

Council Request Update

February 25, 2016

Council Request 16-023 Follow-up (URA Trolley Square Project Plans)

Requested by: Council Member Barrentine

Assigned to: Community Development

Request: Follow-up request for background on the original Englewood Downtown Development Plan.

Response: The attached document was distributed via email to City Council on February 11.

Council Request 16-044 (Service Line Warranty Cancellation Letter)

Requested by: Council Member Martinez

Assigned to: City Manager's Office

Request: Request for a copy of the cancellation letter that is being sent to customers by the Service Line Warranties of America.

Response: We requested a copy of the letter from the Service Line Warranties of America on February 2, 2016. As of this date, we have not received a copy of the letter I question. Our Utilities Department personnel have been asked to follow up with any customers who may call in regarding SLWA to see if the customer would be willing to share with us any correspondence received from SLWA. To date, we have not received any calls.

Council Request 16-045 (Clayton Elementary Street Conditions - Snow)

Requested by: Council Member Martinez

Assigned to: Public Works

Request: School Board Member concerns regarding street conditions around Clayton Elementary School following a recent snowstorm.

Response: The attached memo from Right-of-Way Services Manager Larry Nimmo provides a response.

Council Request 16-051 (Mayor/Manager/Attorney Mtg. Audio)

Requested by: Council Member Barrentine

Assigned to: City Manager's Office

Request: Request for the recordings from the weekly Mayor/Manager/City Attorney meetings to be posted on the City's website.

Response: There were technical difficulties with the first three meetings that had been recorded so we are unable to post them. From now on these weekly meetings will be recorded and posted to the website.

Council Request 16-052 (Meeting Audio Solution)

Requested by: Council Member Barrentine

Assigned to: City Manager's Office/Information Technology

Request: Request for the audio on the website to be fixed to ensure that everyone can listen to our meetings without regard to their browser or device.

Response: This is also the subject of Council Request 16-016 submitted in January by Council Member Yates. Staff has been working to address this issue for several months. When we begin webstreaming the City Council meetings later this year, the new audio/visual system will provide a solution for those meetings that take place in Council Chambers. Staff has been researching audio options for the other meeting rooms. Preliminary estimates for a new system range between \$15,000 and \$25,000 annually, which was not included in the 2016 budget. Once the research is complete, staff will provide a recommendation to Council and may need to seek funding approval.

Council Request 16-053 (Simon Center Sexual Harassment Claims)

Requested by: Council Member Olson

Assigned to: Police Department

Request: Request for the Police Department to follow up on allegations related to the Simon Center.

Response: The attached memo from Sergeant McGrath provides an update on the investigation.

Council Request 16-054 (Paseo Fence Inquiry)

Requested by: Council Member Barrentine

Assigned to: Community Development

Request: Inquiries regarding the condition of the fence adjacent to the seating area at the Brew on Broadway.

Response: The attached memo from Economic Development Manager Darren Hollingsworth and Planner II Brook Bell provides background on the area in question.

Council Request 16-055 (FunFest Changes)

Requested by: City Council

Assigned to: Parks, Recreation, and Library

Request: Request for additional information on the cancellation of FunFest.

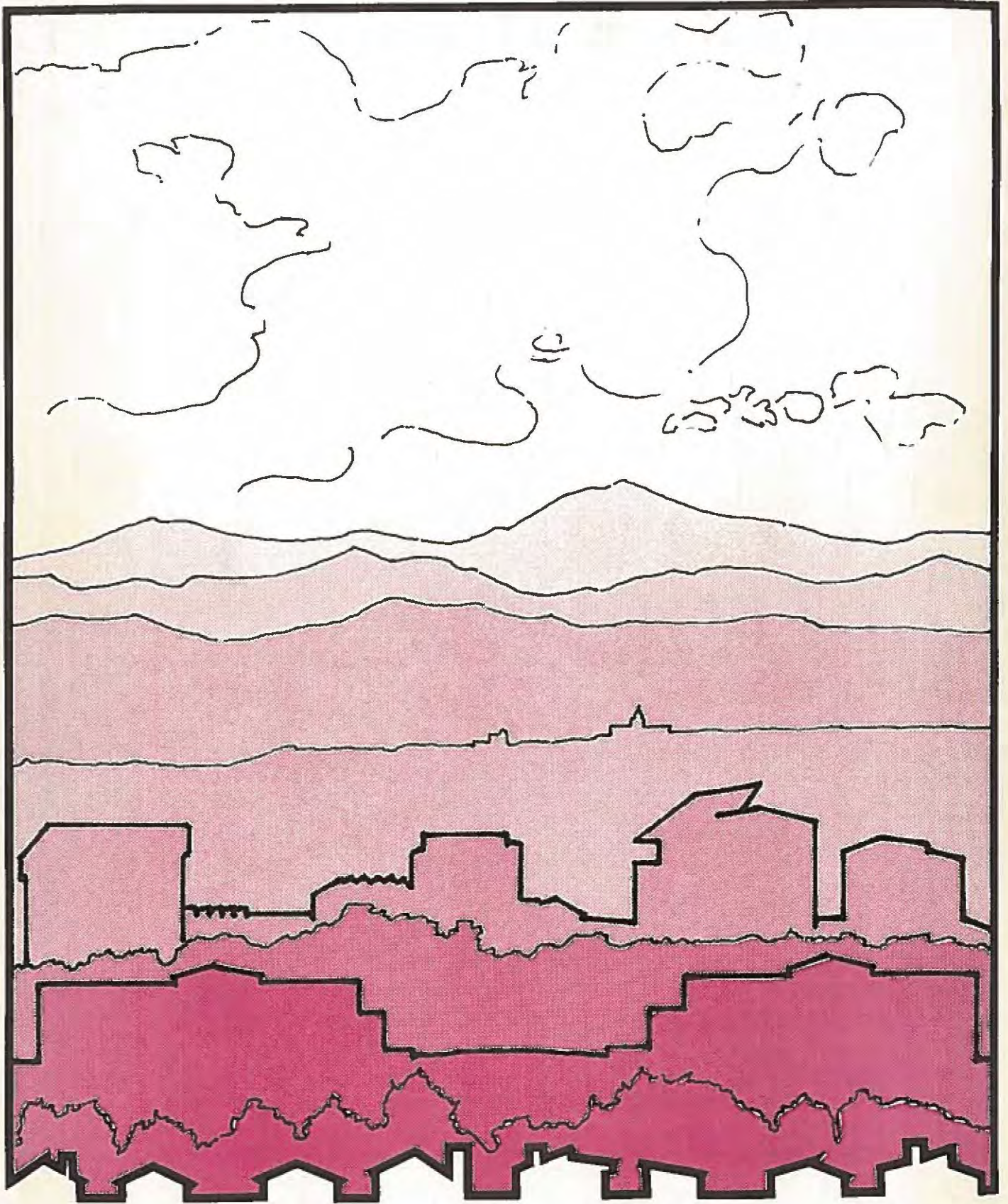
Response: The attached memo from Parks, Recreation, and Library Director Dorothy Hargrove provides information on the department's plans for summer events.

2016 COUNCIL REQUESTS

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-023	1/14/2016	I	Barrentine	URA Trolley Square Project Plans	CD	1/19/2016		1/19/2016
16-024	1/14/2016	I	Barrentine	Board & Commissions - Council Liaison Roles/Duties	CMO/CAO	1/19/2016		
16-025	1/19/2016	I	Olson	Flood Hazard Area Study Addresses	PW	1/22/2016		2/5/2016
16-026	1/19/2016	I	Olson	Study Session: Flood Hazard Area Study	PW/CMO	1/22/2016		1/20/2016
16-027	1/19/2016	I	Barrentine	Local Government Historic Preservation Info	CMO	1/22/2016		1/21/2016
16-028	1/19/2016	I	Olson	Study Session - Historic Colorado	CMO	1/22/2016		1/20/2016
16-029	1/19/2016	I	Barrentine	Inquiry re: Tom Burns' Water Board Term	CAO/CMO	1/22/2016		
16-030	1/19/2016	I	Martinez	Annual Council Meetings w/ Boards & Commissions	CMO	1/22/2016		1/18/2016
16-031	1/19/2016	I	Barrentine	Legal Opinion - EURA Council Representative	CAO	1/22/2016		
16-032	1/12/2016	I	Russell	City Ditch - Oxford Repairs	PW	1/14/2016		1/21/2016
16-033	1/25/2016	I	Barrentine	EEF/EMRF Funds and By-Laws	EEF/EMRF	1/29/2016	3/1/2016	
16-034	1/25/2016	I	Barrentine	Board & Commission Eligibility Study Session	CMO	1/29/2016		1/27/2016
16-035	1/25/2016	I	Olson	StrengthsFinder/Birkman Assessment Costs	CMO	1/29/2016		
16-036	2/1/2016	I	Jefferson	Background: ERC Preschool Discontinuation	PRL	2/4/2016		2/3/2016
16-037	2/1/2016	I	Martinez	Study Session: Recreational Marijuana	CMO	2/4/2016		2/3/2016
16-038	2/1/2016	I	Gillit	Study Session: Council policies/conduct	CMO	2/4/2016		2/3/2016
16-039	2/1/2016	I	Barrentine	Charter Review - Council Voting/Abstentions	CAO	2/4/2016		
16-040	2/1/2016	I	Olson	Study Session: Green Vehicle Policy Review	CMO/PW	2/4/2016		2/3/2016
16-041	2/1/2016	I	Yates	Background: Public Intoxication Ordinance	PD	2/4/2016		2/2/2016
16-042	2/1/2016	I	Russell	Sewer Issue - 3400 block South Broadway	CD	2/4/2016		2/3/2016
16-043	2/1/2016	I	Jefferson	Business Notification of Regulation Changes	CMO/ALL	2/4/2016		2/3/2016
16-044	2/1/2016	I	Martinez	Service Line Warranty Cancellation Letter	CMO	2/4/2016		2/24/2016
16-045	2/1/2016	I	Martinez	Clayton Elementary Street Conditions (snow)	PW	2/4/2016		2/23/2016
16-046	2/1/2016	I	Martinez	CityCenter Evening Meeting Security	PD/EEF	2/4/2016		
16-047	2/1/2016	I	Council	Citizen of the Century Selection Information	CMO	2/4/2016		2/3/2016
16-048	2/3/2016	I	Jefferson	Englewood Depot Snow Removal Inquiry	PR	2/5/2016		3/4/2016
16-049	2/9/2016	I	Yates	Construction Defects Ordinance	CAO	2/12/2016		
16-050	2/13/2016	I	Barrentine	Economic Development Incentives Inquiry	CD	2/16/2016		2/16/2016
16-051	2/16/2016	S	Barrentine	Mayor/Manager/Attorney Mtg. Audio	CMO	2/19/2016		2/19/2016
16-052	2/16/2016	S	Barrentine	Meeting Audio Solution	CMO/IT	2/19/2016		2/23/2016
16-053	2/16/2016	S	Olson	Simon Center Sexual Harrassment Claims	PD	2/19/2016		2/19/2016
16-054	2/16/2016	S	Barrentine	Paseo Fence Inquiry	CD	2/19/2016		2/19/2016
16-055	2/22/2016	I	Council	FunFest Follow-up	PRL	2/25/2016		2/24/2016

S = Service
I = Information

CA - City Attorney; CMO - City Manager's Office; CD - Community Development; EEF - Englewood Environmental Foundation
FAS - Finance and Administrative Services; PRL - Parks, Recreation Library; MC - Municipal Court; PW - Public Works; PD - Police Department; UT-
Utilities; WW - Wastewater Treatment Plant



**ENGLEWOOD DOWNTOWN
REDEVELOPMENT PLAN** 

CITY OF ENGLEWOOD
DOWNTOWN REDEVELOPMENT PLAN

Prepared and Approved by:

Englewood Urban Renewal Authority.

Robert G. Powell, Chairman
R. P. McClung, Vice Chairman
Ruth Cole
Larry Dickinson
Thomas R. Fitzpatrick
Melvin Minnick
Robert J. Voth
Lawrence M. Novicky, Alternate Member

Susan Powers, Executive Director
Wm. Richard Hinson, Economic Development Planner
Jeri Linder, Planning Technician
Gertrude G. Welty, Recording Secretary
Rick DeWitt, City Attorney
Paul Benedetti, Special Counsel to Redevelopment Project
Bill Lamm, Bond Counsel, Lamm, Edstrom, Braymer & Wisor
Steve Bell, Financial Advisor, Hanifen-Imhoff

Approved by:

Englewood City Council.

Eugene L. Otis, Mayor
Beverly J. Bradshaw, Mayor Pro Tem
Joseph V. Bilo, Jr.
Thomas R. Fitzpatrick
John D. Neal
James L. Higday, Jr.
Robert B. Weist

Andy McCown, City Manager
Pete Vargas, Assistant City Manager

August 23, 1982

As Amended: December 21, 1982
March 26, 1984
April 30, 1984
October 29, 1984
July 1, 1985

ENGLEWOOD DOWNTOWN REDEVELOPMENT PLAN
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Appendix

RESOLUTION NO. 39
SERIES OF 1982

A RESOLUTION APPROVING THE ENGLEWOOD DOWNTOWN REDEVELOPMENT PLAN PREPARED PURSUANT TO PART 1, ARTICLE 25, TITLE 31, COLORADO REVISED STATUTES, 1973, AS AMENDED, AND AUTHORIZING IMPLEMENTATION PRESCRIBED THEREIN.

WHEREAS, through Resolution No. 16, Series of 1982, the City Council directed the Englewood Urban Renewal Authority to prepare an Urban Renewal Plan consistent with the adopted Downtown Plan; and

WHEREAS, the Urban Renewal Authority prepared the Downtown Redevelopment Plan (Urban Renewal Plan); and

WHEREAS, the Englewood Planning and Zoning Commission reviewed the Plan and found it consistent with the goals of the Englewood Comprehensive Plan and passed Resolution 1, Series of 1982, on July 20, 1982; and

WHEREAS, the City Council has received comments from individuals businesses and governmental entities and taken these comments into consideration in formulating the Plan; and

WHEREAS, an independent market analysis by a reputable firm (Browne, Bortz & Coddington) indicated a strong market exists which may be captured if a comprehensive approach is undertaken; and

WHEREAS, a financially attractive method exists to fund redevelopment utilizing Tax Increment and other financing; and

WHEREAS, an independent financial analysis by a reputable firm (Hanifen, Imhoff, Inc.) shows adequate tax increments and other revenue sources to cover debt service needs and substantial monetary benefit to taxing entities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, THAT:

Section 1. Notice as required by CRS 1973 (as amended) 31-25-107(3) has been properly given on the 28th day of July, the 4th and 11th of August, 1982 in the Englewood Sentinel having a general circulation in the City of Englewood, which notice described the time, date, place and purpose of the hearing on the Plan and generally identified the Urban Renewal area covered by the Plan and outlined the general scope of the Urban Renewal project under consideration.

