

FROM: Darren Hollingsworth
      Economic Development Manager

DATE: January 14, 2019

SUBJECT: Update on the 2019 Small Business Training Opportunities Offered by the Aurora-South Metro Small Business Development Center in Englewood

Attached is the flyer for Englewood’s 2019 small business workshops, training opportunities, and one-on-one business consulting. These workshops are held in Englewood throughout the year and are offered free of charge. Englewood’s partnership with the Aurora-South Metro Small Business Development Center allows these workshops to take place in Englewood.

Attached is a flyer for Englewood’s Third Annual Business Resource and Lenders Expo, which will take place on Friday, March 22. This event will feature booths and presentations from a number of the City’s economic partners. The Business Resource and Lender Expo will give business owners the opportunity to become aware the various resources available that support a growing and economically vibrant Englewood business environment. This is Englewood’s signature economic development event in 2019 and entrepreneurs are encouraged to attend to learn more about opportunities to start or grow their business in our City.

Attached is a flyer for the Leading Edge Strategic Planning Series, which will be offered in Englewood in 2019. This is a 5 series workshop that offers entrepreneurs an opportunity to develop a strategic business plan in a highly interactive environment. The workshop is made possible by Englewood’s partnership with the Aurora-South Metro Small Business Development Center.
Englewood Workshops 2019
Providing entrepreneurs with a better understanding of starting and operating a small business.

SBDC Small Business Workshops:

February 2019

Business Start-Up Basics – Learn the steps to starting a business (free)
Thursday, February 21st | 6PM – 8PM
Location: Englewood Public Library | 1st floor Anderson room
1000 Englewood Pkwy. | Englewood, CO 80110

March 2019

Third Annual Englewood Business Resource Expo
Friday, March 22nd | 8AM - 9:30 AM
Location: Englewood Civic Center | 2nd Floor Community Room
1000 Englewood Pkwy. | Englewood, CO 80110

An opportunity to learn about local, county and state business resources designed to help YOUR small business succeed! Includes representatives from various micro-lenders. A continental breakfast will be served (free).

April - May 2019

LEADING EDGETM Strategic Planning Series
Five Fridays: April 5th, April 19th, May 3rd, May 17th and May 31st | 9AM – 4PM
Location: Englewood Civic Center | 3rd floor Community Development conference room
1000 Englewood Pkwy. | Englewood, CO 80110

Colorado’s premier business planning program! Learn how to develop a clear vision for your business by creating an actionable fully-realized business plan based on proven market research and management techniques. Course is interactive and includes five hours of one-on-one confidential business consulting. The Strategic Planning Series is five dates (35 hours) over a two-month period ($495/$395 for second business partner)

June 2019

Starting Your Retail Food Establishment
Thursday, June 13th, 9AM - 12PM
Location: Englewood Malley Center | 3380 So. Lincoln St. | Englewood, CO 80113

Learn about economic and compliance issues, including conceptual and practical requirements for city and county, and how to transfer ownership or start a new food business; with Tri-County Health Dept. (free).

July 2019

Business Start-Up Basics – Learn the steps to starting a business (free)
Tuesday, July 16th | 6PM – 8PM
Location: Englewood Public Library | 1st floor Anderson room
1000 Englewood Pkwy. | Englewood, CO 80110

Workshop Sponsors:
August 2019

Business Plan Basics – Steps to writing a successful business plan (free).
Tuesday, August 20th | 6PM – 8PM
Location: Englewood Public Library | 1st floor Anderson room | 1000 Englewood Pkwy. | Englewood, CO 80110

September 2019

LEADING EDGE™ Business Plan in a Day
Friday, September 27th | 9AM – 4PM
Location: Englewood Civic Center, 3rd floor Community Development conference room
1000 Englewood Pkwy. | Englewood, CO 80110
Colorado's premier business planning program! Learn how to develop a clear vision for your business by creating an actionable fully-realized business plan based on proven market research and management techniques. Course is interactive and includes five hours of one-on-one confidential business consulting. Business Plan in a Day breaks the process down to 10 manageable steps ($150/person).

