CITY MANAGER’S NOTES
November 21, 2019

Upcoming Council Meetings

Monday, November 25, 2019
The Study Session will begin at 6:00 p.m. in the
Community Room.

Monday, December 2, 2019
The Study Session will begin 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. Staff Memo: City Center Redevelopment – Informational Update
2. Staff Memo: Short Term Rental Enforcement
3. Community Development Update – November 2019
4. Calendar of Events
5. Tentative Regular and Study Session Topics
TO: Mayor Olson and Members of City Council
THRU: Brad Power, Community Development Director
FROM: Dan Poremba, Chief Redevelopment Officer
DATE: November 20, 2019
SUBJECT: CityCenter Redevelopment - Informational Update

This is an update on the steps being managed by staff to complete the process of identifying a preferred master developer for the City to partner with in redeveloping the “City Property” at Englewood CityCenter. The City Property is the 10.6-acre property owned or controlled by the City and/or EEF and is shown in blue on the attached site plan. This communication further updates the information discussed with Council during the October 7, 2019 Study Session.

Staff and Council initiated exploration of the redevelopment of the City Property in connection with the August 2018 foreclosure of the former Weingarten Realty property by the debt bondholders represented by C-III Asset Management (C-III). Previously referred to as the “C-III Property,” this 11.8-acre property is shown in red on the attached site plan.

On March 27, 2019, Council authorized the implementation of a competitive procurement process to identify a preferred master developer for the City Property. A multi-step formal procurement process has been managed by staff and Council has been briefed throughout. Staff is preparing a final master developer recommendation for the December 16, 2019 City Council meeting. An initial meeting between the recommended developer and Council will be scheduled in January of 2020.

**Update on C-III and the Former Weingarten Property.** During 2019, C-III nationally marketed the former Weingarten property through their listing broker, the firm of CBRE. C-III had been negotiating to put the property under contract with one of the two developer finalists identified by the City. This offered the potential of one firm controlling the redevelopment of both the C-III Property and the City Property. However, as shared with Council in a September 11, 2019 Weekly Council Memo, the City was unexpectedly notified by C-III that the bondholders they represent had elected to defer the sale and to withdraw the former Weingarten property from the sale market until further leasing could be achieved. In another surprising change, the City was informed in early November that the bondholders had elected to replace C-III with another special servicer firm, LNR Partners (LNR).

As LNR has been getting up to speed on the former Weingarten property, they have expressed to staff their interest in having the City delay its selection of a master developer in order to explore possible ways to market the former Weingarten property and the City Property together as a larger redevelopment opportunity. Their motivation would be to achieve a higher disposition price for the former Weingarten property.
Due in part to the City’s commitment to complete the widely-publicized procurement process, delaying the selection of a master developer for the City Property is not advisable. In addition, both master developer finalists have indicated that the City Property can be successfully redeveloped on a stand-alone basis, without the need to combine it with the former Weingarten property.

Staff has communicated to LNR the City’s willingness to consider other measures which would enhance the value and marketability of the former Weingarten property on a stand-alone basis without the need to co-market it with the City Property. These measures could include Council’s advance consideration of amending and extending the original 75-year ground lease from EEF (there are currently 56 years remaining), to which the former Weingarten property is subject, or converting it to an outright ownership interest, in exchange for appropriate payments to the City.

LNR is evaluating its options for the former Weingarten property and they have indicated that they may attempt to contact Englewood Council members to request that the City delay its selection of a preferred master developer for the City Property. Staff recommends that any such requests of individual Council members be referred back to the City Manager for a coordinated response from the City.
CityCenter Site Plan
(City Property shown in blue and the former Weingarten property is shown in red (still labelled as the C-III Property))
TO: Mayor and Council Members

THRU: Shawn Lewis, City Manager
Brad Power, Community Development Director

FROM: Wade Burkholder, Planning Manager

DATE: November 19, 2019

SUBJECT: Short Term Rental Enforcement

On Friday November 22nd, Community Development staff will mail 79 enforcement letters to property owners in Englewood with active short term rental advertisements listed on various hosting websites. A copy of the letter being mailed is attached to this correspondence. Identification of the 79 addresses was completed by LodgingRevs who will continue monitoring the hosting websites for advertisements.