Section 2. On the 23rd day of August, 1982 at the hour of 7:30 P.M. in City Council Chambers in City Hall at 3400 S. Elati Street, Englewood, Colorado 80110, City Council held a public hearing as required by CRS 1973 (as amended) 31-25-107(3), on the Urban Renewal Plan/Downtown Redevelopment

Plan. Presented at this meeting was an Urban Renewal Plan titled Englewood Downtown Redevelopment Plan, consisting of 60 pages plus maps and appendix, marked Exhibit A, and incorporated herein by reference as though fully set forth.

Section 3. The City Council of the City of Englewood finds that the Urban Renewal Plan, known as the Downtown Redevelopment Plan, meets the following criteria of State statute:

(a) A feasible method exists for the relocation of businesses, individuals and families who will be displaced by the Urban Renewal project in decent, safe, and sanitary dwelling accommodations or facilities within their means and without undue hardship to such businesses, individuals or families;

(b) The Urban Renewal Plan conforms to the general plan of the municipality as a whole; and

(c) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal area by private enterprise.

Section 4. A feasible method exists for the financing of said Urban Renewal project utilizing the tax allocation financing plan described in Section 31-25-107(9)(d), CRS 1973 (1977 replacement Volume 12), as amended by Senate Bill 142 which became effective on July 1, 1981.

Section 5. In accordance with the requirements of Section 31-25-107(9)(d), CRS 1973 (1977 replacement Volume 12), (as amended), School District No. 1, Arapahoe County, Colorado, has been permitted to participate in an advisory capacity concerning project financing described in the Urban Renewal Plan.

Section 6. Based on the record before the Council, including, but not limited to, the Redevelopment Area Justification which was compiled by the Department of Community Development for the City of Englewood, dated on or about April, 1982. It is hereby found and determined that the Urban Renewal area described in the Urban Renewal Plan described in Section 2 hereof consists of a blighted area which is appropriate for an urban renewal project pursuant to the Urban Renewal Law of the State of Colorado.

Section 7. The contemplated acquisition requires governmental action because of blighted conditions in the area;

Section 8. The Downtown Redevelopment Plan, as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth, is hereby approved, and the Englewood Urban Renewal Authority is hereby authorized to take any and all appropriate action as provided by said Plan.

ADOPTED AND APPROVED this 23rd day of August, 1982.

Eugene L. Otis, Mayor

Attest:

ex officio City Clerk-Treasurer

I, Gary R. Higbee, ex officio City Clerk-Treasurer of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true, correct and complete copy of Resolution No. 39, Series of 1982, passed on the 23rd day of August, 1982.

Gary R. Higbee

CITY OF ENGLEWOOD, COLORADO
URBAN RENEWAL AUTHORITY

RESOLUTION NO. 2
Series of 1982

A RESOLUTION OF THE URBAN RENEWAL AUTHORITY ADOPTING THE URBAN RENEWAL PLAN OF MAY, 1982.

WHEREAS, the Englewood Urban Renewal Authority was directed by the Englewood City Council to prepare an Urban Renewal Plan to implement the adopted Downtown Plan; and

WHEREAS, the development of the Downtown Plan involved extensive public meetings and incorporated public comments; and

WHEREAS, it is necessary to formally adopt a plan and present the plan to both the City Planning and Zoning Commission for comments and to the City Council for formal ratification.

NOW, THEREFORE, BE IT RESOLVED by the City of Englewood Urban Renewal Authority as follows:

Section 1.

The Englewood Urban Renewal Authority recommends adoption of the Urban Renewal Plan of May, 1982.

ADOPTED AND APPROVED THIS 19th day of May, 1982.

Chairman

ATTEST:

Secretary

ORDINANCE NO. 23
SERIES OF 1984

BY AUTHORITY

COUNCIL BILL NO. 22
INTRODUCED BY COUNCIL
MEMBER NEAL

AN ORDINANCE RATIFYING ADOPTION OF THE ENGLEWOOD DOWNTOWN REDEVELOPMENT PLAN; RATIFYING CERTAIN FINDINGS PREVIOUSLY MADE AND ACTIONS HERETOFORE TAKEN; APPROVING IMPLEMENTATION OF THE PLAN IN ALL PERTINENT PARTS, AND DECLARING AN EMERGENCY.

WHEREAS, through Resolution No. 16, Series of 1982, the City Council directed the Englewood Urban Renewal Authority to prepare an Urban Renewal Plan consistent with the adopted Downtown Plan; and

WHEREAS, the Urban Renewal Authority prepared the Downtown Redevelopment Plan; and

WHEREAS, the Englewood Planning and Zoning Commission reviewed the Plan and found it consistent with the goals of the Englewood Comprehensive Plan and passed Resolution 1, Series of 1982, on July 20, 1982; and

WHEREAS, the City Council has received comments from individuals businesses and governmental entities and taken these comments into consideration in formulating the Plan; and

WHEREAS, the City Council amended the Plan on December 21, 1982, March 26, 1984 and April 30, 1984 (the Plan, as so amended, being herein referred to as the Urban Renewal Plan); and

WHEREAS, an independent market analysis by a reputable firm (Browne, Bortz & Coddington) indicated a strong market exists which may be captured if a comprehensive approach is undertaken; and

WHEREAS, a financially attractive method exists to fund redevelopment utilizing Tax Increment and other financing; and

WHEREAS, an independent financial analysis by a reputable firm (Laventhol & Horwath) shows adequate tax increments and other revenue sources to cover debt service needs;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. Notice as required by Colorado Revised Statutes, 31-25-107(3), has been properly given on the July 28, 1982, August 4 and 11, 1982, October 27, 1982, February 29, 1984, March 7, 1984, March 21, 1984, March 28, 1984, April 4, 1984, and will be given June 13, 1984 in the Englewood Sentinel having a general circulation in the City of Englewood, which notice described the time, date, place and purpose of the hearing on the Urban Renewal Plan and its amendments and generally identified the Urban Renewal

area covered by the Plan and outlined the general scope of the Urban Renewal project under consideration.

Section 2. On the 23rd day of August, 1982 at the hour of 7:30 P.M. in City Council Chambers in City Hall at 3400 S. Elati Street, Englewood, Colorado 80110, City Council held a public hearing as required by CRS 1973 (as amended) 31-25-107(3), on the Urban Renewal Plan/Downtown Redevelopment Plan. Presented at this meeting was an Urban Renewal Plan titled Englewood Downtown Redevelopment Plan.

Section 3. The proposed Urban Renewal Plan includes the following area:

Bounded on the west by South Santa Fe Drive, on the north by West Floyd and Eastman Avenues, on the east by the South Broadway/South Lincoln alley, and on the south by U.S. 285. In addition to this area is the entire right-of-way of Little Dry Creek east to South Clarkson Street and adjacent land. This area is bounded by the U.S. 285 right-of-way on the north, East Lehigh Avenue on the south, South Clarkson Street on the east, and South Sherman Street on the west. Also, the area north of U.S. 285 along the Little Dry Creek right-of-way is included.

Section 4. The scope of the Urban Renewal Plan includes the acquisition of real property, including any easements or rights-of-way, the construction of public improvements, the method or methods of financing the public improvements, the relocation of individuals and businesses within the Plan area and development or redevelopment of private property. A full and complete copy of the Urban Renewal Plan is on file with the Clerk of the City of Englewood and the Englewood Community Development Department.

Section 5. The City Council of the City of Englewood finds that the Urban Renewal Plan, known as the Downtown Redevelopment Plan, meets the following criteria of State statute:

(a) A feasible method exists for the relocation of businesses, individuals and families who will be displaced by the Urban Renewal project in decent, safe, and sanitary dwelling accommodations or facilities within their means and without undue hardship to such businesses, individuals or families;

(b) The Urban Renewal Plan conforms to the general plan of the municipality as a whole; and

(c) The Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal area by private enterprise.

Section 6. A feasible method exists for the financing of said

Urban Renewal project utilizing the tax allocation financing plan described in Section 31-25-107(9), CRS 1973 (1977 replacement Volume 12), as amended by Senate Bill 142 which became effective on July 1, 1981.

Section 7. In accordance with the requirements of Section 31-25-107(9)(d), CRS 1973 (1977 replacement Volume 12), (as amended), School District No. 1, Arapahoe County, Colorado, has been permitted to participate in an advisory capacity concerning project financing described in the Urban Renewal Plan.

Section 8. Based on the record before the Council, including, but not limited to, the Redevelopment Area Justification which was compiled by the Department of Community Development for the City of Englewood, dated April, 1982, it is hereby found and determined that the Urban Renewal area described in the Urban Renewal Plan consists of a blighted area, as defined in the Urban Renewal Law, which is appropriate for an urban renewal project pursuant to the Urban Renewal Law of the State of Colorado.

Section 9. The contemplated acquisition requires governmental action because of blighted conditions in the area.

Section 10. The Urban Renewal Plan is hereby ratified, and the Englewood Urban Renewal Authority is authorized to take any and all appropriate action as provided by the Urban Renewal Plan.

Section 11. Hearing. In accordance with Section 40 of the City Charter, the City Council shall hold a public hearing on this Ordinance, before final passage, at 5:00 P.M. on Thursday, June 28, 1984.

Section 12. The City Council finds and determines that the Englewood Urban Renewal Authority is immediately prepared to undertake financing pursuant to the Urban Renewal Plan and that ratification of the foregoing will serve to support and facilitate action by the Englewood Urban Renewal Authority. It is therefore declared that there exists an emergency, and it is necessary for the immediate preservation of the public property, health, peace and safety that this Ordinance shall take effect immediately upon final passage.

Introduced, read in full, and passed on first reading on the 11th day of June, 1984.

Published as a Bill for an Ordinance on the 13th day of June, 1984.

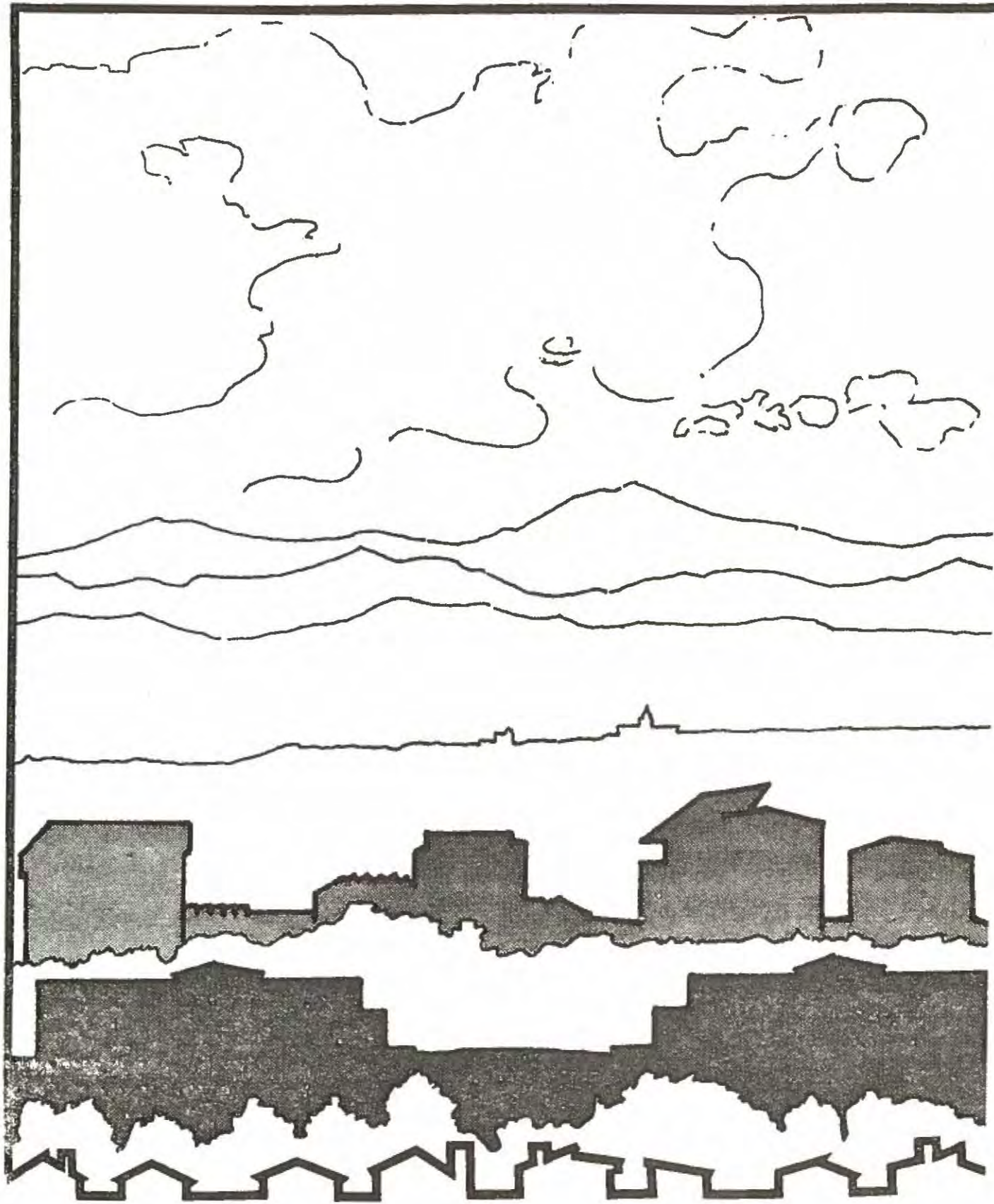
Read by title and passed on final reading on the 28th day of June, 1984.

Published by title as Ordinance No. 23, Series of 1984, on the 4th day of July, 1984.

Attest:

M.
✓
I, ~~Gary R. Higbee, ex officio City Clerk-Treasurer~~ *James L. Owen, Deputy City Clerk* of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true, accurate and complete copy of the Ordinance passed on final reading and published by title as Ordinance No. 23, Series of 1984.