October 2019

Marketing Fundamentals – Discover what marketing tactics work for your business (free).
Tuesday, October 22nd, 6PM – 8PM
Location: Englewood Public Library | 1st floor Anderson room | 1000 Englewood Pkwy. | Englewood, CO 80110

November 2019

Starting Your Retail Food Establishment
Thursday, November 14th, 9AM - 12PM
Location: Englewood Malley Center | 3380 So. Lincoln St. | Englewood, CO 80113
Learn about economic and compliance issues, including conceptual and practical requirements for city and county, and how to transfer ownership or start a new food business; with Tri-County Health Dept. (free).

REGISTRATION


Various Workshop Locations: Location for each workshop is confirmed upon registration.

Workshops fees are payable in advance upon registration.
Priority admission will be given for prepaid registration. Prepaid registrations also receive updates and reminders related to the workshop. Cash (in exact amount) or checks accepted at the door; note that space is limited. Please make checks payable to "City of Aurora" (SBDC host).

The SBDC has a no-cancellation policy.
Read the cancellation policy at www.Aurora-SouthMetroSBDC.com/cancellation-policy.

CONSULTING

One-on-one confidential consulting is available, by appointment only, at no charge.
Consulting takes place on the third Thursday of each month; book your appointment in advance to assure a time slot. Please take appropriate workshops for your business needs prior to making an appointment. (Start-ups must take a minimum of two workshops prior to consulting.)

(303) 326-8686 | Aurora-SouthMetroSBDC.com | info@Aurora-SouthMetroSBDC.com
The City of Englewood is hosting a Business Resource & Lenders Expo for the third year in conjunction with the Aurora-South Metro Small Business Development Center (SBDC). Hear from Englewood’s Community and Economic Development Office, the Small Business Administration Colorado District Office, and the Colorado SBDC Network.

Representatives from the following organizations will be present to keep you informed about all the helpful resources available to small businesses:

**Information Booths**
- U.S. SBA and SCORE
- Minority Business Office
- Englewood Chamber
- Arapahoe Community College
- Colorado PTAC
- Mi Casa Resource Center
- Accion
- Colorado Enterprise Fund
- Community Enterprise Development Services (CEDS)
- Preferred Lending Partnership
- Better Business Bureau
- Colorado SBDC Network
- Aurora-South Metro SBDC
- Englewood Public Library
- Arapahoe/Douglas Works!
- Connect2DOT
- Manufacturer’s EDGE
- CHFA
- Colorado Lending Source
- Rocky Mountain Micro-Finance Institute (RMMFI)
- U.S. Patent and Trademark Office

**Friday, March 22, 2019**
8:00 - 9:30 AM
Englewood Civic Center
2nd floor Community Room
1000 Englewood Pkwy. | Englewood, CO 80110 | 303-762-2347

FREE – Just let us know you’re coming:
www.englewoodco.gov/doing-business/business-training
or www.Aurora-SouthMetroSBDC.com/training (Browse Workshops)

Light refreshments will be served | Free parking

Don’t miss this opportunity to learn more about business resources designed to help YOUR small business succeed!

**Sponsors:**

(303) 326-8686 | Aurora-SouthMetroSBDC.com | info@Aurora-SouthMetroSBDC.com
The LEADING EDGETM Strategic Planning Series is a 5-week intensive and hands-on course that provides entrepreneurs with a better understanding of starting and operating a small business based on a fully-realized business plan.

Participants learn how to analyze economic opportunities and risk for their business and create an actionable strategic business plan based on proven market research and management techniques. LEADING EDGE™ courses are highly interactive, which ensures the flow of information not just from the instructor, but between participants as well.

**Learn more! Outcomes of the program:**
- Develop a clear vision for your business;
- Network with and learn from other entrepreneurs;
- Discover tools and resources to help you complete a strategic plan;
- Receive five hours of confidential one-on-one consulting;
- Meet potential lenders who will discuss funding options;
- Compete in a business plan competition with cash prizes.

**LEADING EDGETM Strategic Planning Series**

Course dates are every other Friday, all-day:
April 5, 19, May 3, 17 & 31, 2019
Submit Business Plan June 14, 2019

**Course Time:** 9:00 AM - 4:00 PM

**Englewood Civic Center**
2nd Floor Community Room
1000 Englewood Pkwy. | Englewood, CO 80110
Free parking is available in the garage, 1st and 2nd levels.

