



27 JANUARY 2020

# ENGLEWOOD CITYCENTER REDEVELOPMENT

Recommended  
Master Development  
Team Introduction



**SKB**



# Who We Are

SKB is a leading **real estate developer and operator** in the western United States.

- Established in 1993, we are focused on five major urban markets
- Current managed portfolio: 5M square feet
- Total transactions to date: 29.3M square feet
- Redevelopment portfolio totaling \$4.5B of investment
- Strong long-term relationships with experienced capital partners





# Our Approach

We are an **experienced and disciplined** commercial real estate investment **team**.

- Focused heavily in the Denver and Portland markets
- Vested in creating “the next great neighborhood” with experienced local teams
- Experienced with development and repositioning of office, retail, industrial, mixed-use, and multi-family
- Plan and develop with long-term operations and management in mind





# Elevating Transportation Oriented Communities



THE ROUND | BEAVERTON, OR



CLAYTON LANE IN CHERRY CREEK NORTH | DENVER, CO



DENVER UNION STATION | DENVER, CO



JACOBS CENTER | PORTLAND, OR



IRON FIREMAN | PORTLAND, OR



COLORADO CENTER TOWER 3 | DENVER, CO



# Why is this project important to

**SKB**

?

- **Develop** and showcase Englewood's unique assets
- **Challenge** and make use of multifaceted skills to bring together the public and private sector
- **Execute** the Englewood Vision using experience and relationships with local partners and stakeholders
- **Serve** the community and metro area through creation of dynamic, timeless public spaces

# Why is this project important to



?

- Revitalize and catalyze Englewood as a destination
- Create and execute a robust public process
- Respect Englewood's history and plan for its future
- Develop a sustainable and enduring plan for the benefit of current and future residents



# Building on Englewood CityCenter's History



CINDERELLA CITY SHOPPING MALL, 1968



EARLY MASTER PLAN (NOT IMPLEMENTED)



HAND RENDERING STUDY, MUSEUM OF OUTDOOR ARTS



RTD TRANSIT FACILITY STUDY MODEL

Sunday, March 5, 2000 Denver Rocky

**WHAT'S GOING UP**

**CityCenter Englewood**  
**Location:** 1000 Englewood Parkway (former site of the Cinderella City Shopping Mall)  
**Size:** 55 acres, 850,000 square feet  
**Cost:** \$155 million  
**Scheduled completion:** Englewood Civic Center (June) and the RTD SouthWest Corridor Light Rail Line (July) with phased completion thereafter  
**Contractor:** Saunders Construction Co. (site infrastructure), Calcon Constructors (Englewood Civic Center) and Colorado Structures Inc. (Wal-Mart)  
**Architect:** David Owen Tryba Architects, Kaufman-Meeks, CLC and Calthorpe and Associates  
**Developer:** Miller Weingarten Realty (retail) and Trammell Crow Realty (residential)

**Notable:** The 55-acre CityCenter Englewood project will replace an obsolete 1.3 million-square-foot regional shopping mall. The public/private project is planned as a mixed-use, transit-oriented development that focuses on a central public place connected to: civic and cultural uses, a light-rail transit station, retail and office space, residential condominiums, a public library and outdoor performance space accented with outdoor sculptures. The Englewood Civic Center — which will

**New construction at CityCenter Englewood, on the site of the old Cinderella City Mall.**  
 house city administrative offices, the Englewood Public Library, Englewood Municipal Court and The Museum of Outdoor Arts — is being renovated from the former Foley's department store building at Cinderella City.

Steve Groer/News Staff Photographer

THE ROCKY MOUNTAIN NEWS, MARCH 5, 2000



# **Case Studies and Relevant Experience**



# The Round



## LOCATION

Beaverton, OR

## PROJECT TYPE

TOD/Redevelopment

## COMPLETION

2014

## SIZE

5.07 acres

146,027 SF

## PROJECT COST

\$35M

## Relevance to Englewood CityCenter

- Original development started in 1997 (early stage TOD), became functionally obsolete.
- In 2012, SKB partnered with the City of Beaverton to re-envision the master plan, relocate City Hall and execute the full vision.
- Solved dysfunctional infrastructure issues, repositioned retail and office uses, and facilitated the City's development of a Performing Arts Center.
- Spurred highly successful office, hotel and food & beverage amenities.



# High Street



**LOCATION**  
Phoenix, AZ

**PROJECT TYPE**  
Mixed-use

**COMPLETION**  
2008

**SIZE**  
99 multifamily units  
174,942 SF retail  
330,369 SF office

**PROJECT COST**  
\$300M

## Relevance to Englewood CityCenter

- “Broken” mixed-use development.
- Relocated parking to increase accessibility.
- Repositioned retail to a successful entertainment district concept.
- Heavy event programming and continuing community engagement.