~~Gary R. Higbee~~
James L. Owen



Introduccio

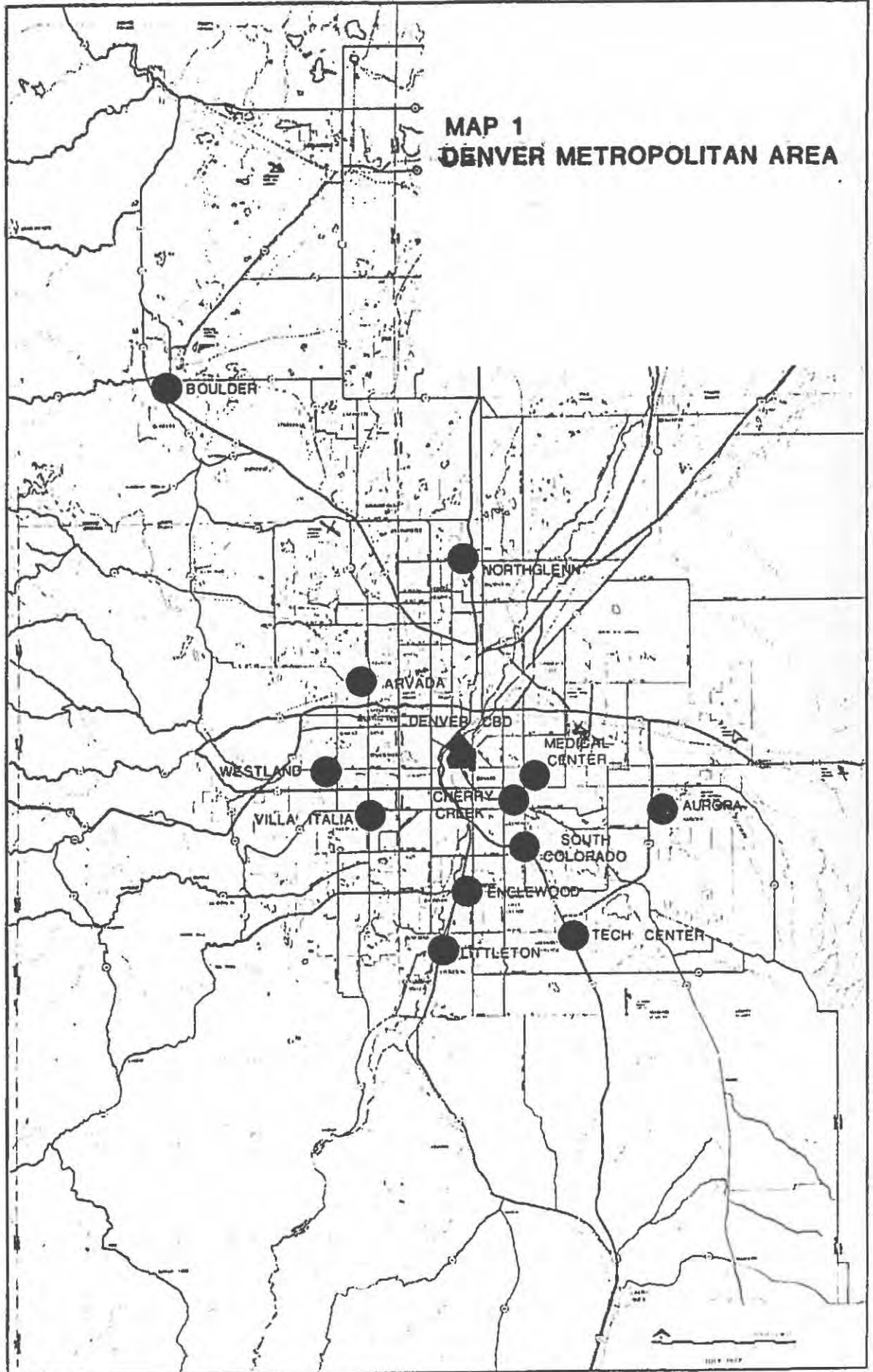
I. INTRODUCTION AND PLANNING PROCESS.

The City of Englewood is an older suburb located 10 miles south of downtown Denver (Map 1). It was incorporated in 1903, and has developed as one of the few full-service cities in the metropolitan region. While Englewood developed as many other suburban communities, in the late 1960's the selection of Englewood as the site for Cinderella City Shopping Center dramatically changed the community. A large park suddenly gave rise to the largest shopping center in the world, and Englewood became a major retail center of the Denver metropolitan region. The Center also became the focus for retail trade within Englewood, thus reducing the strength and vitality of the downtown Broadway shopping area. During the 1970's, Cinderella City maintained its ability to serve as a regional shopping mall despite the opening of several other malls within the trade area. The downtown section of Englewood never did recover from the opening of Cinderella City.

The City of Englewood has remained concerned about the future vitality of its downtown for many years. Various reports have been prepared for the City and the Englewood Downtown Development Authority that indicate that there is a potential for economic growth in the downtown. These reports have also indicated that the Broadway corridor within the downtown is in serious need of revitalization.

The development of other shopping centers in the Denver Metropolitan Area will place an even greater strain on the Cinderella City Shopping Center, located in downtown Englewood. In 1977, the voters in downtown Englewood approved the creation of the Englewood Downtown Development Authority, and authorized a five (5) mill levy on their property to assist the Authority in developing plans to address the apparent

MAP 1 DENVER METROPOLITAN AREA



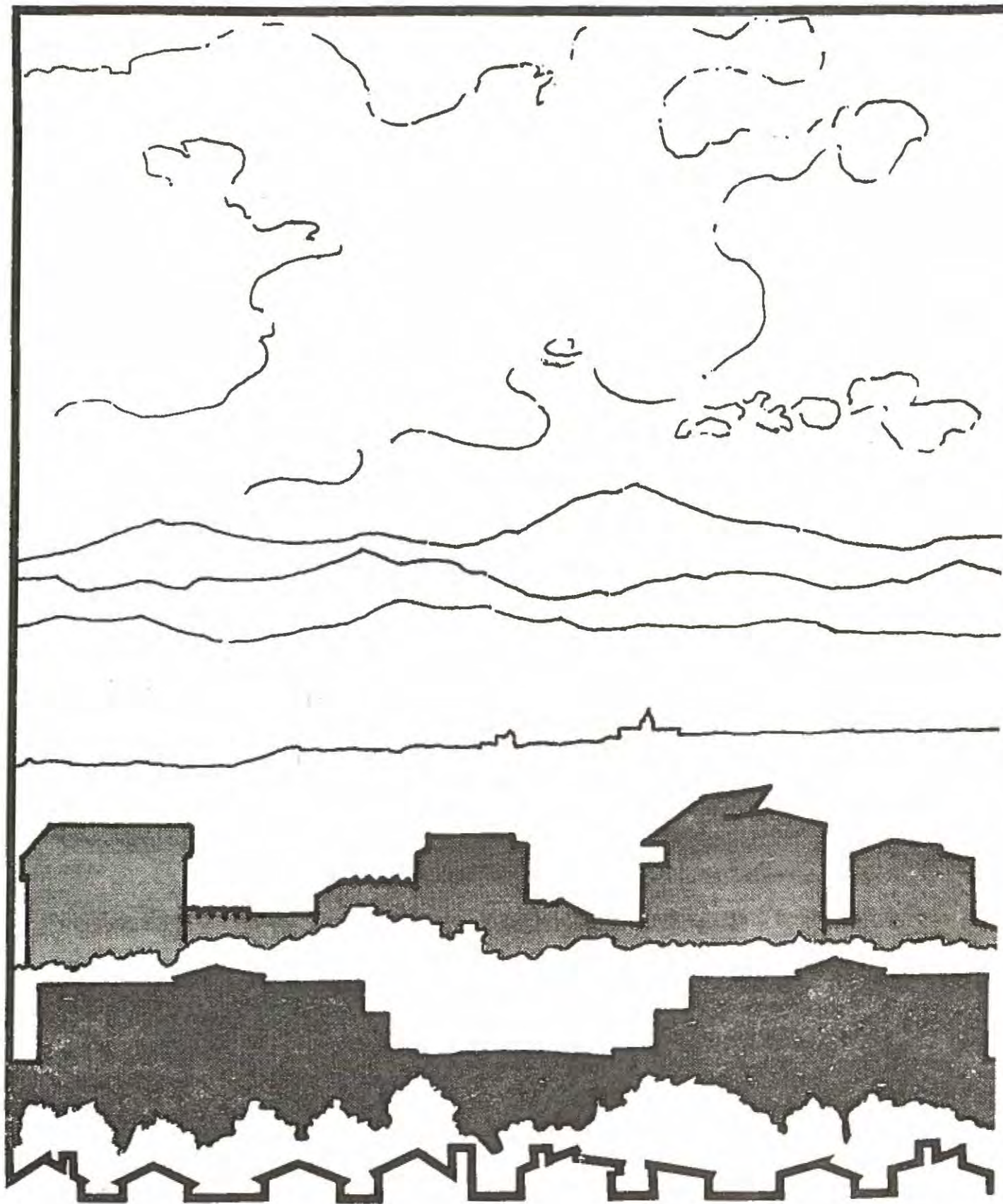
redevelopment needs. The establishment of this Authority launched the drive to redevelop downtown Englewood. An additional incentive was provided by a private developer, Brady Enterprises, who was interested in developing certain vacant parcels in the downtown area. The developer felt that the most appropriate way to guarantee the success of a project was to jointly plan it with the public sector from the beginning. This resulted in a three-party agreement to prepare a development guide for downtown Englewood. The parties were the City of Englewood, the Englewood Downtown Development Authority, and Brady Enterprises. A plan for redevelopment was prepared in 1981, with the involvement of the local business community as well as the parties to the agreement. The planning process to develop this plan-development guide during 1981 is detailed in the adopted Englewood Downtown Development Plan.

The City of Englewood formed an Urban Renewal Authority in 1973, but the Authority was not active during the 1970's. At the request of the Mayor of Englewood, with the concurrence of the Englewood Downtown Development Authority, the Urban Renewal Authority was reactivated in the Fall of 1981 to consider their role as the financing vehicle for the public improvements in the Plan. In adopting this Englewood Urban Renewal Plan, the Urban Renewal Authority has agreed to assume this critical role. The other entities (City, Englewood Downtown Development Authority, etc.) will have other roles and responsibilities in this overall redevelopment effort, which are explained elsewhere in this report. The Urban Renewal Authority, in carrying out this Plan, agrees to consult with the Englewood Downtown Development Authority, but the responsibility for adoption and amendment of the Plan remains with the City Council.

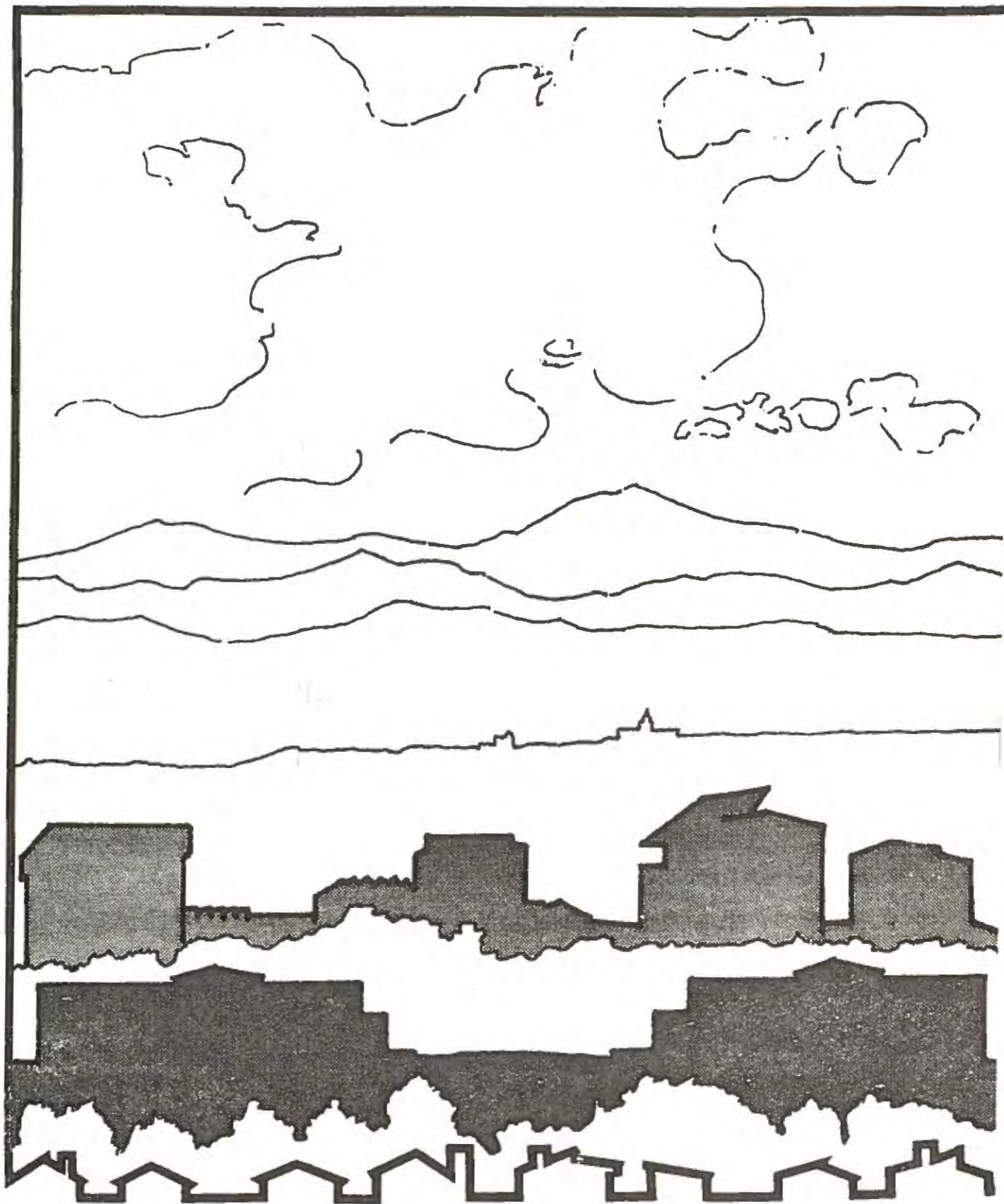
The preparation and adoption of this report by the various Boards and Commissions indicates the general agreement for the direction to be taken in the downtown. While there are specific elements of public commitment and private commitment, it is understood that the success of this effort lies with the partnership approach which has been evident from the inception of this project.

The approach taken in this Urban Renewal effort is not the traditional Urban Renewal method. It is not the intent of the City of Englewood or the Englewood Urban Renewal Authority to acquire all of the properties within the Urban Renewal Area. As will be discussed in further detail under the implementation section of this Plan, it will be necessary for the City or Urban Renewal Authority with the cooperation of the EDDA to acquire certain properties for the Little Dry Creek flood control improvements.

This Plan has been prepared to comply with the provisions of the Urban Renewal Law of the State of Colorado, Part I of Article 25, of Title 31, CRS 1973 (1977 Replacement Volume 12), as amended.