**Course Fee:** $495/person
$395/each additional business member
Scholarships available for Englewood businesses.

**Register:** [www.Englewoodco.gov/doing-business/business-training](http://www.Englewoodco.gov/doing-business/business-training) or [www.Aurora-SouthMetroSBDC.com/training](http://www.Aurora-SouthMetroSBDC.com/training) >> "Browse Workshops"
Scholarships available for Englewood businesses. Apply online: http://www.englewoodco.gov/doing-business/business-training

Remember to pre-register to receive updates and a reminder. To pay via PayPal, follow the link in your registration confirmation. Payment may be made at the door in exact cash or check payable to the SBDC host: City of Aurora. Pre-registration required. The SBDC has a no-refund policy (www.Aurora-SouthMetroSBDC.com/cancellation-policy).

5 Hours one-on-one consulting at SBDC – To schedule appointments, call (303) 326-8686.

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<td>Friday</td>
<td>April</td>
<td>5</td>
<td>9AM – 4PM</td>
<td>Englewood Civic Center</td>
<td>Introduction &amp; Orientation Mission Statement; Marketing I: Market Research</td>
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<td>17</td>
<td>9AM – 4PM</td>
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<td>Financial Statements, Cash Flow, Funding Options</td>
<td>Business Plan and Cash Flow</td>
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<td>May</td>
<td>31</td>
<td>9AM – 4PM</td>
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<td>Milestone #2: Cash Flow (due by 4PM)</td>
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Program Sponsors:

(303) 326-8686 | Aurora-SouthMetroSBDC.com
City of Englewood Introduces the Citizens Planning School

The Citizens Planning School (CPS), a dynamic and interactive program, intends to provide residents with a background in the fundamentals of city planning.

CPS is aimed at educating Englewood residents, neighborhood leaders, and future board and commission members. The program provides residents and business owners with the opportunity to learn about the city planning process and to participate in discussions about how city planning helps shape our community. Sessions are led by topic experts invited by the City’s Community Development Department to present on a variety of planning topics.

The CPS seeks to introduce residents to city planning and will not address specific topics or projects currently being discussed within the City. CPS is open to anyone interested in learning how to manage and implement the long-term vision of the City, by way of:

- land uses and subdivisions;
- integrating economic development into planning;
- transportation and multi-modal travel;
- place making, and community involvement; and
- how new developments are designed, reviewed and approved.

Class size is limited to the first 20 participants registered and the program is sponsored by the City of Englewood. Participants are selected in the order applications are received. Registration deadline is February 15, 2019. Email commdev@englewoodco.gov for an application or more information.

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**Schedule**

**6:30 PM – 8:30 PM**

- **April 25, 2019**  
  Understanding the Base Tools of Planning  
  Location: Anderson Room, Englewood Public Library  
  Instructor: Harold Stitt, AICP

- **May 2, 2019**  
  Placemaking Englewood  
  Lessons in Development  
  Location: Anderson Room, Englewood Public Library  
  Instructors: Marilee Utter, President; Citiventure Associates  
  Troy Gladwell, Founder; Medici Communities

- **May 9, 2019**  
  Englewood on the Move  
  Local Transportation/Park Connections  
  Location: Anderson Room, Englewood Public Library  
  Instructor: Emily Lindsey, Transportation Planner  
  Denver Regional Council of Governments
May 16, 2019  Economic Development Overview  
Location:  The Guild  
Instructor:  Michelle Claymore, CEcD; City of Commerce City

May 23, 2019  Developing Neighborhood Leaders  
- Effective Communications  
- Neighborhood Participation  
- Social Media/Be Involved  

Graduation  
Location:  The Guild  

Instructors:  Denise White, Communications Specialist; City of Boulder  
Cate Townley, Colorado Department of Public Health and Environment; Chair of Englewood Planning and Zoning Commission
DEVELOPMENT HIGHLIGHTS

Iron Works Village | 601 West Bates Avenue
Project: 136 townhomes, condominiums, and single-family for sale units
• Plans have been submitted for three condominium buildings

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.
• Construction drawings are underway.
• Foundation Permit drawings are under review.