The Planning and Zoning Commission is scheduled to hold a public hearing on the revised short term rental ordinance per City Council direction on December 3rd, 2019. Based on prior direction from City Council, the revised ordinance language removes the option of an accessory dwelling unit having a short term rental operating from the structure and also provides a process for enforcement.
Date
Name
Address

Notice of Zoning Violation at Address

Dear Name:

It has come to our attention that you are renting the property located at ADDRESS as a Visitor Accommodation (Short-Term Rental), which is in violation of the City of Englewood Municipal Code. Short-Term Rentals fall under the visitor accommodation category and are not permitted in areas zoned for residential use.

16-11-2: Visitor Accommodation is a use category characterized by visitor-serving facilities that provide temporary lodging in guest rooms or guest units, for compensation, and with an average length of stay of less than thirty (30) days.

It is prohibited to rent property within the City of Englewood on a short-term basis (fewer than 30 days). Effective immediately, you must cease any further visitor accommodation (short-term rental) use of this property.

This will be your only notification and any further visitor accommodation/short-term rental operations, to include advertising the property as such, will result in a citation being issued for your appearance in Municipal Court.

If you have any questions or concerns regarding this Notice, please feel free to reach out to our team at support@lodgingrevs.com or to the City of Englewood Community Development Department/Planning Division at 303-762-2343, or email at commdev@englewoodco.gov. Thank you for your prompt attention and cooperation.

Thank you,

Wade Burkholder
Erik Sampson

Wade Burkholder
Planning Manager

Erik Sampson
Planner II
DEVELOPMENT HIGHLIGHTS

Medical Office Building | 506 East Hampden Avenue
Project: A 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 continues.

Iron Works Village | 601 West Bates Avenue
Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues.
Hilltop | 3800 South Broadway
Project: Three-story building comprising 8 apartments above a 2,800 square foot commercial space.
   - Construction continues.

Grow and Gather | 900 East Hampden Avenue
   - Interior branding installed and staff hired.
   - Scheduled to open early December.

Mango Tree Coffee | 3498 South Broadway
   - Mango Tree interior tenant finish nearing completion.

3500 South Corona Street
Project: 44-unit for sale residential building
   - Foundation permit has been issued.
   - Work has begun.

3501 South Broadway
Colonial Bank
   - Exterior restoration is underway.
3507 South Ogden Street
Project: Six townhomes; for sale units
• Under construction.

Front Range Pharmacy | 3401 S. Broadway, Suite 160
Project: Tenant Finish
• Plans have been approved.

Englewood Dental Center | 3401 S. Broadway, Suite 180
Project: Tenant Finish
• Plans have been submitted and are under review.

The Hive on Broadway | 200 West Belleview Avenue
Project: Multi-Use Remodel
• Plans have been submitted and are under review.

PLANNING

Short Term Rentals
• First reading of an Ordinance to regulate short term rentals was held on October 21, 2019; City Council remanded the matter back to Planning and Zoning Commission to develop enforcement regulations and review prohibiting short term rentals in accessory dwelling units.
• On December 3, 2019, the Planning & Zoning Commission will hold a public hearing regarding the revised regulations.

Bulk Plane
• Staff conducted a workshop with Councilmembers and Councilmember-Elects on November 15, viewing 40 different properties in north Englewood that were built at varying bulk plane heights.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood (ACE)
• The group discussed their 2020 work program and previewed the city’s new quarterly video, which was recently launched on social media.

Board of Adjustment and Appeals
• There were no cases in November.

Keep Englewood Beautiful
• KEB is accepting applications for the annual Holiday Lighting Decorating Competition. Applications are due by December 6, and judging will be conducted on December 10.

Historic Preservation Commission
• The Commission continues working on gathering information for the Englewood historic neighborhood maps and gathering data regarding demolition permits in order to assess potential historic structures which may have been removed since 2016.
• The Commission plans to research potential grant funding opportunities for a historic resources survey of the City.

Planning and Zoning Commission
• The Commission held a public hearing on November 19 regarding minor changes to the Title 16 regulations found in Chapters 2, 5, 6, 8, 10, and 11. A public hearing for the proposed amendments will be considered by City Council on December 16.

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 2020 class schedule will be on the City’s website soon.

▪ Friday, January 31, 9AM - 4PM
  Leading Edge Business Plan in a Day
  Englewood Civic Center | 1000 Englewood Parkway
  Community Development Conference Room, Third Floor

BUSINESS EVENTS
“Shop Englewood – Small Business Saturday” is November 30. Celebrate small businesses and kickoff the holiday season by attending the a Holiday Market and Tree Lighting at Englewood Civic Center, 3 PM - 7 PM.