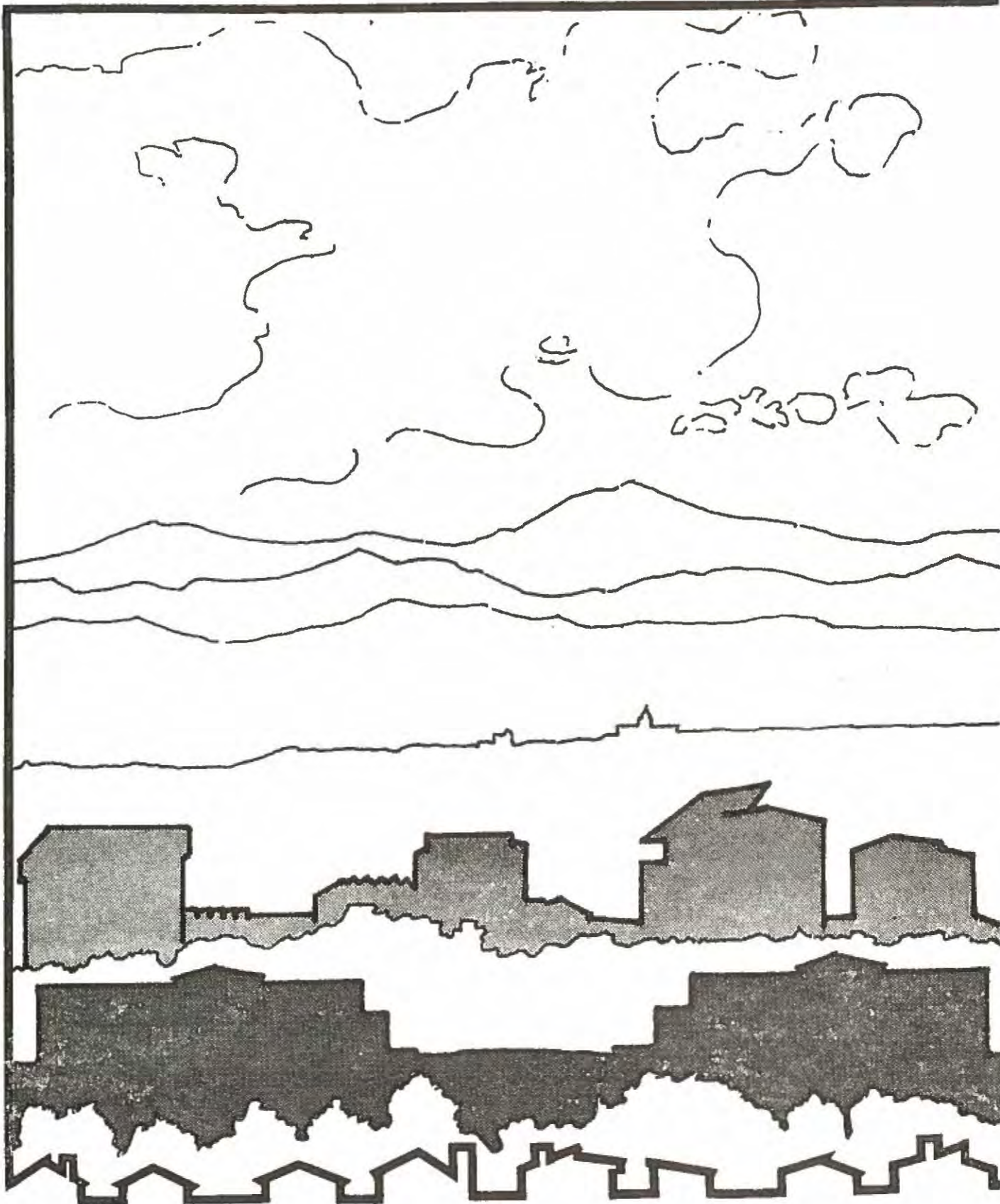
Description of Redevelopment Area



Description of Redevelopment Area

II. DESCRIPTION OF REDEVELOPMENT AREA.

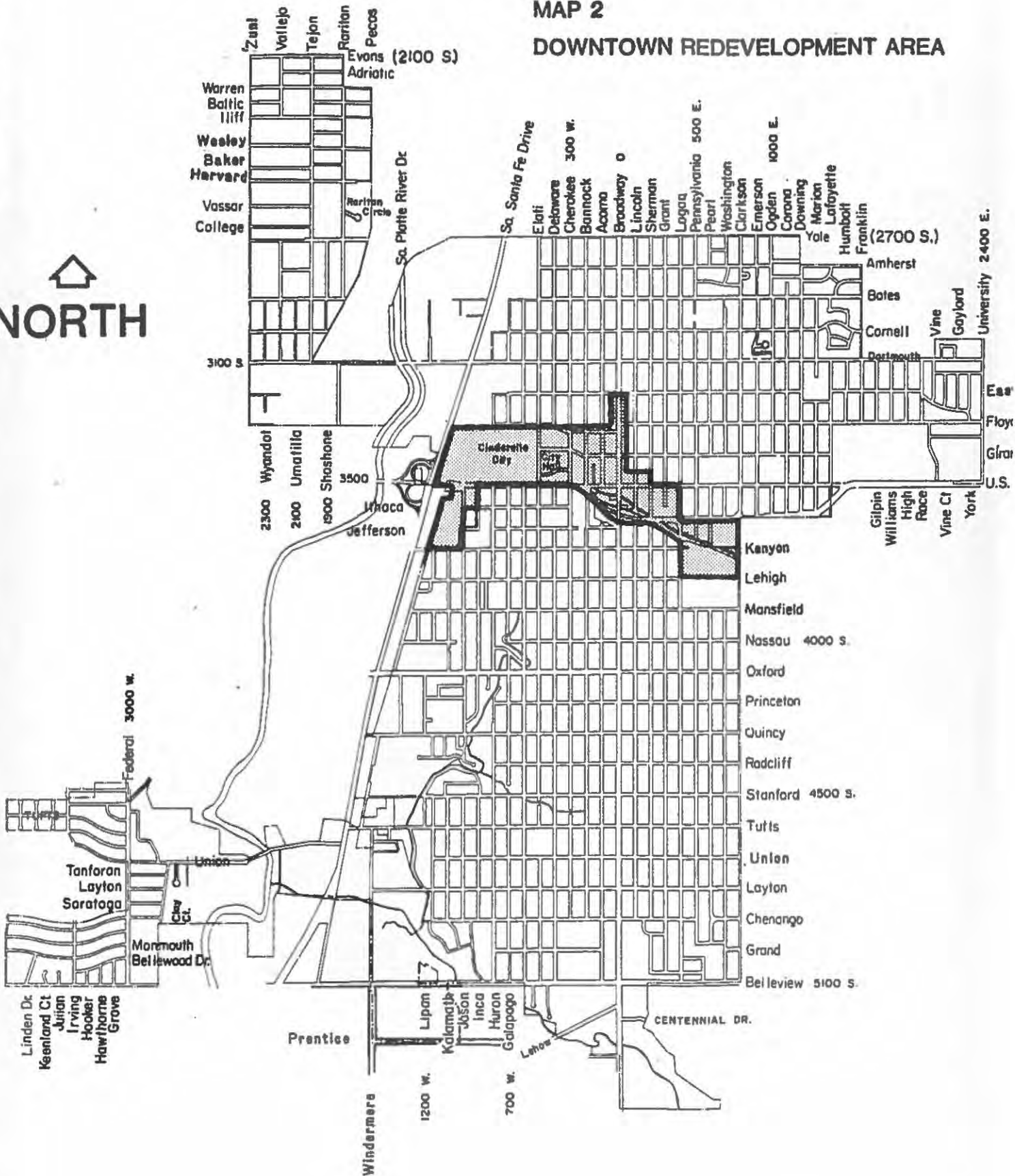
The majority of the Redevelopment Area is commonly known as downtown Englewood, bounded on the west by South Santa Fe Drive, on the north by West Floyd and Eastman Avenues, on the east by the South Broadway-South Lincoln alley, and on the south by U.S. 285. In addition to this area is the entire right-of-way of Little Dry Creek east to South Clarkson Street and adjacent land. This area is bounded by the U.S. 285 right-of-way on the north, East Lehigh Avenue on the south, South Clarkson Street on the east, and South Sherman Street on the west. In addition, the area north of U. S. 285 along the Little Dry Creek right-of-way is included. The boundaries of the Urban Renewal and Redevelopment Area are delineated on Maps 2 and 3.



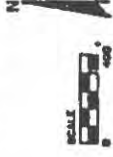
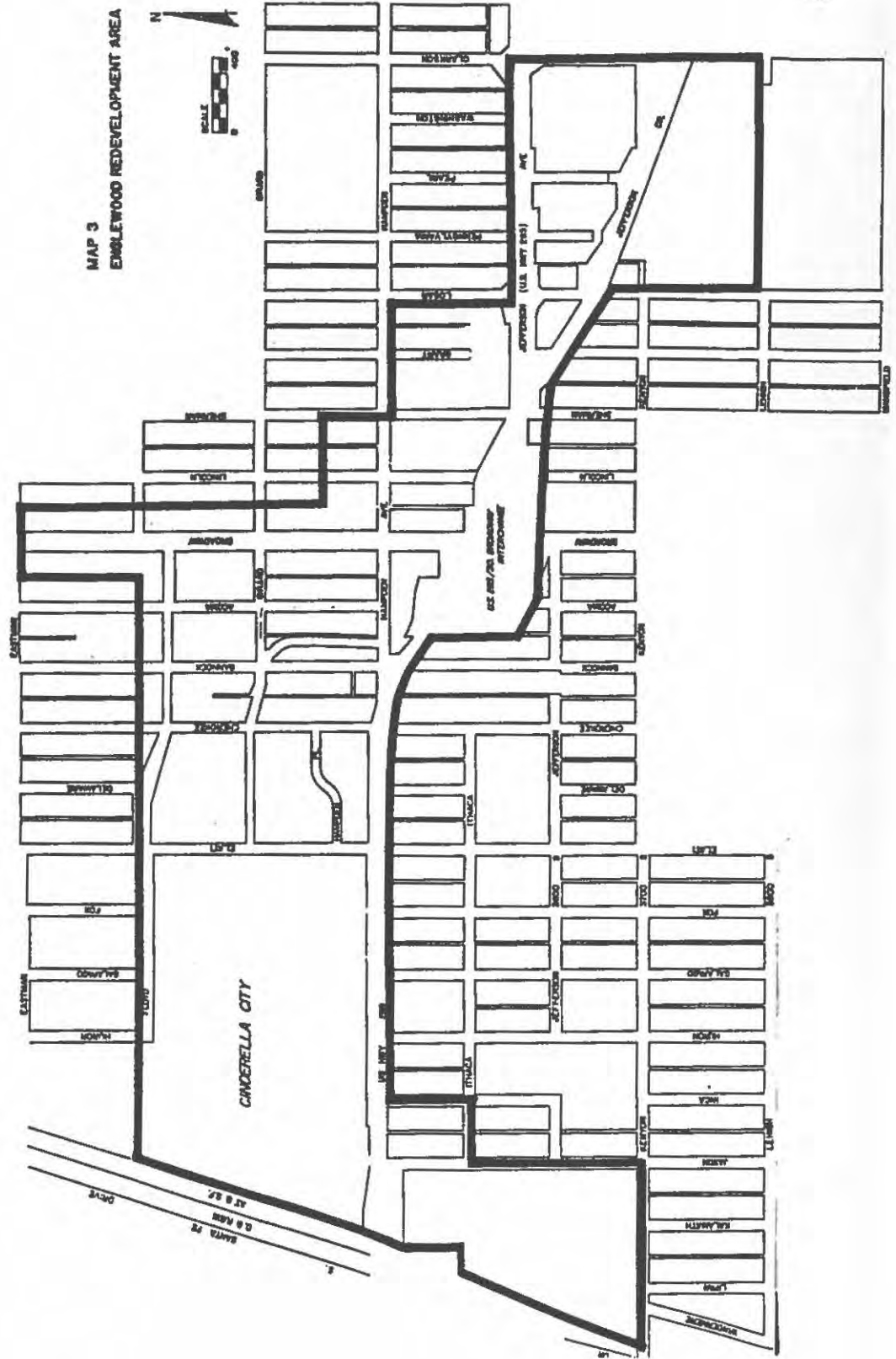
Redevelopment Area Justification

MAP 2

DOWNTOWN REDEVELOPMENT AREA



MAP 3
EMBLEWOOD REDEVELOPMENT AREA



III. URBAN RENEWAL AND REDEVELOPMENT AREA JUSTIFICATION.

The designation of the Urban Renewal and Redevelopment Area in downtown Englewood is based on several factors. The presence of the Little Dry Creek flood plain throughout the downtown and the under-utilization of property are the two primary incentives for improvement and redevelopment.

The Little Dry Creek channel runs directly through the area and its flood plain comprises over half of the designated area. The flooding potential of Little Dry Creek discourages future development. In addition, the presence of deteriorating structures and vacant buildings contribute to a negative impression of the downtown area. Due to blighting conditions, no significant development has occurred in recent years. This has created a serious economic liability for Englewood.

The Englewood Central Business District-Cinderella City retail/commercial area is currently rated the second major retail activity center in the Denver Metropolitan Area, and it is the major tax generating source in Englewood. However, major retail/commercial developments are planned in the surrounding communities, such as the Southwest Plaza Mall, Centennial Race Track redevelopment, and the Littleton Riverfront Redevelopment project. These developments pose a serious competitive threat to the Englewood business district, and if the City is to retain its competitive edge, redevelopment is necessary.

The business district east of Cinderella City is not as strong an economic center as Cinderella City. While there are several very successful businesses located within the area, there are many busi-

nesses which are marginal and do not contribute to the economic stability or vitality of the downtown. At the current time, there are 18 vacant stores in the downtown portion of the Redevelopment Area. Another indication of the distress of this area is reflected in the sales tax receipts. This section of the Broadway commercial strip is the only area which has experienced a decrease in sales tax revenues over the past few years.

The under-utilization of property is another indication of the need for redevelopment in this area. The designated Urban Renewal and Redevelopment Area is 176 total acres in size, of which forty (40) acres (or 23%) are public rights-of-way, and seven (7) acres (or 4%) is developable land in the downtown area.

