



Council Request Update

February 1, 2018

Council Request: 17-197

Requested by: Mayor Pro Tem Rita Russell

Request: History of Medical District Zoning

Assigned to: Community Development

Response: Please see attached response from CD Planner II John Voboril

Council Request: 18-003

Requested by: Mayor Pro Tem Rita Russell

Request: Request for statistics on dog related calls for December 2017 and January 2018

Assigned to: Police Department

Response: Please see attached response from Code Enforcement Supervisor David Lewis

TO: City Council Members

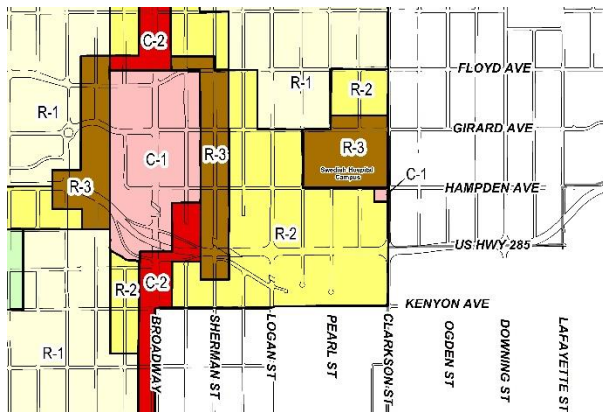
THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: John Voboril, Planner II

DATE: January 30, 2018

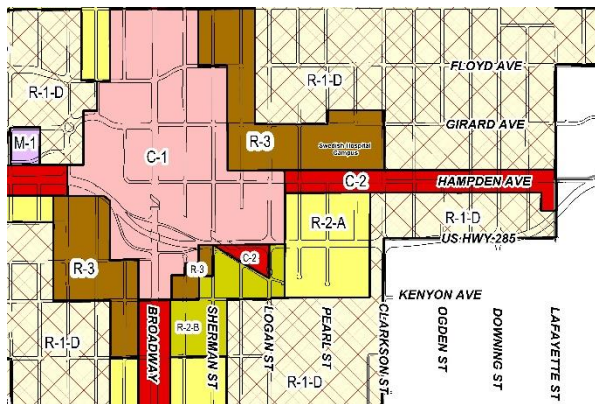
SUBJECT: Council Request 17-197: History of Medical District Zoning

1940 ZONING ORDINANCE



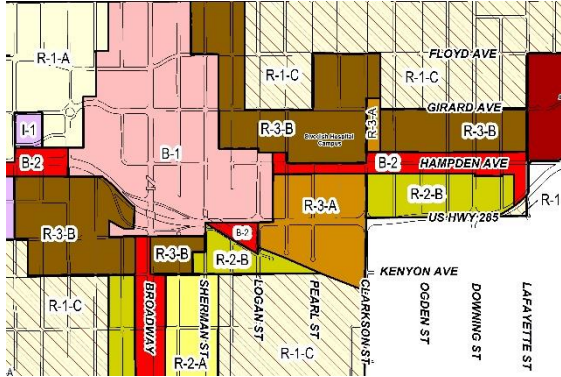
Zoning for the City of Englewood was first established in 1940. The Swedish Hospital campus was originally zoned as R-3, which specifically allowed hospitals, clinics, apartments, hotels, and public garages. The areas surrounding the original Swedish Hospital campus to the north, south, and west were originally zoned as R-2, which allowed single unit and two-unit residential dwellings. The area east of the Swedish Hospital campus (east of Clarkson Street) had not yet been annexed into the City (annexed in 1946).

1955 ZONING ORDINANCE



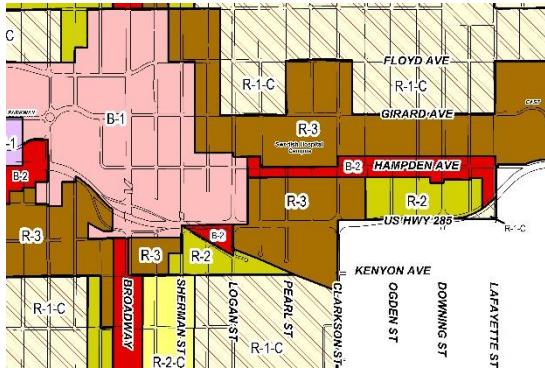
In 1955, the City adopted major revisions to the zoning map and the development code. The Central Business District was expanded eastward, while the R-3 zone district was expanded westward from the Swedish Hospital campus. Based on the commercial land uses that had developed along Old Hampden Avenue, a C-2 commercial corridor zone district was established from Lafayette Street to just shy of Logan Street. The areas flanking the commercial corridor east of Clarkson were zoned as R-1-D, a single unit residential zone district.