ECONOMIC DEVELOPMENT GRANTS

Business Initiation Grant

  Pending: Signal Graphics, 5120 South Broadway, supporting the retention and small business startup expenses associated with this Englewood business.

  Pending: Architectural firm is interested in applying for a grant to fund tenant finish improvements to support the relocation of their offices to Englewood.

  Pending: Brewability, 3445 South Broadway, is interested in a grant to support energy efficient lighting enhancements and interior tenant finish.

  Pending 2020 Project: Trompeau Bakery, 2950 South Broadway, is interested in adding outdoor seating and extending operating hours into the evening.

Small Business Environmental Compliance Grant

  Approved: Mango Tree Coffee, 3498 South Broadway, received approval for a $5,000 grant to fund tenant finish requirements for a new gravity grease interceptor. Construction is currently underway.
Small Business Scholarship

Application Pending 2020: An Englewood entrepreneur is interested in participating in the 2020 Emerging Leader’s Program through the Small Business Development Center Network. The scholarship will cover workshop registration fees up to $500.

EMERGING LEADERS

This year, the City of Englewood hosted the U.S. Small Business Administration (SBA) in offering their signature Emerging Leader’s program. This preeminent small business workshop is an intensive seven-month program that provides existing small business owners tools, training and networks to turn action into growth. Emerging Leaders is a “street-level MBA” style program suited for Colorado small businesses that have been in operation for at least three years, have an annual revenue of at least $250,000, and have at least one additional employee other than the owner. The program provides 40 hours of training, which is divided over 13 sessions. Graduation for the 18 participants took place on Wednesday, November 20 in Hampden Hall.

NEW BUSINESSES

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<td>Heritage Landscape Supply Group</td>
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<td>Peak Manufacturing and Fulfillment</td>
<td>3219 S Platte River Dr.</td>
<td>Full-Service Production Facility</td>
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<td>Sindibad Auto Sales</td>
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<td>Skin Lily</td>
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<td>Tom's Performance Repair</td>
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<td>Wiseman Natural Health</td>
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CENSUS 2020

Census 2020 Englewood Complete Count Committee

Census Day is April 1, 2020. In order to create the most effective program for reaching the entire community over the course of the Census 2020 Complete Count Campaign, the Census Bureau highly recommends the creation of a local Complete Count Committee. The Complete Count Committee pulls key representatives from various organizations within the community to coordinate community outreach activities, and communicate and promote these activities. City staff will begin working immediately to identify and contact community representatives to ask for their participation on the Census 2020 Englewood Complete Count.
Committee, with the first committee meeting expected to convene in November. Community activities and events will take place during the first, second, and third quarters of 2020.

**REDEVELOPMENT**

**Englewood CityCenter**

City staff continues to evaluate two master developer finalists for the City to partner with in redeveloping the “City Property” at City Center (depicted in blue on the site plan). Additional meetings have been conducted with both finalists during the past month.

Staff is scheduled to deliver the master developer recommendation to Council on December 16, 2019. It is anticipated that Council will meet with that developer during a subsequent Study Session to review their qualifications and ideas for partnering with Englewood to begin the CityCenter redevelopment.

Staff is continuing to coordinate the developer selection process with efforts by bondholders to sell the former Weingarten Realty property foreclosed on by C-III Asset Management in August of 2018. (depicted in orange on the site plan). The underlying ground lease from the City-related Englewood Environmental Foundation (EEF) has 56 years remaining.

In early November, the bondholders for the former Weingarten property replaced C-III as their representative with LNR Partners (another Special Servicer firm). Staff has been ramping up its related communications with LNR about various ideas for the coordinated redevelopment of the City Property and the “LNR Property” (previously referred to as the C-III Property).

During the past month, staff also accelerated discussions with RTD about how the 910 parking spaces shared with RTD at CityCenter can be utilized to facilitate redevelopment, especially the first phase redevelopment of the Civic Center parcel. Staff is encouraged by the parking flexibility potential in the original Transit Easement Agreement between RTD and the City executed, 20 years ago.

**Downtown Development Authority**

On November 19, 2019, the Englewood Chamber of Commerce sponsored two events (lunch and after hours) to discuss the benefits of potentially forming an Englewood Downtown Development Authority with Englewood’s central business district property and business owners. Community Development helped to coordinate the related presentations.

