



**DOWNTOWN
MATTERS
ENGLEWOOD**



Welcome!



Project Management,
Planning, Urban Design
& Public Spaces

DDA Formation,
Planning

Communications &
Outreach, Project
Branding

Mobility &
Transportation

Legal

DOWNTOWN MATTERS Project Team

Steering Committee

South Broadway Sub-Area

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

CityCenter Sub-Area

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

Medical District Sub-Area

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

Agenda

DDA Overview

Formation Steps to Date

How to Vote

Timeline

Next Steps--Steering Committee



Downtown Development Authority

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



Formation Steps to Date

City Council Ordinance: July

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



Timeline

1. Informational outreach
2. Oct. 1: TABOR notice
3. Oct. 12-19: Ballots mailed
4. Nov. 3: Special election



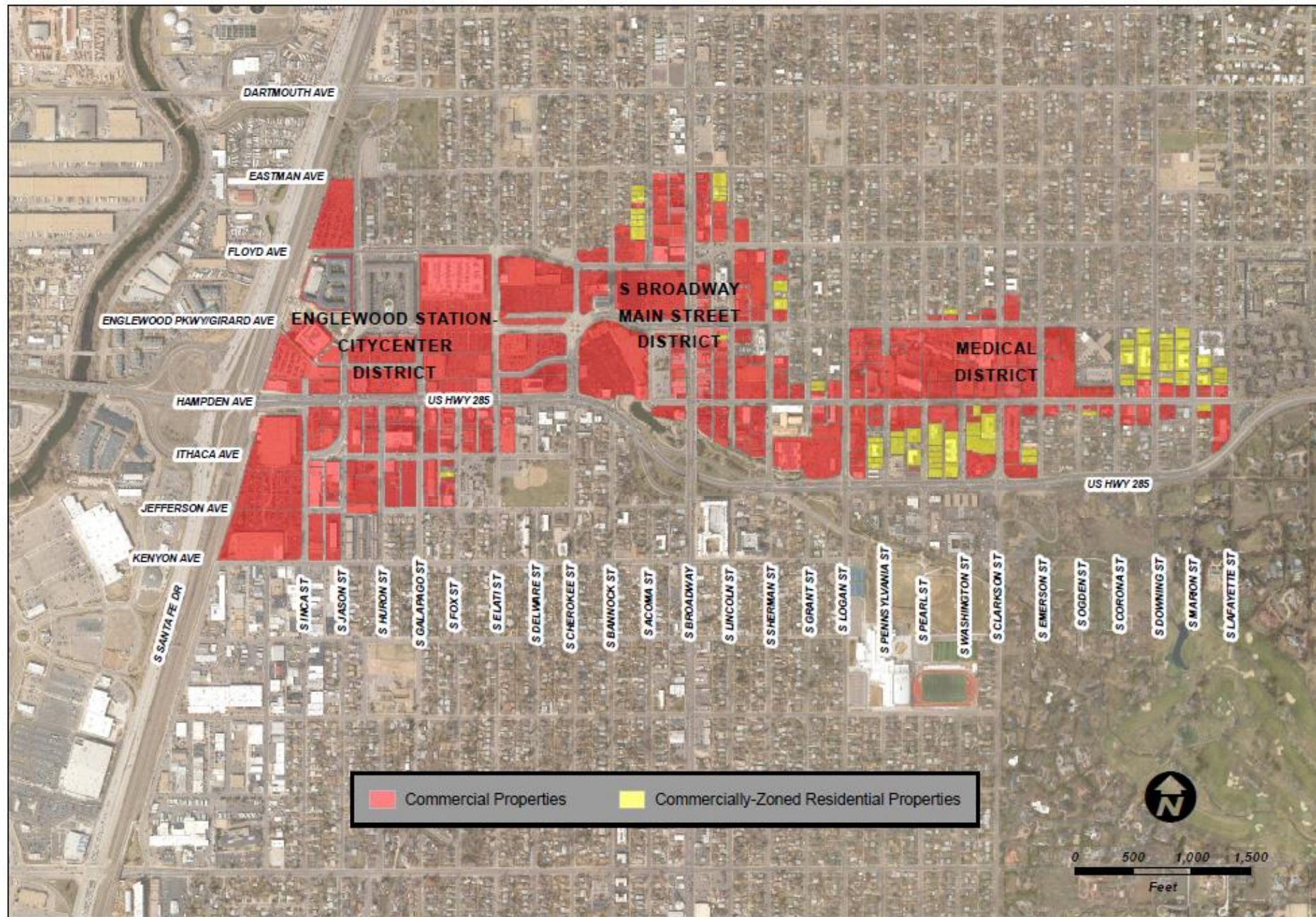
How to Vote

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

This is not a citywide ballot measure.