1963 ZONING ORDINANCE



In 1963, the City again adopted major revisions to the zoning map and the development code. The R-3 zone district was expanded eastward from the Swedish Hospital campus from Clarkson to Lafayette Street north of the Old Hampden commercial corridor, and southward to Little Dry Creek. The area south of the Old Hampden commercial corridor was rezoned from R-1-D single unit residential to R-2-B single and two-unit residential. The 1963 zoning regulations set the tone for much of the character of the Medical District, as the area drastically changed with the rapid expansion of Swedish Hospital, the arrival of Craig Hospital, and the development of numerous multi-unit residential apartment buildings for hospital workers.

1985 ZONING ORDINANCE



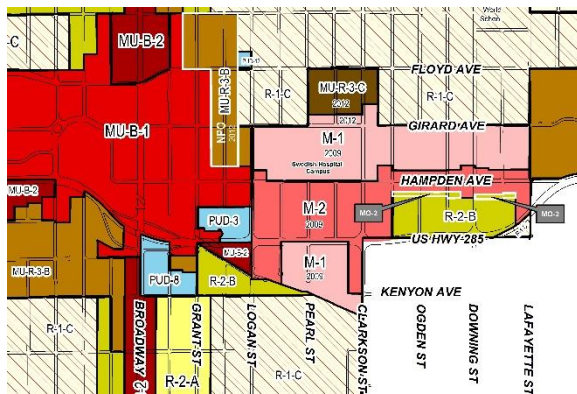
In 1985, the City adopted major revisions to the R-3 zone district regulations that were designed to require more land and parking area for residential and medical office developments in order to provide more protections to existing residential areas on the periphery of the hospital campuses. However, these revised standards also incentivized the hospitals to attempt to acquire additional land to meet their expansion needs in single family areas north of the hospital. The hospitals were also forced to go through planned development processes, and Planned Unit Development rezonings due to a mismatch between zoning regulations and modern hospital character and operational needs. Parcels of land that were good candidates for redevelopment generally stagnated and sat idle (former Bally's building, 707 E Jefferson Avenue, now Rite Aid) because they were too small, and regulations too restrictive.

2007 DOWNTOWN AND MEDICAL DISTRICT SMALL AREA PLAN

After overseeing and completing the transformation of the Cinderella City Mall to CityCenter Englewood, the Englewood City Council was eager to address long standing economic development issues in other parts of the City. Recognizing the hospital district as the City's premier employment center, City Council gave a green light to develop a long term work program to address development issues in the Medical District area.

The first step of the planning process involved the creation of the *Englewood Downtown and Medical District Small Area Plan*, adopted as a supporting planning document to *Roadmap Englewood: The 2003 Englewood Comprehensive Plan* in 2007. The plan was developed through a well-attended public outreach effort. The area was divided into distinct sub-areas (Downtown-3, Medical-6). Goals and objectives were established in the areas of residential housing, transportation, urban design and amenities, business and medical development. Goals and objectives were also developed for each individual sub-area, which called out areas where change was acceptable and areas where stability was preferred. The Downtown and Medical District Small Area Plan served as an official statement of adopted Planning and Zoning Commission and City Council policy to guide regulatory zoning reforms.

2009 AND 2012 MEDICAL DISTRICT REZONINGS



The goal in mind for revamping zoning in the Medical District Area was to gather a public consensus on where intensive medical and residential development was acceptable, and where such development pressures were not wanted. A new set of zoning districts would be designed to foster intensive medical and residential development and be established in the areas acceptable to the public, while leaving the R-3 and R-2 zone districts in place for areas where change was not desired.

Medical District Rezoning Phase I

The Medical District rezoning went into effect in 2009. The Medical zone districts are the City's first form-based zone districts that are relatively more concerned with the form and siting of new structures on a lot and pedestrian-oriented design standards, as opposed to separation of land uses and artificial land area requirements, and are conducive to the redevelopment of small lot sizes that are found in this area. The Medical zone districts borrowed many concepts from Denver's Main Street rezoning, and the later form-based revamp of the Denver zoning code.

There are two Medical zone districts, M-1, and M-2. The major difference between the two districts is that the M-2 zone district allows small scale retail uses of less than 10,000 square feet in size, while the M-1 zone district does not allow retail uses. The M-2 zone district covers the Old Hampden Avenue commercial corridor from Lafayette Street to the Emerson Street, then expands southward to Jefferson Avenue, and includes the strategic corners at Logan and Clarkson on the south side of Jefferson Avenue. The M-2 zone district was also designed to grandfather automobile uses along Old Hampden Avenue, but not allow establishment of new automobile

uses along the corridor. The intention of this provision is to encourage the development of small scale pedestrian-oriented commercial redevelopment that serves hospital visitors and nearby residents. Successes have included a hair salon, Cochino Taco, and a planned healthy food growing and retail operation.