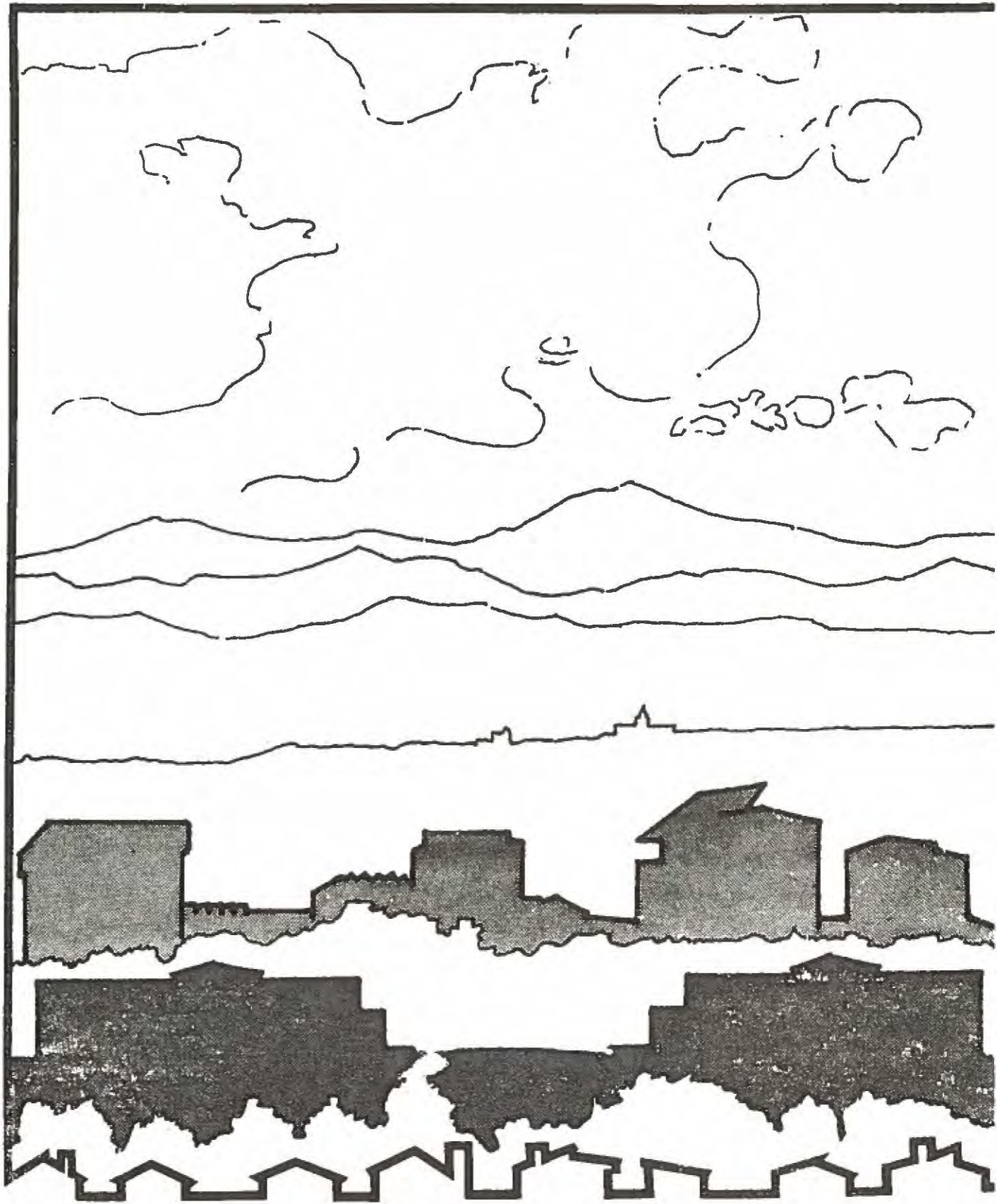
The 100-year flood plain of Little Dry Creek encompasses over half of the Redevelopment Area. In accordance with the Englewood Flood Plain Ordinance and Federal Regulations, flood control improvements must be made before certain types of development can occur in the downtown area. Without improvements to Little Dry Creek, the opportunities for development continue to be severely constrained.

Another factor which indicates the need for redevelopment is the condition of existing buildings. In a recent survey of existing buildings within the downtown, it was established that 24% of the buildings are in poor condition relative to conformance with City Building and Fire Code standards. This represents 28 of the 118 existing buildings. Of the remainder, 33% (39 buildings) are in marginal condition and 43% (51 buildings) are in good condition. In many cases, poor build-

ings share common walls with good buildings, thereby jeopardizing a greater number of buildings than the figures may indicate.

The blighted conditions within the district as described above, have seriously impaired growth of the downtown as evidenced by the lack of development when compared with the strong market demand which currently exists. Englewood is currently "built out" with no annexable land available, necessitating redevelopment to sustain growth in housing, services, employment and public facilities.

The absence of development and growth in the downtown district, inflating costs of public services and decreasing tax revenues is creating a serious economic liability for the community. The renewal effort is necessary to reverse this trend.



Objectives and Policies

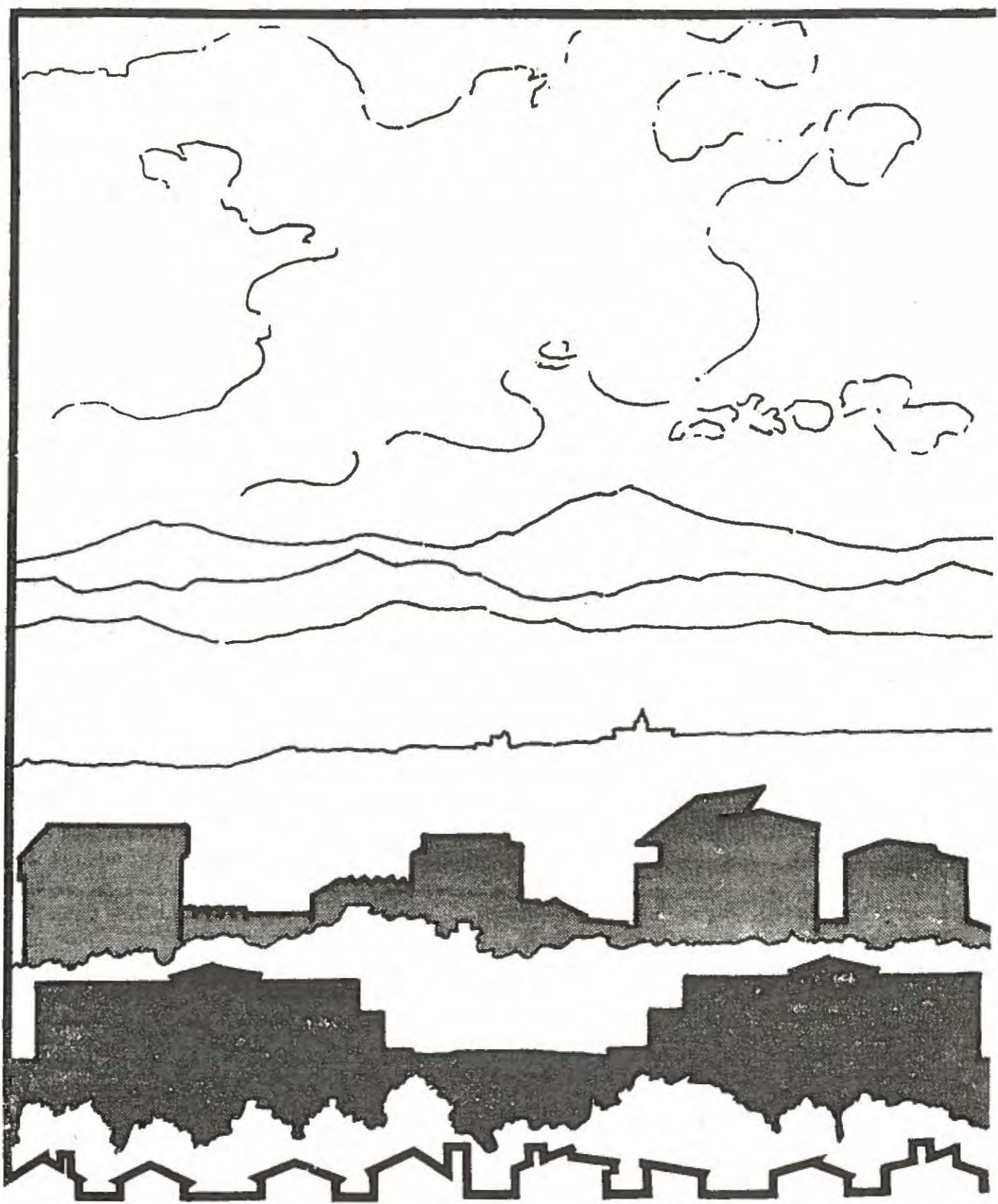
IV. OBJECTIVES AND POLICIES OF THE PLAN.

In November, 1981, the Englewood City Council, Planning and Zoning Commission, and the Englewood Downtown Development Authority adopted a series of policies which were the basis of the Downtown Plan. These policies are also a basis of this Urban Renewal and Redevelopment Plan, and are listed below.

1. A concentration of high activity uses should be encouraged in the downtown to provide a focal point for the City. Downtown should be a location for work, shopping, living and playing with aesthetically pleasing areas for rest and relaxation.
2. To provide housing for workers and encourage home ownership, residential condominiums should be provided within the Downtown District.
3. To preserve and protect the existing single-family residential nature of the surrounding area from commercial encroachment, Floyd and Eastman should be strengthened as barriers to further commercial expansion to the north.
4. Downtown should be maintained as a regional activity center with high concentrations of retail, office and residential uses.
5. The downtown area should be developed under a coordinated theme.
6. The arrival points to the downtown, U.S. 285 and South Broadway, U.S. 285 and Elati, Broadway and Floyd, should be strengthened visually to identify the area.

7. Public transit should be strengthened with a transit center linking the downtown to the regional transit network.
8. Off-street parking capacities should be increased and should be enhanced with landscaping.
9. Parking should be provided between development parcels and on the perimeter of the downtown with access from the internal street system.
10. To provide for better vehicular circulation, some intersections in the downtown area should be realigned.
11. The proposed redevelopment should be linked to surrounding neighborhoods with safe pedestrian connections.
12. Existing utilities and new utility service should be placed underground.
13. Usable open space should be created in the downtown.
14. To create an open space climate, Little Dry Creek should become a focal point with a variety of uses developed along its banks.
15. The image and character of the redevelopment should be aesthetically pleasing to attract people.

16. Alternative energy sources (solar, etc.) should be used where possible.
17. To insure an adequate level of public services including police and fire protection and maintaining public areas.
18. New ways to finance the redevelopment should be determined and initiated.
19. A marketing package should be developed to promote the redevelopment.



Redevelopment Plan

V. DEVELOPMENT PLAN.

A. Existing Land Use.

The Redevelopment Area contains 176 acres, of which 62% is private and 38% is public land use. The boundaries for the Plan have been extended to include the upstream improvements to Little Dry Creek. Therefore, existing land use has increased to include the property south of U.S. 285 to the Englewood High School with South Clarkson Street bordering on the east. The public and private improvements outlined in the Plan refer primarily to the downtown area. Improvements proposed for the area south of U.S. 285 include channel improvements to Little Dry Creek and a detention pond on the Englewood High School athletic field. No other improvements to the area are proposed, but private development is encouraged.

The downtown area contains 120 acres, of which 76%, representing 92 acres are currently developed. There are seven (7) acres of property which are vacant, and 16 acres are being used for at-grade parking. Cinderella City provides an additional 37 acres for parking. A total of 22 acres are public streets, alleys or right-of-way for Little Dry Creek. The majority of developed property is being utilized as retail or office. There are currently 269 individual retail uses representing 1,682,760 gross square feet in the area, and 490,645 gross square feet of office space. There are 65 residential units located along South Bannock Street, West Hampden Avenue, and U.S. 285, with several second story residential units in the 3400 block of South Broadway. To the west of South Elati Street is Cinderella City, a 1,217,100 square foot regional shopping center.

The most apparent characteristic of the downtown is the amount of vacant and under-utilized property. The downtown plan further details existing land use in this area.

Existing land use east of the South Broadway/South Lincoln alley consists of a mixture of residential, retail and office uses. The area contains 56 acres, representing 63% of public uses and 37% of private land use. The Dry Creek Shopping Center adds an additional 29,550 square feet of retail space in the Redevelopment Area.

The majority of proposed improvements in the Redevelopment Area occur in downtown Englewood. For this reason, the following land use breakdown and analysis refers to the downtown area and does not include the area east of the Broadway/Lincoln alley.

1. Building Condition.

The buildings in the downtown area vary from one and two-story brick structures to ten-story office towers. As part of the preparation of the downtown plan, a visual survey of the existing structures in the downtown was conducted by the Building and Fire Departments. While this survey did not include the buildings in the entire Redevelopment Area,

it did cover the major downtown area. There were 118 buildings identified, and 28 were judged to be in poor condition, 39 classified as marginal, and 51 buildings were found to be in good condition. This was a visual survey from the street and does not represent a building-by-building analysis of quality. It does give some indication of the general need for rehabilitation of the downtown. The age of the buildings, especially those along South Broadway, is mostly responsible for the rather poor condition. Most of the structures were built in the 1920's, and because of the non-resident ownership pattern, the degree of maintenance has been limited in many cases. A map indicating the condition of buildings in the downtown is found in the Downtown Plan.

Two high-rise buildings existing in the downtown were built in the mid-to late 1960's, and are in very good condition.

2. Land Ownership.

There are 158 business owners within the downtown Redevelopment Area not including Cinderella City. Of that total, 88% are absentee owners of property which makes revitalization efforts more difficult. The size of the properties vary greatly, but there are a few large parcels which are singularly owned. The larger property owners include First National Bank, First Interstate Bank, KRAVCO-Equitable Life, Nielsen Investment Company, City of Englewood, Jeansco Enterprises, and Englewood Plaza, Ltd. One of the assumptions of this plan is that one or more de-

velopers will begin to assemble properties for redevelopment according to the Plan. This is, in fact, already occurring with one developer, and it is considered the key to the success of this effort.

3. Existing Utilities.

The existing utility system serving the Urban Renewal Area is generally adequate to serve the projected development with certain improvements. The changes that are necessary are due to required relocation of utility lines and some capacity increases to water, sewer and storm sewer systems. The existing utility system involves overhead electric and telephone lines which are aesthetically unpleasent. The Urban Renewal Authority would strongly recommend that all utilities, including power and telephone, be placed underground.

Within the recent past, the City has installed a 15 inch sewer line along West Floyd Avenue, and a 12 inch sewer line along South Acoma Street. The sewer interceptor lines in West Floyd Avenue and South Bannock Street are large enough to carry an increased population density of 60,000. The network of water mains has been strengthened with larger mains in South Lincoln Street to support the proposed development. These improvements will assist the development within the Redevelopment Area by providing additional capacity to the utility system.

4. Environmental Analysis.

The major environmental constraint in the Redevelopment Area is the presence of the 100-year flood plain through most of the downtown. A major public investment will be made to confine the 100-year storm to the Little Dry Creek channel. Without this improvement, the downtown area of Englewood will continue to be potentially exposed to flooding and any new structures would have to be constructed in conformance with the City of Englewood flood plain regulations. These regulations do not prohibit development, but the physical standards that need to be met certainly inhibit development. The proposed development plan could not be built out within the limits of the present flood plain regulations because of the elevation of the first floor of the proposed building.

There do not appear to be any unusual problems due to soils that would affect construction in the area. The depth and type of construction will be limited by the water table.

B. Public Improvement Projects.

The Redevelopment Plan will be accomplished through both public and private investments. The cost of the entire project is estimated at \$100 million, of which \$20 million is estimated for public improvements, and \$65 million for private development.

In order to attract private investment to the Urban Renewal Area, certain public capital improvements are required (Map 4). The cost estimates for the public improvements are preliminary figures and until more design work is accomplished, these figures cannot be finalized. There are obvious relationships between certain public projects that would necessitate close coordination over the timing of the projects. Many decisions affecting all of the projects must be made as part of the Little Dry Creek improvements since the Little Dry Creek flood control project will set the tone for the design of the entire redevelopment effort.