These gatherings were the first of a series of events to share information about the costs/benefits of forming an Englewood DDA with area business and property owners. The Director of the Longmont DDA, Kimberlee McKee, was a guest and she spoke about the successes their DDA has achieved in reviving the Longmont central business district. The presentations also included video of several successful Longmont merchants discussing how the Longmont DDA helped make their businesses successful.

The formation of an Englewood DDA has been recommended by various downtown consultants and industry experts. The Next Step Study Grant funding described below will be utilized to further evaluate and potentially establish an Englewood DDA.
DRCOG Grant Next Step Study Grant

Community Development staff continues to work on the tasks required to implement the $200,000 grant secured earlier this year from the Denver Regional Council of Governments (DRCOG). This grant will provide funding for investigation and formation of a Downtown Development Authority. Five teams responded to the City’s Request for Proposals, dated August 7, 2019, to perform the tasks funded by the grant. Staff has interviewed each team and reviewed their experience. Staff expects to announce the selected team and obtain Council approval of the related contract by year-end. The budget for this work, most of which will be performed in 2020, is $241,575 which includes the $200,000 in DRCOG grant funding and the City’s $41,575 local match.
## City of Englewood, Colorado
### Building Division Monthly Report - October 2019

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CITY OF ENGLEWOOD
2019 CALENDAR OF EVENTS

Mon., Nov. 25  6:00 p.m.  City Council Study Session, Community Room
Tues., Nov. 26  8:30 a.m.  Mayor Manager Meeting
                  5:15 p.m.  Budget Advisory Committee, City Council Conf. Room
Mon., Dec. 2    6:00 p.m.  City Council Study Session, Community Room
                  7:00 p.m.  City Council Regular Meeting, Council Chambers
Tues., Dec. 3   8:30 a.m.  Mayor Manager Meeting
                  7:00 p.m.  Planning and Zoning Commission, Council Chambers
                  Public Hearing:  Short Term Rentals
Wed., Dec. 4    11:30 a.m.  Alliance for Commerce in Englewood, Community Development
                  Conf. Room
                  4:00 p.m.  Englewood Housing Authority
                  5:45 p.m.  Cultural Arts Commission, Englewood Public Library, Perrin Room
Mon., Dec. 9    6:00 p.m.  City Council Study Session, Community Room
Tues. Dec. 10   8:30 a.m.  Mayor Manager Meeting
                  7:00 p.m.  Public Library Board, Englewood Public Library, Altenbach Room
                  5:00 p.m.  Water/Sewer Board Meeting, Community Development Conf. Room
                  5:30 p.m.  Keep Englewood Beautiful, City Council Conf. Room
Wed., Dec. 11   7:00 p.m.  Board of Adjustment and Appeals, Council Chambers
Thur. Dec. 12   5:30 p.m.  Parks and Recreation Commission, Community Development
                  Conf. Room
                  6:00 p.m.  Transportation Advisory Committee, City Council Conf. Room
Mon., Dec. 16   6:00 p.m.  City Council Study Session, Community Room
                  7:00 p.m.  City Council Regular Meeting, Council Chambers
Tues., Dec. 17  8:30 a.m.  Mayor Manager Meeting
                  5:15 p.m.  Budget Advisory Committee, City Council Conf. Room

CANCELLED  Planning and Zoning Commission, City Council Conf. Room

11/21/19
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<td>5:30 p.m.</td>
<td>Code Enforcement Advisory Committee, City Council Conf. Room</td>
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<td>Historic Preservation Commission, Community Development Conf. Room</td>
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<td>Mon., Dec. 23</td>
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<td>November 25</td>
<td>STUDY</td>
<td>Orientation Part 3 - PW/Utilities/SWRP/Fire Marshall/CMO/Courts</td>
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<td>December 2</td>
<td>STUDY</td>
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<td>REGULAR</td>
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<td>2nd Reading - MOU with Denver Police Department and the Federal</td>
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<td>Bureau of Alcohol, Tobacco, Firearms and Explosives- BATF&amp;E</td>
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<td>2nd Reading - IGA with Douglas County to obtain sex offender</td>
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<td>Motion - Contract Approval for On-call Engineering Services with</td>
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<td>December 9</td>
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<td>Discussion of MOA Programming &amp; Rental Agreement</td>
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<td>Discussion of Potential Members of Trash Haulers RFP Review Committee</td>
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