ALTA Englewood Station | 1070 West Hampden Avenue
Project: Administrative Subdivision and Planned Unit Development
• A public hearing was held on December 17, 2018 City Council meeting; first reading is scheduled for January 22, 2019.

Hilltop | 3800 South Broadway
• Building permit is approved for a 3 story building comprising 8 apartments above a 2,800 square foot commercial space. Foundation work is underway.

Mango Tree Coffee | 3498 South Broadway
• Plans for tenant finish are under review.

Grow and Gather | 900 East Hampden Avenue
• Phase I plans for tenant finish are approved and Phase II plans for a building expansion are nearing final review and approval. Preliminary opening is anticipated for Spring 2019.

Paradox Lounge | 3467 South Broadway
• The business is currently closed; however, the property owner plans to remodel the space and reopen the business.

Comfort Dental | 2780 South Broadway
• New dental offices are now under construction.
ACCESSORY DWELLING UNITS
- City Council approved CB-2 at the January 7, 2019 City Council meeting. CB-2 amends the Unified Development Code regarding Accessory Dwelling Units to permit ADU’s within the R-1-C, R-2-A, R-2-B, MU-R-3-A, and MU-R-3-B zone districts. This includes a six-month moratorium on the approval of applications for ADU’s and any associated building permits located within the MU-R-3-B zone district.

SHORT-TERM RENTALS
- The Short-Term Rental Ordinance is being drafted by the City Attorney after input from staff and the Planning and Zoning Commission.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood (ACE)
- At their December 12, 2018 meeting, members discussed 2019 priorities including business visitation, walking tours, and business focus.
- At the January 9, 2019 meeting, members met with Marcia McGilley, Executive Director for the Aurora-South Metro Small Business Development Center to discuss their 2019 work program activities and training opportunities.

Board of Adjustment and Appeals
- 3500 S Corona: A variance to exceed the maximum height of 32 feet by 4 feet in the MO-2 overlay district was approved.
- 4398 S Broadway: A variance to reduce lot frontage from 75 feet to 50 feet for the sale of motorcycles snowmobiles, ATV’s, personal watercraft and associated accessories was approved.

Keep Englewood Beautiful
- Awards were announced for the annual Holiday Lighting event. More information can be found on the Keep Englewood Beautiful page on the City’s website.

Historic Preservation Commission
- The Commission is working on a process guide for landmark applications and continuing to research historical subdivisions.

Planning and Zoning Commission
- The Commission discussed various UDC amendments related to the PUD process, short-term rentals, and other miscellaneous housekeeping items.
- The Commission is working on possible UDC amendments to Multi-Unit residential standards in the Medical, Business, and MU-R-3-C zone districts.
- The Commission also discussed amending the ground floor commercial requirements in the MU-B-1 and MU-B-2 zone districts.
CITIZENS PLANNING SCHOOL (CPS)

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- land uses and subdivisions
- integrating economic development into planning
- transportation and multi-modal travel
- place making and community involvement
- how new developments are designed, reviewed and approved

The Citizens Planning School is made up of five, two hour sessions. Sessions begin in April and continue through May. Class size is limited to the first 20 participants registered and the program is sponsored by the City of Englewood. Participants are selected in the order applications are received.

BUSINESS WORKSHOPS AND TRAINING

Englewood partners with the Aurora-South Metro Small Business Development center to offer training workshops, and free one-on-one consulting to help startup and operating small businesses. The 2019 schedule is now available on the City’s website: englewoodco.gov/doing-business/business-training

BUSINESS START-UP BASICS

*Learn The Steps To Starting A Business*

Cost: **FREE**

Tuesday, February 21 | 6:00 PM to 8:00 PM
Englewood Civic Center, Third Floor Conf. Rm.
1000 Englewood Pkwy | Englewood, CO  80110

LEADING EDGE STRATEGIC PLANNING SERIES

*Colorado’s premier business planning program! Learn how to develop a clear vision for your business by creating an actionable fully-realized business plan.*