As each improvement is discussed its importance to the area will be evident. The timetable for improvements is discussed in the phasing section of this report.

Summary of Public Improvement Projects.

<u>Project Type</u>	<u>Estimated Cost</u>
1. Little Dry Creek Flood Control	\$14,000,000.
2. Englewood Parkway	\$ 6,000,000.
3. Broadway Corridor Improvements	\$ 300,000.
	<hr/>
Total	\$20,300,000.

1. Little Dry Creek Flood Control.

The greatest public investment in the plan is the improvement to Little Dry Creek, which is required to contain a 100-year flood within the channel. As part of the improvement, a detention pond will be located on the Englewood High School athletic field. This is a precautionary measure to reduce the amount of water flowing through the downtown area in the event of a 100-year flood. Additional improvements include widening the entrance to the Cinderella City box conduit, replacing or rebuilding the bridges at West Hampden Avenue, South Sherman Street, South Broadway, and U. S. 285, and widening and improving the channel from Clarkson to the Cinderella City conduit.

The entire Redevelopment Area will benefit from the improvements to Little Dry Creek. The proposed detention pond and the increased capacity of the channel will eliminate the flooding potential of Little Dry Creek. By containing the flood waters within the banks of Little Dry Creek, it increases the amount of land which can be built upon without restriction, thus increasing the development potential and land value in the area. The total improvements to Little Dry Creek are estimated to be completed in two years.

The design for Little Dry Creek emphasizes an aesthetically pleasing open space area. The proposed improvements include the construction of lakes, landscaping along the channel, bicycle paths, and a pedestrian walkway separating the Creek and the retail uses constructed adjacent to the Creek in the downtown section.

The City of Englewood and the Urban Drainage and Flood Control District have allocated a total of \$4,411,954 for Little Dry Creek improvements. Of this amount, the City has designated in the Public Improvement Fund a total of \$3,736,954 for the period between 1982 to 1985, and Urban Drainage and Flood Control District has allocated \$675,000. Additional funding sources are required to cover the entire cost of the project, estimated at \$14,000,000.

The cost of the project cannot be reduced by doing only a portion of the project since the downtown must be removed from the 100-year flood plain, and all upstream improvements are necessary.

2. Englewood Parkway.

A 100-foot wide boulevard will be constructed in the first phase of the project to facilitate traffic flow through the project area. This boulevard will begin at the intersection of West Girard Avenue and South Broadway, and curve in a westerly direction to end at the intersection of South Cherokee Street and U. S. 285. A 20-foot wide median planted with trees and shrubs will separate the four lanes of traffic. There will also be trees and shrubs lining both sides of the boulevard for its entire length. All relocations and improvements to City-owned utilities that are directly required as a result of the construction of the Boulevard are part of this project.

3. Broadway Corridor Improvements.

Broadway serves as an important entrance into the project, and as such, is carefully considered in the redevelopment plans. Public improvements to the South Broadway corridor are estimated at \$300,000. The proposed improvements include street lighting, paving, signage, landscaping, and street furniture. A downtown theme will unify the area and provide guidelines for both public and private projects. In order to create a pleasing area, landscaping

will be used to act as a barrier between vehicular and pedestrian traffic. By creating a common theme with plantings, paving, signage, lighting and street furniture, a pleasant atmosphere would be developed.

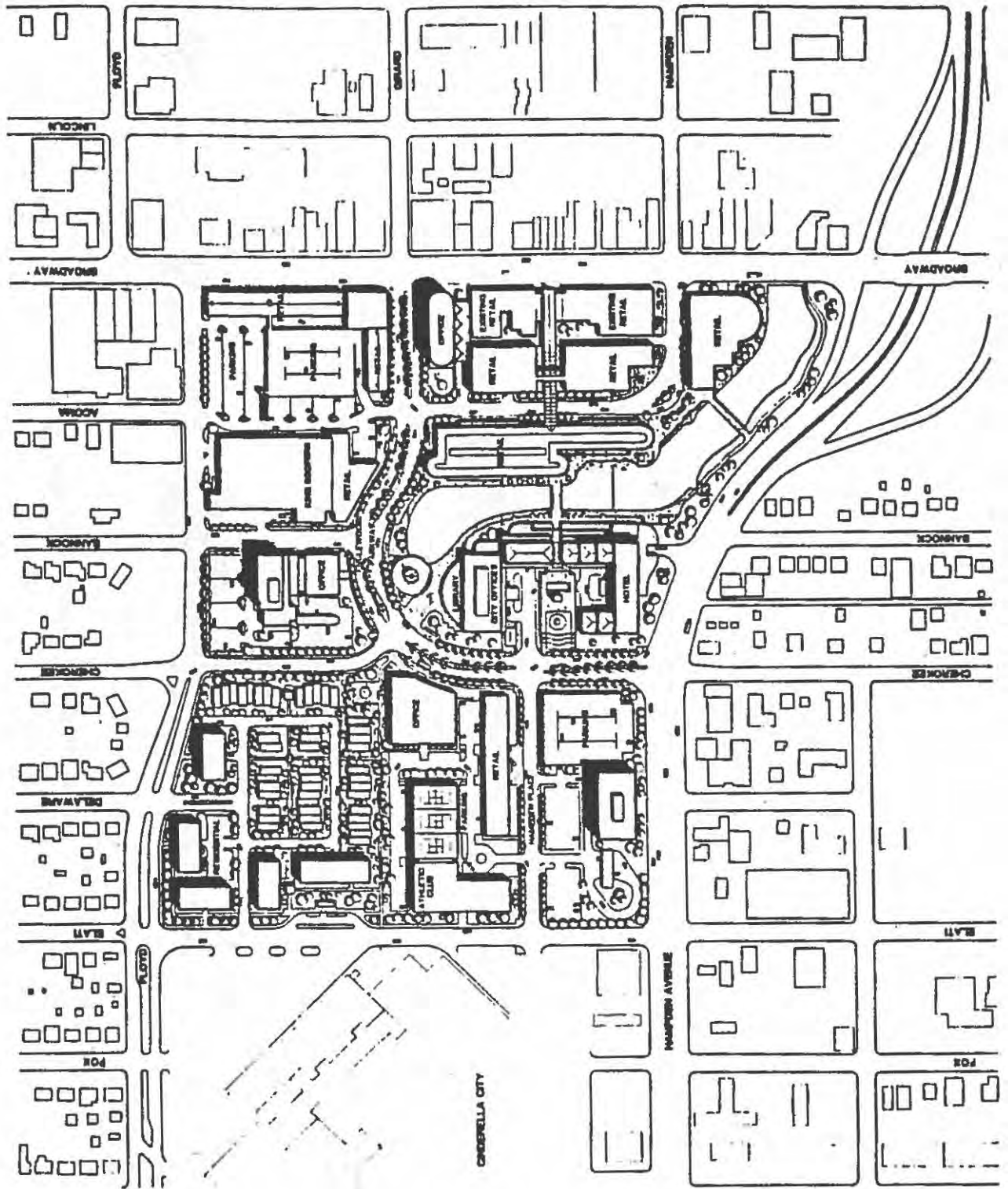
C. Private Projects.

The public improvements are proposed with the understanding that private development will occur simultaneously. Since the City and Urban Renewal Authority do not have control over most of the land within the Urban Renewal Area, the proposed private development description shall serve as a guide for the redevelopment of the privately-owned parcels of property. Redevelopment of private sites within the Urban Renewal Area shall be consistent with the Redevelopment Plan. The private development is needed to finance a large portion of the public improvements through the property and sales tax generation and will include a variety of uses.

The Urban Renewal Area is a mixed-use urban focal point for the City of Englewood. It provides locations for work, shopping, living, and playing, along with a planned integration of the private and public areas to provide aesthetically pleasing areas for rest and relaxation. This mixed-use concept calls for vacation of some existing streets and alleys to create large redevelopment parcels and the dedication of new streets, alleys, and other public rights-of-way to improve auto and pedestrian traffic.

The private improvements in the Urban Renewal Area, as illustrated on Map 5, can be divided into four separate major redevelopment areas:

1. The first, which is encompassed by a new Englewood



Parkway connecting Girard with Cherokee, is also bounded by Broadway and U. S. 285. This area is considered the new Civic Center Complex, and will include retail shops, hotels, restaurants, a cinema complex, an office building and a new city hall center surrounding a major water feature.

2. The northwest quadrant of the downtown, which is bounded by Elati, Floyd, Bannock, the new Englewood Parkway and the area north of the First National Bank, will contain multi-family housing, supporting retail and certain office functions along with the new Englewood Parkway Development will take place around water features and a public plaza area. The new Englewood Parkway will improve the accessibility and exposure of First Interstate Bank which is presently located in the quadrant. If the market for office space changes dramatically, this portion of the Plan may be changed to allow development of office buildings.
3. The northeast quadrant of the downtown includes development of a new large scale King Soopers, retail uses, and associated parking.
4. The land parcel which is located in the southwest quadrant of the downtown, and surrounds the First National Bank, will be delineated by a new street approximately 300 feet north of U. S. 285 on the north, U. S. 285 on the south, Cherokee on

the east, and Elati on the west. Plans for this quadrant of the project include the development of a parking structure adjacent to the First National Bank building.

The Redevelopment Plan provides a strong downtown image necessary to make Englewood a destination for area shoppers, as well as a prime location for housing and office users. Of major importance is the development of a viable hotel. The close proximity of parking and pedestrian access should help strengthen retail along Broadway.

Analysis of the Denver Metropolitan Area performed by Hammer, Siler, George and Laventhol & Horwath have identified the following elements as supportable within the downtown Englewood Urban Renewal Area given current market conditions:

1. Cinema Complex. This element would include a 25,000 square foot multi-screen theatre featuring first-run movies and a multi-level parking structure providing 400 parking spaces for theatre patrons and retail shoppers.
2. Convenience Shopping Complex. This development will include approximately 50,000 square feet of convenience retail shops and a new 51,000 square foot King Sooper's Store. Surface parking and a one level structure will provide parking spaces for 440 vehicles.
3. Specialty Retail Plaza. This group of structures will

house approximately 85,000 square feet of specialty retail shops and related uses.

4. Financial Institution Office Building. This structure could provide approximately 150,000 square feet of space for financial institutions and other office uses.
5. Health and Athletic Center. This development would provide 50,000 square feet for health and athletic facilities. In addition, a 10,000 square foot restaurant could be placed on the site.
6. Hotel. A multi-storied hotel containing approximately 250 rooms with adjoining parking facilities containing spaces for 350 vehicles would be constructed next to the lake area.
7. City Hall Building. This multi-story structure comprised of approximately 85,000 square feet of space would house City offices and the Englewood Library.
8. Residential. A combination of multi-story structures and townhouses is proposed. The marketing studies indicate a demand for 100-150 units per year for an eight-year build-out. The amount of development of housing may be reduced if the market for office space strengthens over the next few years.

The Redevelopment Plan is intended to serve as a general guide for development within the Project Area. Since all elements of the Plan will not be constructed immediately, changing market conditions over time could alter the scope and nature of the various sub-projects. The Plan should be considered flexible in adapting to such market changes.

D. Transportation Planning

Modifications to the existing street system will be necessary to accommodate the increased volume of traffic which will be generated in the downtown area. The following modifications are being considered:

1. Englewood Parkway. This arterial road, which was described in the Public Improvement section of this Plan, is the major proposed transportation improvement. It will begin at the West Girard/South Broadway intersection and curve in a westerly direction to end at the intersection of South Cherokee Street and U. S. 285.
2. Intersections. The creation of the Englewood Parkway will require adjustments to intersections of existing roads with the new street. Among these intersections are:
 - a) West Girard/South Broadway
 - b) Acoma/Englewood Parkway
 - c) Bannock/Englewood Parkway
 - d) Cherokee/Englewood Parkway
 - e) Cherokee/U. S. 285.

Additionally, the West Floyd/South Broadway intersection is the sixth most dangerous intersection in Englewood, and realignment of this intersection is necessary to accommodate the increased traffic flow generated by the redevelopment. This must occur during the redevelopment process if proper east/west access is to occur.

A final consideration is the intersection of what is currently West Hampden Place and South Broadway. Under the proposed transportation system, West Hampden Place will become part of a realigned South Acoma Street and will bear increased traffic for the redevelopment occurring on the east side of Little Dry Creek.

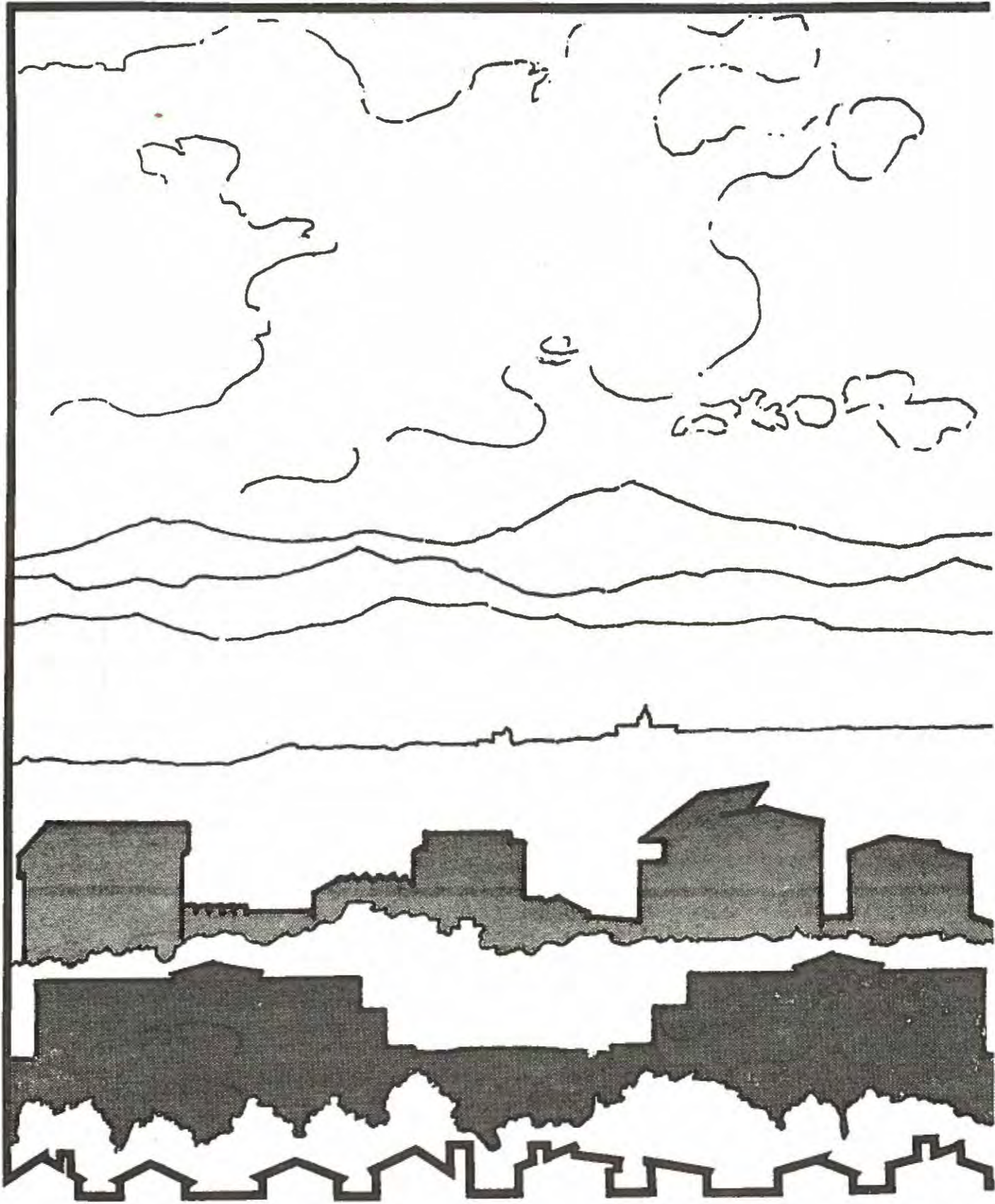
3. Street Vacations. Little Dry Creek improvements and re-development elements will require the vacation of portions of certain streets in the area. Among these are:
 - a. South Acoma from Floyd to the new Parkway. This street will become part of the King Sooper's parking area.
 - b. South Bannock from the Parkway to U. S. 285. The site of this street portion will be occupied by the Little Dry Creek, the proposed Convention Center, and the hotel.
 - c. West Girard from South Cherokee Street to South Elati Street. This street would become a part of a residential and/or office development site.
 - d. West Hampden Place from South Acoma Street to South Bannock Street. This area will become part of Little Dry Creek flood control improvements.

