Welcome!
DOWNTOWN MATTERS Project Team

Dig Studio
Project Management, Planning, Urban Design & Public Spaces

P.U.M.A.
DDA Formation, Planning

Portell Works
Communications & Outreach, Project Branding

OV
Mobility & Transportation

Spencer Fane
Legal
Steering Committee

South Broadway Sub-Area
David Carroll  Greater Englewood Chamber
Ryan Anderson  ZOMO Restaurant
Blake Calvert  CORE Consulting
Jen Johnson  Cobalt Off Broadway
Kent Lemburg  Soulstice
Tony Hassman  Rothschild Downes
Kendra Custer  Anthology Fine Art Owners

CityCenter Sub-Area
Gina Schieffelein Bay  Colorado Retina
Brad Nixon  Nixon’s Coffee House
Ross Carpenter  Englewood Marketplace/Newmark
Brittany Garnick  Englewood Plaza/Kimco Realty
Jessica Brack  Museum of Outdoor Arts
Mark Keller  WalMart
Amy Gallegos  Eye Logic
John Olivier  SKB
Bruce Backstrom  MDC

Medical District Sub-Area
Marta Burton  Atria Englewood
Jeff Johnston  Grow and Gather
George Gastis  Grow and Gather
Will Kaufman  Synergy Med. Bldg./Hill Companies
Kevin Kucera  HCA
Karl Leistikow  Swedish Medical Center
Diane Reinhard  Craig Hospital
Agenda

DDA Overview

Formation Steps to Date

How to Vote

Timeline

Next Steps--Steering Committee
Downtown Development Authority

- Quasi-public steward & champion for downtown areas
- Downtown vitality & attractiveness
- District stakeholders vote on DDA creation & funding
- District stakeholders serve on board
- Funding
  - Mill Levy (property tax -- max 5 mills)
  - Tax Increment Financing (TIF)
- Guided by the Downtown Matters Plan
Formation Steps to Date

City Council Ordinance: July

1. Organization of DDA
2. TABOR Election
3. Funding of DDA (mill levy)
   - Operations & Services
   - Up to 5 mills
   - 2021: 2 mills
   - City Council sets each year
4. Debt authorization (TIF)
   - Projects & Improvements
   - $80M, or up to $216.5M with interest
   - 30-year term
Timeline

1. Informational outreach
2. Oct. 1: TABOR notice
4. Nov. 3: Special election
How to Vote

All “qualified electors” within the proposed DDA boundaries may vote in the November 3 special election via a mail-in ballot. “Qualified electors” includes all residents, landowners and lessees, including both individuals and legal entities, within the DDA boundaries. All must be registered to vote in Colorado.

This is not a citywide ballot measure.

• If you reside in the district and are registered to vote in CO, you will receive a ballot in the mail in mid-October.
• If you own property in your name and are registered to vote in CO, you will receive a ballot in the mail in mid-October.
• If you lease property in your own name, you will need to request a ballot
• Any legal entity that is either an owner or a lessee will need to designate an elector

All residents, lessees, and owners (whether individuals or legal entities) will get one vote only regardless of the number of properties owned or leased by such individual or legal entity.
Commercial and Commercially-Zoned Residential Properties Selected for Inclusion in the Proposed Englewood Downtown Development Authority
Next Steps

DDA district, who are registered to vote in Colorado, may vote in the November 3 mail ballot TABOR election to form and fund the Englewood DDA.

- If you own property or live in the proposed district and are a registered voter in Colorado, you will receive a ballot in the mail in mid-October.
- If you are a tenant or legal entity, you will need to request a ballot.
ENGLEWOOD CITYCENTER REDEVELOPMENT

Steering Committee Meeting
Agenda

1. Introductions
2. Public Engagement Overview
3. Site Challenges & Opportunities
1. Introduction

SKB

A leading real estate developer and operator in the western United States.

- Established in 1993, we are focused on five major urban markets
- Total transactions to date: 29.3M square feet
- Redevelopment portfolio totaling $4.5B of investment
- Strong long-term relationships with experienced capital partners
1. Introduction

**TRYBA ARCHITECTS**

Tryba specializes in the **full integration** of architecture, urban design, interior design, preservation and planning.

- Significant experience in principle-driven masterplans within a variety of contexts
- Designed, restored, and preserved over $3 billion worth of projects in almost every sector
2. Public Engagement

Overview

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2. Public Engagement

Englewood CityCenter
New Webpage

Website Wireframe

Wireframe of Key Content Areas

1. Existing Context & Redevelopment Opportunity Overview
2. Historic Context & Adopted Plan Guidance
3. Guiding Principles
4. Schedule and Process
5. Meet The Team
6. Join the Conversation
3. Challenges & Opportunities

**Challenges**
- Separate land ownership and/or control
- Inefficient land use
- Current use and location of Park-n-Ride for transit riders
- Disproportionate burden of current RTD parking requirements
- First generation TOD no longer regionally competitive

**Opportunities**
- Establish CityCenter as an 18-hour destination
- Curate a vibrant mix of uses to support residents, workers, City functions and visitors
- Attract new employers, retailers, visitors and residents
- Stabilize and increase the City’s property tax and sales tax revenues
- Increase street activation with relocation of park-n-ride parking
- Reduce land dedicated to park-n-ride parking
- Elevate public realm design
3. Challenges & Opportunities  Station Park & Ride

2017 Englewood CityCenter Station Park & Ride Survey of Parking Spaces (data by RTD)

Map shows disproportionate share of Park & Ride users come from outside of Englewood and do not support Englewood,

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