Cost: **$495**

Register: englewoodco.gov/doing-business/business-training

Five Fridays: April 5, April 19, May 3, May 7, May 31 | 9:00 PM to 4:00 PM
Englewood Civic Center, Second Floor, Community Room
1000 Englewood Pkwy | Englewood, CO  80110
BUSINESS EVENTS

- Third Annual Englewood Business Expo
  Cost: FREE
  Friday, March 22 | March 22 | 8:00 AM - 9:30 AM
  Englewood Civic Center | Second Floor, Community Room
  1000 Englewood Parkway | Englewood, CO  80110

An opportunity to learn about local, county and state business resources designed to help your small business succeed. Various micro-lender representatives will be in attendance and a free continental breakfast will be served.

ECONOMIC DEVELOPMENT GRANTS

Business Initiation Grant
Grant Reimbursement: Emerge Modern Salon, 2749 South Broadway, is approved for a $2,500 grant to assist with tenant finish expenses.

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

Application Received: The Tabletop, 3394 South Broadway, has applied for a $2,500 grant to assist with tenant finish expenses.

Business Environmental Compliance Grant
Approval Pending: Chop Shop Casual Urban Eatery, 3150 South Broadway, for the installation of a new gravity grease interceptor.

OTHER BUSINESS NEWS

- One Barrel American Bistro and Wine Bar, 3401 South Broadway, is now open for lunch and dinner.
- Barnhouse Tap, 4361 South Broadway, is now open. ▼
- ABRA Auto Body and Glass has leased 16,340 square feet at 1400 West Dartmouth Ave.
Community Development continues discussions with the representatives from C-III Asset Management about their plans for selling the former Weingarten property (in red). They now expect to initiate their national marketing campaign to sell the property on March 1, 2019.

Community Development continues to field inquiries from developers interested in acquiring the C-III Property and also redeveloping the adjacent CityCenter property controlled by the City and the Englewood Environmental Foundation (in blue). We expect that one or more of these firms will submit letters of introduction and interest to the City Council.

On January 7, 2019, staff made a presentation at the City Council Study Session regarding the CityCenter Redevelopment Opportunities and Critical Next Steps (conceptual renderings below). Continued City Council discussion is scheduled for the January 14 Study Session.

The urgency of the City’s redevelopment opportunities as well as the related need to protect Englewood’s various CityCenter interests were discussed. These opportunities and needs are being driven by the coincidental interaction of three factors:

1. Very strong national real estate market interest in Metro Denver commercial real estate, especially transit-oriented developments like CityCenter,

2. C-III’s plans to sell the former Weingarten property rapidly via a marketing campaign that will broadly expose the CityCenter redevelopment opportunities to a national audience, and

3. Englewood’s leverage to hopefully influence the selection of the former Weingarten property buyer by virtue of how the City Council responds to prospective buyers’ requests to amend the underlying ground lease from the Englewood Environment Foundation.

As discussed with Council, Englewood now has a unique window of opportunity, because of the above factors, to (a) encourage and guide the redevelopment of CityCenter to re-establish it as Englewood’s “central place,” and (b) to improve CityCenter’s mix of uses, activity levels, walkability, financial sustainability, property values and related City revenues.
Kmart Site Redevelopment

The PUD application for the Kmart site redevelopment was submitted on January 4, 2019. The application requests to allow for mini-storage as an allowable use (in addition to the land uses already allowed on site) is currently under review.

Because of the time it has taken for the site’s ground lessee, Capital Pacific Partners, to negotiate building leases with the two anchor tenants, Chuze Fitness and StorQuest, a new neighborhood meeting will be required.

By way of background, the fact that this property is ground leased for a remaining lease term of only 52 years severely limits its appeal for developers of most commercial users and their lenders. This property’s ground lessor does not wish to sell the land. The site’s challenging shape and the number of outparcels owned by others along Broadway and Belleview further complicates the site’s redevelopment. The current ground lessee, Capital Pacific, is proposing a creative combination of uses within an extensively renovated building (rendering below).