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

All residents, lessees, and owners (whether individuals or legal entities) will get one vote only regardless of the number of properties owned or leased by such individual or legal entity.



Commercial and Commercially-Zoned Residential Properties Selected for Inclusion in the Proposed Englewood Downtown Development Authority

Next Steps





13 AUGUST 2020

ENGLEWOOD CITYCENTER REDEVELOPMENT

Steering Committee Meeting



TRYBA ARCHITECTS

Agenda

- 1. Introductions**
- 2. Public Engagement Overview**
- 3. Site Challenges & Opportunitites**

1. Introduction

SKB

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

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



1. Introduction

TRYBA ARCHITECTS

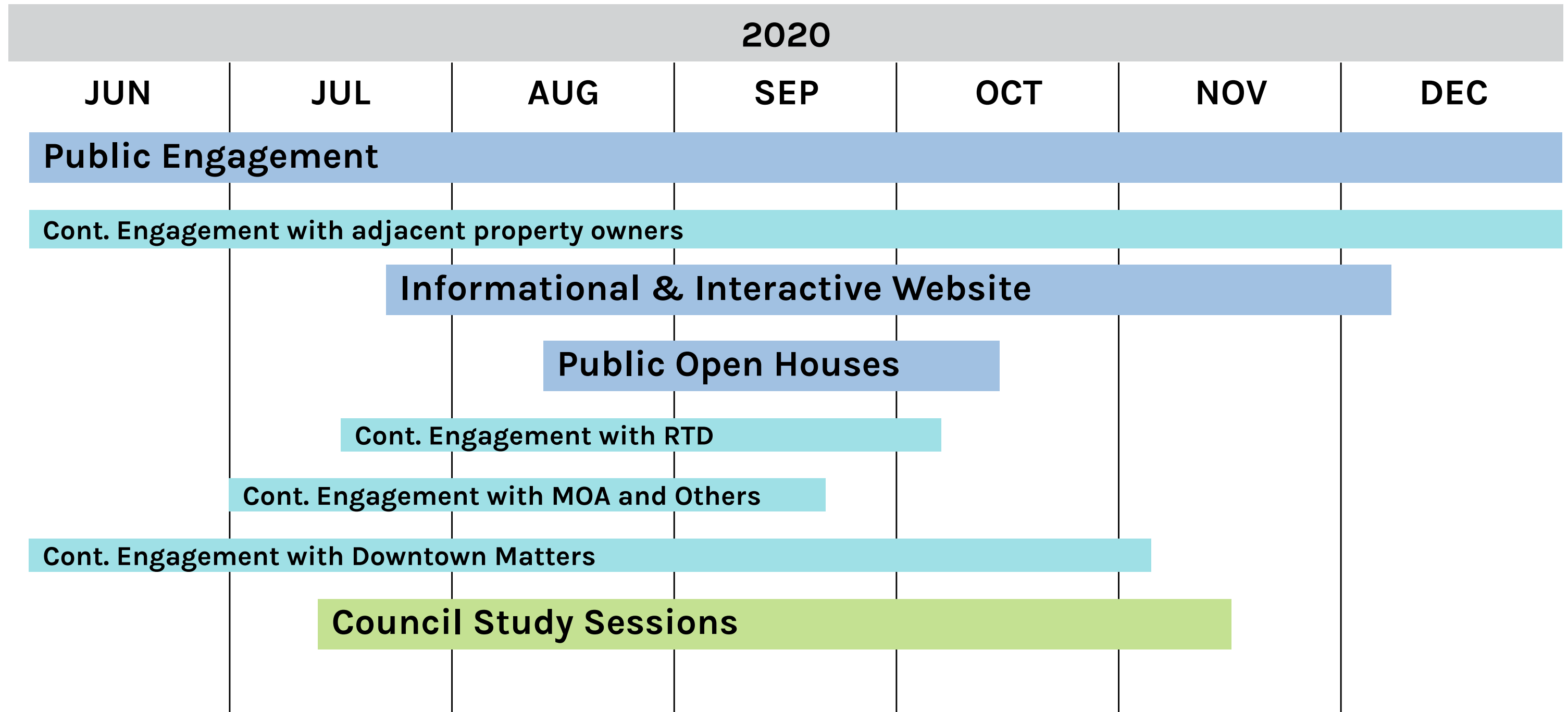
Tryba specializes in the **full integration** of architecture, urban design, interior design, preservation and planning.