4. Street Realignments.

The three main street realignments which will need to be considered to facilitate the redevelopment effort are:

- a. West Girard Avenue. To accommodate Little Dry Creek improvements and form a new intersection with South Cherokee Street.
- b. South Acoma Street. From the current intersection with West Hampden Place to South Broadway in order to facilitate access for the Acoma development from the Parkway and South Broadway.
- c. West Hampden Place from South Cherokee Street to South Elati Street. To provide a more functional access to the Parkway.

Regional north/south access to the Redevelopment Area is provided on South Santa Fe Drive. Planned improvements to the Santa Fe corridor will decrease the traffic volume on South Broadway. The proposed light rail system along South Santa Fe Drive will also reduce vehicular traffic. East/west access to the area is presently provided by U. S. 285, but it is anticipated that the proposed C-470 in the southwest metro area will relieve some of the traffic pressures on U. S. 285.



Implementation

VI. IMPLEMENTATION.

A. Land Acquisition.

In the course of implementation of the Urban Renewal Plan, it is recognized that certain privately-owned properties will need to be acquired to facilitate comprehensive redevelopment of the area. The Urban Renewal Authority shall be responsible for acquiring all properties required for the construction of public and private improvements to assure uniform treatment of all property owners. Properties acquired for the public purpose shall be used for infrastructure improvements, flood control improvements, or any other projects which will further the goals of the Urban Renewal Plan and benefit the community.

The Authority may, from time to time, be requested to acquire properties required for the construction of privately-owned improvements or public improvements in conjunction with private improvements within the Urban Renewal Area. The terms governing the acquisition and disposition of such parcels shall be specifically set forth in separate agreements and contracts between the Authority and private developers.

For the purposes of this Urban Renewal Plan, all properties falling within the boundaries of this Plan, as delineated on Map 2 and Map 3, shall be considered subject to purchase by the Englewood Urban Renewal Authority. Nothing stated or implied by this section shall be construed to mean that the Authority is required to purchase any or all of the properties within the Plan boundaries.

B. Land Disposition.

Except for land disposed of to the City of Englewood for development of public improvements or facilities, the Englewood Urban Renewal Authority shall, in all agreements, deeds, leases, and other instruments from or between the Englewood Urban Renewal Authority and to or with a developer, impose covenants running with the land for a period of thirty years from the date of the Deed. These covenants shall require purchasers of land in the Redevelopment Area to:

1. Agree to develop and use the property in accordance with the provisions of the Redevelopment Plan.
2. Agree to begin and complete the improvements within a period of time determined by the Englewood Urban Renewal Authority to be reasonable; and
3. Agree to not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, rental, use or occupancy of the property, or of any improvements erected or to be erected thereon, or any part thereof.

C. Development Guidelines.

In order for development to occur in accordance with the adopted Redevelopment Plan, guidelines for development must be prepared. A document containing such guidelines will be used by various developers in the design of buildings. The guidelines will include the quality elements of construction such as building materials and design. The quantity elements, such as height and bulk, will be controlled through the zoning regulations.

D. Agreements between Developer and Urban Renewal Authority.

A final mechanism to implement the Redevelopment Plan involves agreements between developers and the Urban Renewal Authority, which will establish the responsibilities of each party. These agreements will specifically outline the financial commitments of the parties, and the timetable for construction of the public and private improvements. This agreement is the basis for the Urban Renewal Authority to initiate the sale of tax increment bonds for the financing of the public improvements.

The City and the Urban Renewal Authority recognize that a cooperative effort between the entities is required in order to carry out the plan. To further this effort, the City agrees to provide the necessary staff to the Urban Renewal Authority to assist the Authority with its operation.

When consultants, such as architects and engineers, are required for the design of a public improvement, the City agrees to provide such services. The City will further assume the responsibility of administering the design and engineering contracts for the public improvements. The Urban Renewal Authority, City, and EDDA will jointly review the design work throughout the project. The City agrees to provide customary City inspection services during the construction of these projects.

The Urban Renewal Authority's primary responsibility will be to coordinate the financing arrangement for the specific public improvements. The City agrees to provide accounting services and

such other services that are required to successfully administer the Urban Renewal Program.

In addition to agreements between developers and the Urban Renewal Authority, it is recommended that the City of Englewood, the EDDA, and the Englewood Urban Renewal Authority enter into a Tri-party Agreement to establish the respective roles and responsibilities of each party. This agreement should be signed by all parties prior to any party signing a Developer Agreement with a developer.

E. Commercial Rehabilitation.

There is a definite need for the rehabilitation of existing buildings within the area, particularly along the South Broadway corridor adjacent to the Redevelopment Area. Through the use of Community Development Block Grant funds provided by the Federal Government and the State of Colorado, the City of Englewood has established the Broadway Facade Improvement Program. This program provides a limited amount of free design assistance to property owners and merchants in the 3200 - 3500 block of South Broadway and a low-interest loan program for property improvements in this area. Also, the City has adopted Design Guidelines to regulate rehabilitation in this segment of South Broadway.

The Urban Renewal Authority strongly supports the City in its efforts to revitalize older commercial sections of downtown Englewood so that they may contribute to and benefit from the major Redevelopment Project.

*
F. Public/Private Management Entity.

Unlike a shopping center, downtowns are typically fragmented with no single management focus. To compete successfully, it is important that a permanent management structure be created. Such a management entity could be responsible for a wide range of activities, including:

- 1) Public space maintenance, security and operations.
- 2) Public space programming and use approval.
- 3) Marketing and promotion of downtown.
- 4) Tenant leasing and mix.
- 5) Technical assistance to businesses.
- 6) Design management for development, signage, facades, etc.

The objective is to create a permanent, centralized management entity to coordinate design, maintenance, tenant mix, marketing efforts consistent with the market position which the downtown is attempting to achieve. Also, the specific form that a management entity should take has not been proposed yet, and will be detailed in a separate report. It is important that a management structure be agreed to as a part of any development agreement.

G. Financing.

1. Financing Overview.

The Englewood Urban Renewal Authority is authorized to finance the proposed public improvements by those methods available to the Authority within the Urban Renewal laws of the State of Colorado. This section of the Redevelopment Plan sets forth estimates of the proposed redevelopment and the feasibility of financing the needed public improvements. The financing parameters demonstrated including interest rates and maturities are not to be interpreted as representation of any obligation of the Urban Renewal Authority and do not represent a guarantee by the Urban Renewal Authority.

The financing structure utilized by the Urban Renewal Authority for constructing necessary public improvements may include revenues from any one or combination of the following revenue sources:

- a. Property tax increment financing.
- b. Sales tax increment financing.
- c. Intergovernmental cooperation with the City of Englewood.
- d. Investment of funds in property or securities in which public bodies may legally invest.
- e. Advances, loans, grants and contributions from the federal government.

- f. Sale or lease of property as specified in the Redevelopment Plan.

It is contemplated by the Authority that revenues from all of the above mentioned sources will be made available for repayment of municipal bonds or other obligations that will be issued to finance the public improvements. In consideration of the revenue sources, the Authority proposes a Redevelopment Project comprised of the elements delineated in Schedule A. Estimated construction cost of this private development is approximately \$50,000,000. The accompanying public improvements contemplate an expenditure of \$15,300,000 and are comprised of:

- 1) Improvements to the flood control capabilities of the area (Little Dry Creek). This project is paramount to the redevelopment plan in that the reduction of the 100-year flood plain must occur prior to the issuance of any building permit. Once the flood plain project is initiated, private development may occur concurrently with its construction;
- 2) Public improvements which will complement the private sector redevelopment. These improvements include Broadway corridor improvements, utilities improvements and relocation, and the construction of the Englewood Parkway which will facilitate increased traffic volume in the area.

2. Revenue Summary.

a. Property Tax Increment. Following the effective date of the Redevelopment Plan adoption, the property taxes generated from the redevelopment area, in excess of those ad valorem revenues received by all taxing entities currently assessing a mill levy within the redevelopment area, shall be deposited in a special fund and pledged for the repayment of any obligations of the Urban Renewal Authority. This increment shall be segregated from other property tax revenues for a period not to exceed twenty-five years following the adoption of the Plan. Upon retirement of any obligations of the Urban Renewal Authority, those monies generated from ad valorem tax collections shall be reallocated to the appropriate public bodies (school district, city, county, etc.). The tax increment caused by the redevelopment shall represent an irrevocable pledge of the Urban Renewal Authority to repay principal, interest, premiums, or other expenses of issuing bonds or other obligations of the Authority for the financing of public improvements. (Refer to Schedule B for a summary of property tax increment projections.)

b. Sales Tax Increment. Following the effective date of the Urban Renewal Plan, the sales tax revenues collected within the redevelopment area for the 12-month period preceding the effective date shall be frozen and distributed in the same amount to the City of Englewood on an annual basis. Sales tax revenue in excess of the base amount shall be

deposited in a special fund of the Urban Renewal Authority and may be irrevocably pledged for the payment of principal, interest, premiums, and expenses of issuing bonds or other obligations of the Authority. (Refer to Schedule C for a summary of sales tax increment projections.)

It is anticipated that the City of Englewood will determine on an annual basis that those sales tax revenues collected within the Cinderella City shopping complex shall not be pledged to the sales tax increment special fund as created by the Urban Renewal Authority (see Section 31-25-107 (9) (a) (II) of Colorado State Statutes).

- c. Intergovernmental Cooperation Within the City of Englewood. The City of Englewood has committed resources and funds to assure the completion of the Redevelopment Plan. Over the next two years, the City will set aside in a segregated fund approximately \$4,000,000 that is dedicated to providing public improvements for the redevelopment. In addition, the City has committed to utilize available use tax revenues collected on a city-wide basis which are dedicated to capital improvements in accordance with the City Charter. It is the intent of the City to assist in any way possible to insure that the redevelopment occurs.
- d. Hotel Room Tax. The City is contemplating the assessment and collection of a hotel room tax within the city boundaries. This tax, in the opinion of bond counsel, may be pledged as

a sales tax increment within the redevelopment area and utilized to further secure the bonds of the Urban Renewal Authority. The hotel tax rate is proposed to be a 5% tax on the room charge rate.

- e. Sale of Property. The City of Englewood maintains ownership of two parcels of land valued at \$1,900,000 and \$1,684,000. The City contemplates selling the land at a minimal cost to the Authority, or leasing the land to the Authority. The Authority may then sell or lease the property for fair value for uses in accordance with the Plan. The sale or lease of the land will assist in reducing the cost of the public improvements or to provide additional revenue for debt service.

- f. Urban Drainage and Flood Control District. This district collects an ad valorem tax levy and then redistributes the revenue back to the areas that have been assessed for purposes of flood and drainage control. The revenues distributed to the City of Englewood are to be dedicated to the Little Dry Creek project.

Schedule D of this section illustrates the cost of financing various levels of public improvements at varying interest rates. By examining this Schedule in conjunction with the projected tax increment totals at the bottom of Schedule C, an estimate of the feasibility of financing the proposed

public improvements can be generated. The tax increment projections and financial analysis have been developed by Hanifen, Imhoff, Inc. in coordination with the City of Englewood, the Urban Renewal Authority, and the Englewood Downtown Development Authority.

Schedule A

CITY OF ENGLEWOOD, COLORADO
URBAN RENEWAL AUTHORITY
AUGUST 22, 1983

Proposed Development Summary

<u>Building Type</u>	<u>Square Footage</u>	<u>Construction Value (Estimated) †</u>
Specialty Shops	50,000	@ \$50/sq. ft. = \$2,500,000
Convenience Retail	13,500	@ \$50/sq. ft. = 675,000
Cinema/Retail	25,000	@ \$50/sq. ft. = 1,250,000
Retail Parking	300,000	@ \$15/sq. ft. = 4,500,000
Athletic Facility	50,000	@ \$60/sq. ft. = 3,000,000
Civic Center Restaurant	10,000	@ \$50/sq. ft. = 500,000
Civic Events Center	50,000	@ \$60 sq. ft. = 3,000,000
Hotel with Parking	120,000	@ \$70 sq. ft. = 8,400,000
Finance/Office	100,000	@ \$70 sq. ft. = 7,000,000
City Office Structure	90,000	@ \$70 sq. ft. = 6,300,000
Residential Tower	145,000	@ \$40 sq. ft. = 5,800,000
Broadway Store	120,000	@ \$50 sq. ft. = 6,000,000

*Construction value estimates based upon information supplied by Ronin Econometrics, Inc., Boulder, Colorado.

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Schedule B

CITY OF ENGLEWOOD, COLORADO
URBAN RENEWAL AUTHORITY
AUGUST 22, 1983

Property Tax Increment

<u>Building Type</u>	<u>Construction Value</u>	<u>Ratio to A.V.</u>	<u>Assessed Valuation</u>	<u>Revenue @ 80 Mills</u>
Specialty Shops	\$2,500,000	.17	\$ 425,000	\$ 34,000
Convenience Retail	675,000	.17	114,750	9,180
Cinema/Retail	1,250,000	.17	212,500	17,000
Retail Parking	4,500,000	.17	765,000	61,120
Athletic Facility	3,000,000	.17	510,000	40,800
Civic Center Restaurant	500,000	.17	85,000	6,800
Civic Events Center	3,000,000	.17	510,000	40,800
Hotel with Parking	8,400,000	.17	1,428,000	114,240
Finance/Office	7,000,000	.17	1,190,000	95,200
City Office Structure	6,300,000	.17	1,071,000	85,680
Residential Tower	5,800,000	.105	609,000	48,720
Broadway Store	6,000,000	.17	1,020,000	81,600
			Total Tax Revenue	\$635,140

*Estimated ratio provided by Arapahoe County Assessor's Office.