The self-storage component (StorQuest) would be primarily in the rear of the building with an interior drive-in area for loading. The fitness facility (Chuze Fitness) will attract enough customers to make additional retail and restaurant uses feasible along the front of the building. StorQuest will pay enough rent that their presence makes the extensive building renovation financially feasible. Without the storage component, the ultimate building appearance and tenant mix would much less desirable than what is proposed. Chuze fitness, a by-right use, was recently issued a permit for their tenant improvement work on the south side of the building.

GRANTS

Transportation Demand Management (TDM) - Oxford Avenue: First and Last Mile Connections

CDOT has granted funding for the Oxford Avenue First and Last Mile bicycle connections. The grant funds will assist the City in constructing Sharrow lane markings along Oxford Avenue from Clarkson Street to Broadway and bicycle lane markings along Oxford Avenue from South Broadway to South Windermere/Oxford Light Rail Station, including funding for additional bicycle parking at the Oxford Light Rail Station.
# City of Englewood, Colorado
## Building Division Monthly Report - December 2018

<table>
<thead>
<tr>
<th>No. Permits</th>
<th>December, 2018</th>
<th>December, 2017</th>
<th>December, 2016</th>
<th>December, 2015</th>
<th>Year To Date December, 2018</th>
<th>Year To Date December, 2017</th>
<th>Year To Date December, 2016</th>
<th>Year To Date December, 2015</th>
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<td>29</td>
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<th>Year To Date December, 2015</th>
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<th>December, 2015</th>
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<th>Year To Date December, 2016</th>
<th>Year To Date December, 2015</th>
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<tr>
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<td><strong>Total</strong></td>
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## OFFICE SPACE

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<th>Englewood</th>
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<tr>
<td>Existing Buildings</td>
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## RETAIL

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<th>Englewood</th>
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<td>Average Lease Rates</td>
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<td>Square Footage Delivered</td>
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## INDUSTRIAL

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<tbody>
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Englewood Industrial/Flex: Vacancy and Rental Rates

Leasing activity for Industrial / Flex space is strong as evidenced by rising lease rates and historically low vacancy rates. The current vacancy rate for Industrial / Flex space is 1.7% and average price per square foot has increased to $9.26. Time on the market is currently 3 months. The analysis of space availability indicates that 25 spaces comprising approximately 209,000 square feet are currently on the market. A tightening supply of Industrial/Flex space creates challenges for prospective users that are looking to secure space to accommodate their expanding or relocating business.