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



2. Public Engagement

Overview



2. Public Engagement

Website Wireframe

Englewood CityCenter
New Webpage

Wireframe of
Key Content Areas



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

3. Challenges & Opportunities Sitewide



Challenges

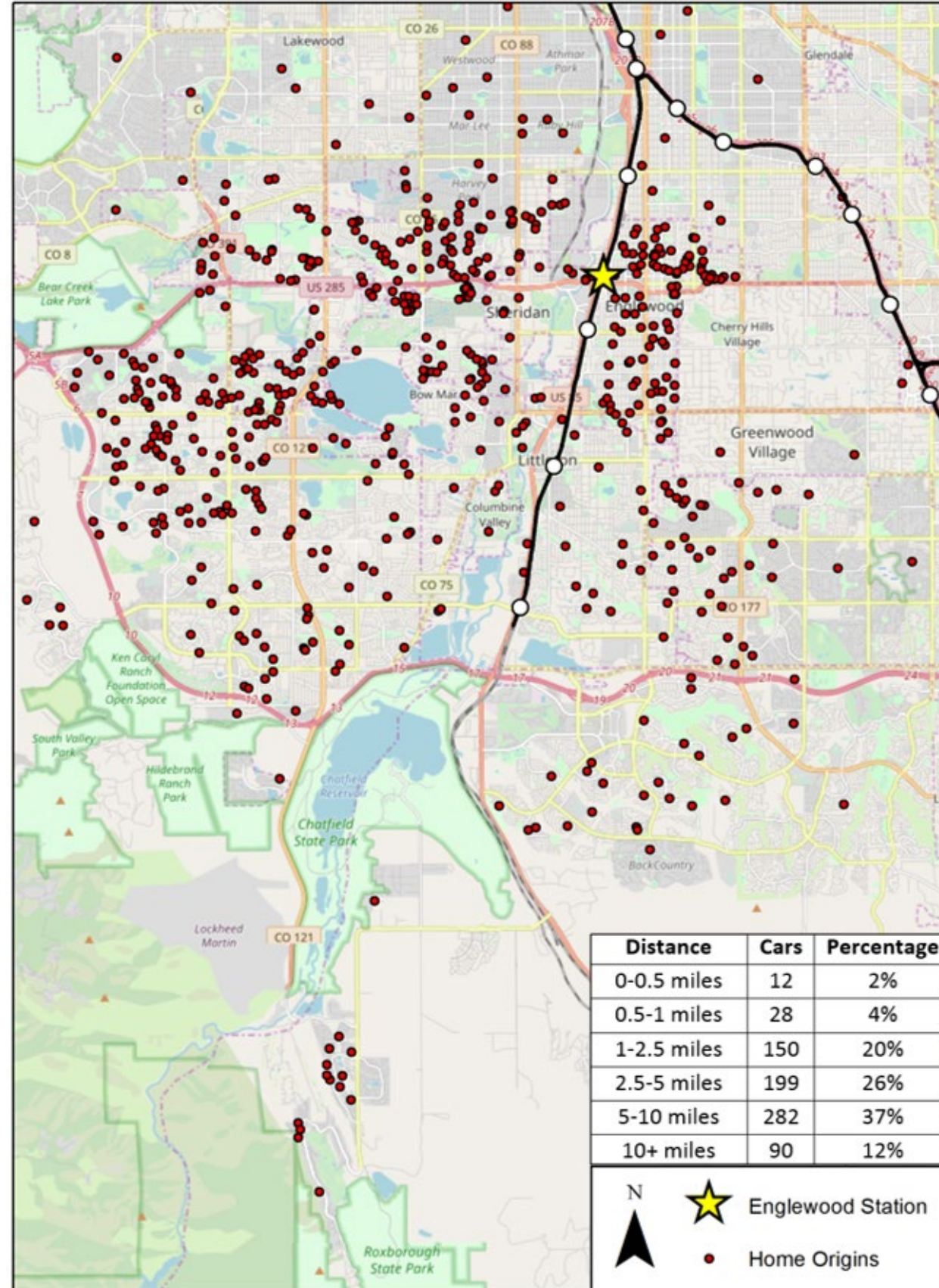
- Separate land ownership and/or control
- Inefficient land use
- Current use and location of Park-n-Ride for transit riders
- Disproportionate burden of current RTD parking requirements
- First generation TOD no longer regionally competitive

Opportunities

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

3. Challenges & Opportunities Station Park & Ride

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



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