In addition to the new M-1 and M-2 Medical zone districts, Medical overlay districts were created to serve as transition zone areas between the M-1 and M-2 districts and residential zone districts. The MO-1 Medical overlay district included hospital owned properties north of Girard Avenue. The purpose of the MO-1 Medical overlay district was to enable redevelopment of hospital owned properties under stricter regulations than the neighboring M-1 zone district. The MO-1 Medical overlay district was removed in 2012 in favor of rezoning these properties to M-1 in 2012. The MO-2 Medical overlay district includes the first residential properties that abut the M-2 Medical zone district south of Old Hampden Avenue. The intention of the M-2 Medical overlay district was to provide a way to expand Hampden Avenue fronting commercial redevelopment under strict regulations that would allow for a deeper development lot (increasing from 100 to 150 feet) while providing protections for the R-2-B residential zone district by stepping down building height.

Since 2009, the new Medical zone districts have achieved the task they were intended for, namely to encourage hospital expansion on the existing campus footprints, with minimal encroachment on predominantly residential neighborhoods. Additional successes include the redevelopment of the Bally's site with a Rite Aid pharmacy, the development of the Terraces on Pennsylvania senior housing development, the bank building at the corner of Jefferson Avenue and Logan Street, and new retail currently being constructed to the north of the bank. Future successes may include the development of a new medical office building with first floor retail across the street from Swedish, and new senior memory care residential center on Clarkson Street.

Medical District Rezoning Phase II

After the initial success of the first phase Medical District rezoning, the Englewood Planning and Zoning Commission desired to conduct a second phase effort beginning in 2010 for certain areas of the Medical District that had been overlooked or passed over during the first phase. The Commission identified three specific areas for study: the area west of Logan Street zoned MU-R-3-B and centered on Grant Avenue that borders the Central Business District (sub-area 2), the area north of the hospitals zoned MU-R-3-B between Pearl Street and the Clarkson-Emerson alley to Floyd Avenue (sub-area 3), and the area between Emerson and the Marion-Lafayette alley south of the Old Hampden commercial corridor zoned R-2-B (sub-area 5).

Medical Sub-area 2

The Planning and Zoning Commission discussed the possible rezoning of the 3400 block of Logan and Grant Streets to M-1 Medical, while preserving the residential character of the 3200 and 3300 blocks. Residents and property owners in the 3400 block did not agree with this strategy and joined with residents to the north to petition City Council for more protections from development for the entire Grant Street corridor. City Council forged a compromise solution that was codified with the assistance of Community Development staff. The underlying MU-R-3-B zoning was preserved, and a Neighborhood Preservation Overlay (NPO) District was placed on top of the original MU-R-3-B zone to add additional rules and regulations. Neighbors were most interested in limiting the redevelopment of single family and two-unit properties into multi-unit apartment buildings. The NPO district limits redevelopment of these properties with similar single and two-unit developments. At the same time, existing multi-unit apartment properties are allowed to be redeveloped at the existing number of units plus ten percent. This provision

maintains the conforming status of the existing apartment buildings, allowing these properties to obtain financing. The NPO district was adopted in 2012.

Medical Sub-area 3

The two key interest groups with respect to the area north of the hospitals between Pearl Street and the Clarkson-Emerson alley were property owners within the bounded area who were interested in redevelopment, and residents who lived just outside the bounded area. Residents were amenable to redevelopment in this area, but wanted to place limits on height and bulk. Property owners who wanted to redevelop generally had trouble meeting existing requirements for land area per residential unit and minimum land area for office. A new zone district, MU-R-3-C, was created to reduce maximum height from 60 to 40 feet, and limit office square footage to 30,000 square feet, while removing minimum land area per residential unit and the minimum land area for office use. The MU-R-3-C zone district was adopted in 2012.

Medical Sub-area 5

The Englewood Planning and Zoning Commission sought to engage residents and property owners in the R-2 zoned area between Emerson Street and the Marion-Lafayette alley south of Old Hampden Avenue. However, these efforts drew only a small handful of the residents and property owners in the area. It was decided that this level of participation was not sufficient to develop proposals for zoning changes, so the area was dropped from further study.



TO: Chief John Collins
FROM: Code Enforcement Supervisor David Lewis
DATE: February 1st, 2018
SUBJECT: Council Request 18-003

CR18-003

Requested by: Rita Russell Mayor Pro Tem

Request for statistics on dog related calls for December 2017 and January 2018

Calls for service that originate in Police Dispatch are not broken down by animal type but are marked as a general "Animal Call or Barking Dog." Code Enforcement also receives information on animal related issues in a variety of ways:

- Dispatch
- Direct emails
- Direct phone calls to their desk(s)
- Webmaster
- Information submitted on the City App
- Officer Initiated i.e. personal observations

Below, are the statics that are available related to Dogs and Animals for December (2017) and January (2018):

Code Enforcement/Animal Welfare Division

December 2017 - 65 Animal related investigations. Of these, 43 were significant in the amount of time and resources involved in the investigation.

January 2018 - 75 Animal related investigations. Of these, 54 were significant in the amount of time and resources involved in the investigation.

Calls received into the Police Communication Center (handled by Code and in some instances Patrol)

December 2017 - 59 Animal Calls
11 Barking Dog Calls

January 2018 - 76 Animal Calls
9 Barking Dog Calls