**LEASE TRANSACTIONS**

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<tr>
<th>Tenant</th>
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<th>Sq. Ft.</th>
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<td>Doggie Day Care</td>
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<tr>
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<td>Date</td>
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<td>Tues., Jan. 22</td>
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<td>Wed., Jan 23</td>
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<td>Mon. Feb. 4</td>
<td>2:00 p.m.</td>
<td>Malley Center Trust Fund, Malley Recreation Center</td>
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<td>Mon., Feb. 4</td>
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<td>Tues., Feb. 5</td>
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<td>Wed., Feb. 6</td>
<td>11:00 a.m.</td>
<td>Liquor and Marijuana Licensing Authority</td>
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<td>Cultural Arts Commission, Englewood Public Library, Perrin Room</td>
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<td>Police Pension Board, Public Works Conf-Room</td>
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<td>3:30 p.m.</td>
<td>NERP Pension Board, Public Works Conf-Room</td>
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<td>Water/Sewer Board Meeting, Community Development Conference Room</td>
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<td>Public Library Board, Englewood Public Library, Altenbach Room</td>
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<td>Wed., Feb. 13</td>
<td>6:30 p.m.</td>
<td>Englewood Urban Renewal Authority, City Council Conference Room</td>
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<td>Thur. Feb. 14</td>
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<td>Firefighters’ Pension Board, Public Works Conf-Room</td>
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<td>Parks and Recreation Commission, Community Development Conference Room</td>
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<td>Time</td>
<td>Event</td>
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<td>7:00 p.m.</td>
<td>Planning and Zoning Commission, City Council Conference Room/Council Chambers</td>
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<td>7:00 p.m.</td>
<td>City Council Regular Meeting</td>
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<td>Tues., Mar. 5</td>
<td>9:00 a.m.</td>
<td>Mayor Manager Meeting</td>
</tr>
<tr>
<td></td>
<td>7:00 p.m.</td>
<td>Planning and Zoning Commission, City Council Conference Room/Council Chambers</td>
</tr>
<tr>
<td>Wed., Mar. 6</td>
<td>11:00 a.m.</td>
<td>Liquor and Marijuana Licensing Authority</td>
</tr>
<tr>
<td>Wed. Mar. 6</td>
<td>5:45 p.m.</td>
<td>Cultural Arts Commission, Englewood Public Library, Perrin Room</td>
</tr>
<tr>
<td>Mon., Mar. 11</td>
<td>6:00 p.m.</td>
<td>City Council Study Session, Community Room</td>
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<tr>
<td>Tues., March 12</td>
<td>9:00 a.m.</td>
<td>Mayor Manager Meeting</td>
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<td></td>
<td>5:00 p.m.</td>
<td>Water/Sewer Board Meeting, Community Development Conference Room</td>
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<td></td>
<td>7:00 p.m.</td>
<td>Public Library Board, Englewood Public Library, Altenbach Room</td>
</tr>
<tr>
<td>Wed., Mar. 13</td>
<td>6:30 p.m.</td>
<td>Englewood Urban Renewal Authority, City Council Conference Room</td>
</tr>
<tr>
<td>Thur. Mar.14</td>
<td>5:30 p.m.</td>
<td>Parks and Recreation Commission, Community Development Conference Room</td>
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<tr>
<td>Mon., Mar. 18</td>
<td>7:00 p.m.</td>
<td>City Council Regular Meeting</td>
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<td>Tues., Mar. 19</td>
<td>8:30 a.m.</td>
<td>Mayor Manager Meeting</td>
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<td></td>
<td>7:00 p.m.</td>
<td>Planning and Zoning Commission, City Council Conference Room/Council Chambers</td>
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<tr>
<td>Wed., Mar. 20</td>
<td>5:30 p.m.</td>
<td>Code Enforcement Advisory Committee, City Council Conf-Room</td>
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<td>6:30 p.m.</td>
<td>Historic Preservation Commission, Community Development Conference Room</td>
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<tr>
<td>Mon., Mar. 25</td>
<td>6:00 p.m.</td>
<td>City Council Study Session, Community Room</td>
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<td>Tues., Mar. 26</td>
<td>9:00 a.m.</td>
<td>Mayor Manager Meeting</td>
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<td></td>
<td>5:15 p.m.</td>
<td>Budget Advisory Committee, City Council Conf-Room</td>
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<tr>
<td>Mon., Apr. 1</td>
<td>7:00 p.m.</td>
<td>City Council Regular Meeting</td>
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</tbody>
</table>
TENTATIVE
STUDY SESSIONS TOPICS
FOR ENGLEWOOD CITY COUNCIL

Jan 17  Special Meeting – Search Firm Interviews

Jan 22  Study Session
       Fee Schedule Discussion
       Pavement Management & Concrete Utility Program Overview
       EEF Board Discussion

Jan 22  Regular Meeting

Jan 22  Study Session
       EEF Audit RFP – Bid opening and discussion
       Verizon license agreement
       Comprehensive Plan – Intensity Map
       Procurement Policy
       Impact Fee discussion

Feb 4   Study Session
       City Center Update
       Standard Definitions
       Citizen of the Year Process

Feb 4   Regular Meeting

Feb 11  Study Session
       Storm Water Analysis and Alternatives Feasibility Study Update
       City Center Update
       EEF RFP Audit Discussion

Feb 19  Study Session
       Business Licensing
       Council Policy Manual
       Redistricting Discussion

Feb 19  Regular Meeting

Feb 25  Study Session
       2020 Budget Preview
       Garbage and Recycling
       Communications - Special Events

March 4  Study Session
        COY Decision

March 4  Regular Meeting
March 11          Study Session
March 18          Regular Meeting
March 25          Study Session
April 1           Regular Meeting
April 8           Study Session
April 15          Regular Meeting
April 22          Study Session
April 29          5th Monday

FUTURE STUDY SESSION TOPICS

Board & Commission Presentations
Home Rule Charter Amendment Discussion
Home Rule Charter Review