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Schedule C

CITY OF ENGLEWOOD, COLORADO
URBAN RENEWAL AUTHORITY
AUGUST 22, 1983

Sales Tax Increment

<u>Building Type</u>	<u>Rev./Sq.Ft.</u>	<u>Gross Sales</u>		<u>Increment Revenue</u>
Specialty Shops	\$150	\$7,500,000	x .03 =	\$225,000
Convenience Retail	100	1,350,000	x .03 =	40,500
Cinema/Retail		Estimated		35,000
Retail Parking	n/a	---		---
Athletic Facility		Estimated		5,000
Civic Center Rest.	\$150	\$1,500,000	x .03 =	45,000
Civic Events Center	n/a			---
Hotel/Parking(1)	200 rms.			100,375
Finance/Office	n/a			---
City Office	n/a			---
Residential Tower	n/a			---
Broadway Store	n/a			---
Total Sales Tax Increment				\$450,875

(1) Revenue due to hotel room tax calculated at 5.0% per room, a room charge of \$50 and occupancy rate of 55% per annum.

Tax Increment Total

Property Tax	\$ 635,140.00
Sales Tax	<u>450,875.00</u>
	\$1,086,015.00

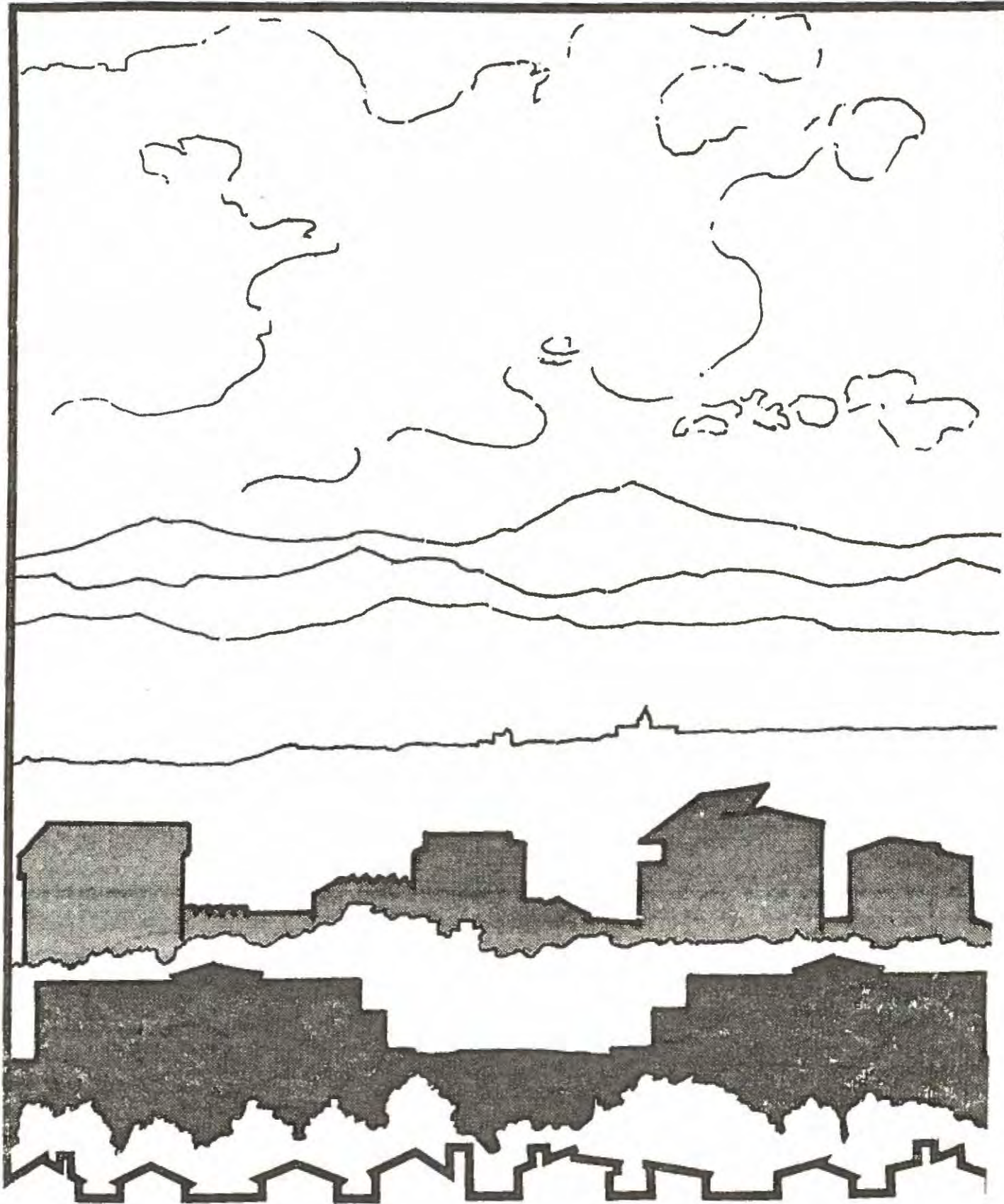
Schedule D

CITY OF ENGLEWOOD, COLORADO
URBAN RENEWAL AUTHORITY
AUGUST 22, 1983

Estimated Debt Service Payments

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Average Annual Payment</u>
\$7,000,000	9%	\$ 766,850 (20 Years)
	10%	822,220 "
	11%	879,060 "
8,000,000	9%	876,400 (20 Years)
	10%	939,680 "
	11%	1,004,640 "
9,000,000	9%	985,950 (20 Years)
	10%	1,057,140 "
	11%	1,130,220 "
10,000,000	9%	1,095,500 (20 Years)
	10%	1,174,600 "
	11%	1,255,800 "

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Appendi

Relocation Plan.

As previously mentioned, it is not the intent of the City or Urban Renewal Authority to displace businesses through the redevelopment process. It is recognized that existing businesses are an important component of our downtown environment, which needs to be integrated into any plans for change in Englewood. There may be times when certain properties are required to fulfill the redevelopment plans and strengthen the downtown for the future. In these cases, the City and Urban Renewal Authority will offer relocation assistance to businesses and tenants in an effort to minimize the impact of these public decisions.

The following benefits will be available to the commercial and residential tenants if relocation is required.

1. Commercial Uses Displaced by Acquisition.

The business owner displaced as a result of acquisition of real property by the Urban Renewal Authority or the City in carrying out this Plan shall be eligible for the following relocation benefits:

- a. The Authority shall give a 120-day notice to any business owner who will be displaced.
- b. Displaced business owner shall receive the reasonable cost established by competitive bid associated with packing, crating, boxing, moving, and transporting all movable personal property, for a distance of no more than 50 miles.

- c. Displaced business owner shall receive the reasonable cost as determined by the Urban Renewal Authority, for certain property made obsolete by displacement, such as stationery, business forms and signs.
 - d. Displaced business owner shall receive the cost of insurance of property (inventory) for moving.
 - e. The benefits listed in items b, c, and d may total a maximum of \$10,000, unless a larger amount is specifically approved by the Urban Renewal Authority due to special circumstances.
 - f. Property owner shall not be eligible for the benefits listed above for displaced business owner unless the property owner also operates a business at the same location.
 - g. The Authority shall not be responsible for loss of business and good will, or personal injury or legal fees.
2. Residential Uses Displaced by Acquisition.
- The property owner or tenant displaced as a result of acquisition of real property by the Urban Renewal Authority or City in carrying out this Plan, shall be eligible for relocation benefits according to the applicable category, as follows:
- a. Renter occupied residential unit tenants are eligible for the following:

- 1) The Authority shall give a 90-day notice to any tenant who will be displaced.
- 2) Displaced tenants shall be eligible for the cost of packing, crating, and moving personal property for a maximum distance of 50 miles to a replacement dwelling unit. The cost will be established by competitive bidding.
- 3) Displaced tenants shall be eligible for the cost of insurance of personal property for moving.
- 4) Displaced tenants shall be eligible for an amount equal to the rent paid by tenant for past year in current unit. If tenant resided in unit for less than one year, tenant is eligible only for payment equal to rent paid during occupancy. This amount is necessary to lease a comparable dwelling within 50 miles.
- 5) The benefits listed in 2, 3, and 4 may total a maximum of \$2,500 unless a larger amount is specifically approved by the Urban Renewal Authority due to special circumstances.
- 6) If the tenant is eligible based on income or handicapped, they will be given priority consideration for eligibility in EHA housing projects.

b. Owner/occupant of residential units is eligible for the following:

- 1) The Authority shall give a 120-day notice to any owner/occupant who will be displaced.
- 2) Displaced owner/occupant shall receive the cost of packing, crating and moving personal property for a maximum distance of 50 miles to a replacement dwelling unit. The cost will be established by competitive bidding.
- 3) Displaced owner/occupant shall receive the cost of insurance of personal property for moving.
- 4) Displaced owner/occupant shall receive the amount, if any, which, when added to the acquisition cost of the dwelling acquired equals the reasonable cost of a comparable replacement dwelling which is a decent, safe and sanitary dwelling adequate to accommodate such displaced person.
- 5) The benefits listed in items 2, 3, and 4 may total a maximum of \$5,000.
- 6) If the property owner is eligible based on income and handicap, and desires to rent a housing unit, they will be given priority consideration for eligibility in an EHA housing project.

3. General Provisions.

- a. All claims and documentation must be submitted to the Englewood Urban Renewal Authority within six (6) months following the date the costs are incurred.



TO: City Council

THROUGH: Eric A. Keck, City Manager

THROUGH: Dave Henderson, Acting Director of Public Works

FROM: Larry Nimmo, Right-of-Way Services Manager

DATE: February 23, 2016

SUBJECT: **Clayton Elementary Street Conditions - Snow
COUNCIL REQUEST NO. 16-045**

Following a recent snow storm, a member of the Englewood School Board requested that staff take a closer look at streets surrounding Englewood schools, particularly Clayton Elementary; due to the large amount of snow and ice around sidewalks making it dangerous for students walking to school as well as parents dropping off students.

Included in the primary grid streets and avenues identified in the City of Englewood's Snow Removal policy are the "roadways adjacent to schools and hospitals". One of the major challenges occurring this year is the early and large formations of ice buildup, especially on the south side of the avenues with tall buildings (such as Clayton Elementary), blocking the sun.

Right-of-Way staff met with Dave Henderson, Director of Operations, Maintenance and Transportation for the Englewood School District on February 18 to discuss coordination of snow and ice removal efforts. The results of this discussion included suggestions regarding school staff employing some alternate snow storage locations for sidewalk plowing operations, as well as enhancing the communication between school district staff and the right-of-way operations staff when ice buildup situations develop; thereby providing quicker reaction on addressing the ice build up situation.

MEMORANDUM

To: Chief of Police John Collins
From: Sergeant Reid McGrath
Date: February 19, 2016
Subject: Council Request 16-53

Council Request 16-53
Assigned to: Police
Date Assigned: February 17, 2016

Sexual Assault at Simon Center Investigation

On January 13, 2016, Englewood Police took a report (DR#1600441) from a female reporting an "Unlawful Sexual Contact" at the Simon Center Housing. The initial investigating officer followed up on the case including reviewing video tape of the area where the assault was alleged to have happened.

On February 17, 2016, the case was assigned to Impact Officer Garrett. On the 18th, Garrett met with the reporting female. Garrett will continue to investigate the allegation.



TO: Mayor Jefferson and Council Members

THRU: Eric Keck, City Manager
Michael Flaherty, Deputy City Manager / Interim Community Development Director

FROM: Darren Hollingsworth, Economic Development Manager
Brook Bell, Planner II

DATE: February 18, 2016

SUBJECT: 16-054 Paseo Fence Inquiry

Request for an explanation of the outside seating area at the Brew on Broadway to exclude the public artwork / shade structure. Is there an easement for the art that dictates this?

Response

The artwork / shade structure is not protected by an easement or other encumbrance that would prohibit this area from becoming part of a lease with the Brew on Broadway for outside seating.

In speaking with Paul Webster following the 2.16.16 Council meeting, he has no desire to "square off the outside seating area to include the public art structure at this time." He does not want the expense of changing the ironwork associated with the outside seating area, nor does he want to accept liability for any damage to the public artwork should it become part of his premises.

This change would require a modification to his liquor license to include the additional outside seating area and Mr. Webster was not interested in going through this process.

Mr. Webster is pleased Council's decision to renew his lease at a 3 year term.



TO: Mayor Jefferson and Members of City Council

FROM: Dorothy Hargrove, Director
Parks, Recreation and Library Department

THROUGH: Eric Keck, City Manager

DATE: February 24, 2016

SUBJECT: FunFest changes
Council Request #16-055

FunFest has been held in various locations and has included a wide variety of activities and attractions over the past 18 years. The goal of the event has always been to bring the community together, to have fun and to celebrate the summer. Unfortunately, attendance and interest has been disappointing for at least the past 5 years even though we have experimented with several new activities and attractions.

An additional concern was the increasing cost relative to the attendance. While we don't expect to make money on community events we do need to make sure that our investment is spent effectively. The average direct cost has averaged about \$7,000. The most significant cost, however, has been in staff time. Almost everyone in the department spends time in planning or day-of tasks and we have received generous help from other city departments – police, water department, community development. Staff has worked every year to solicit sponsorships from local businesses and organizations, but securing significant sponsorships has continued to be a challenge.

In contrast, the KidStage and Sounds of Summer concerts held throughout the summer at the Civic Center have become increasingly popular. The programming staff feels that enhancing and perhaps expanding these events will be a better investment of time and resources than a continued effort to reinvigorate a failing FunFest.

Inviting top-notch performers will attract more people to the events. We may be able to add at least one more performance for both KidStage and Sounds of Summer and are looking at the possibility of scheduling some performances on weekends. By increasing the number of events, we should be able to reach a larger share of the community and create some "buzz" that Englewood is an exciting place to visit.

Increased attendance will also provide additional incentive for local businesses to support the event. Staff is already reaching out to the business community and hopes to work with local restaurants on possible food or drink at the events.

Staff is also working with the Cultural Arts Commission to explore the possibility of adding another community event that focuses on exclusively on the arts. This event would include educational and hands-on opportunities for children and families and provide a venue to highlight local artists. We may be able to include children's interactive theater as well.

In short, the events planned for this summer will include even more people, businesses, and families than in the past and help bring the community together for a great summer in Englewood. We will continue to provide updates as plans coalesce and dates are finalized.