# 3800 Steele Campus



## LOCATION

Denver, CO

## COMPLETION

2020

## PROJECT COST

\$125M

## PROJECT TYPE

Industrial  
Repositioning

## SIZE

483,000 SF

## Relevance to Englewood CityCenter

- Close proximity to Denver's urban core, the River North (RiNo) Arts District, I-70 and the A-Line to Denver International Airport.
- Unique multi-tenant urban office and manufacturing campus, designed by Tryba Architects, introduces innovative retail uses.
- Centralized community and tenant gathering areas.
- Events and community with outdoor space.
- Work with City to facilitate greenway development and restructuring of E. 39th to facilitate active uses, enhanced walkability.



# The Glass Lab



## LOCATION

Portland, OR

## COMPLETION

2019

## PROJECT COST

\$6.3M

## PROJECT TYPE

Industrial  
Repositioning

## SIZE

46,396 SF



## Relevance to Englewood CityCenter

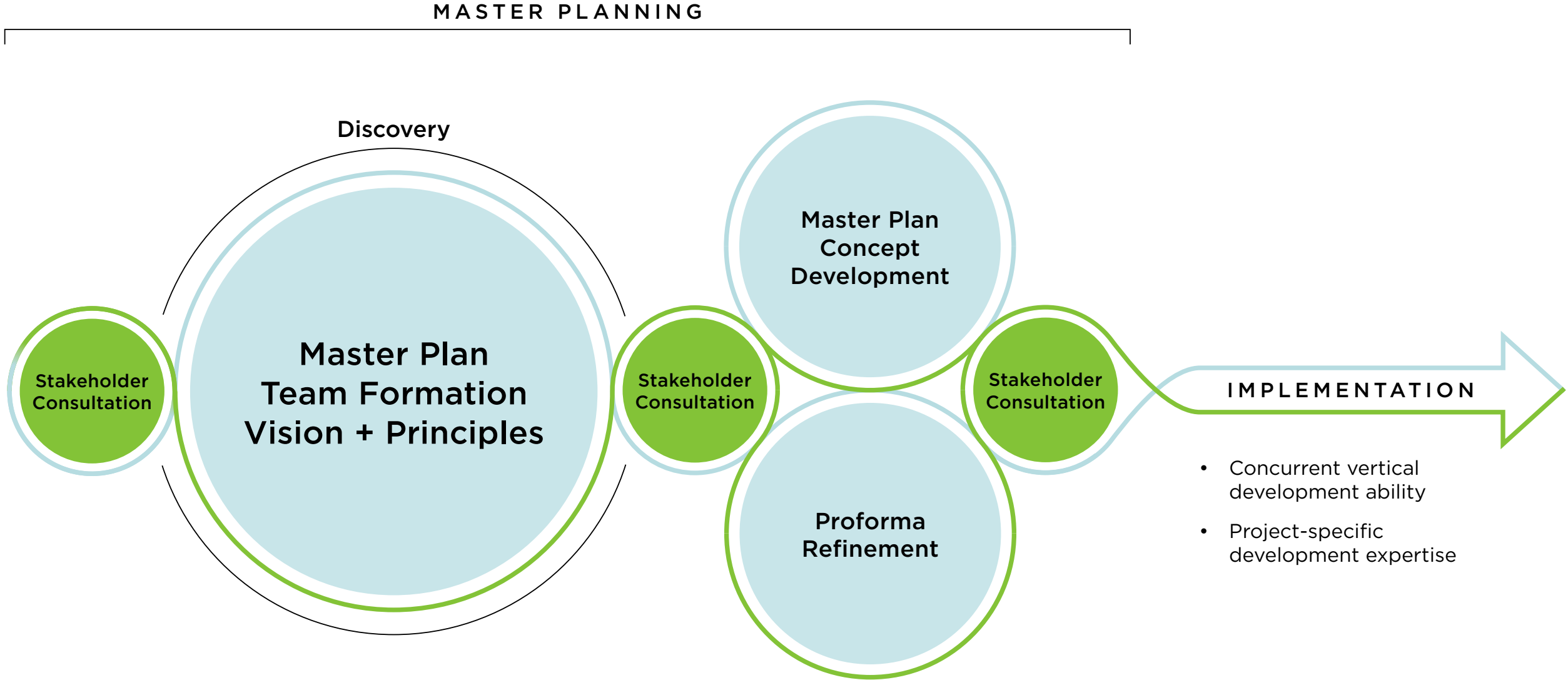
- Adaptive reuse of a concrete and timber industrial building to provide affordable space to next generation of innovation focused businesses.
- Immediate access to local transit, including the Portland Streetcar, Trimet Lightrail, and the new OMSI/SE Water Max Station.
- Design and investment partnership with Tryba Architects.
- Active involvement in Portland's Innovation Quadrant as a board member.



# **Project Planning and Engagement**



# Purpose-Driven Visioning





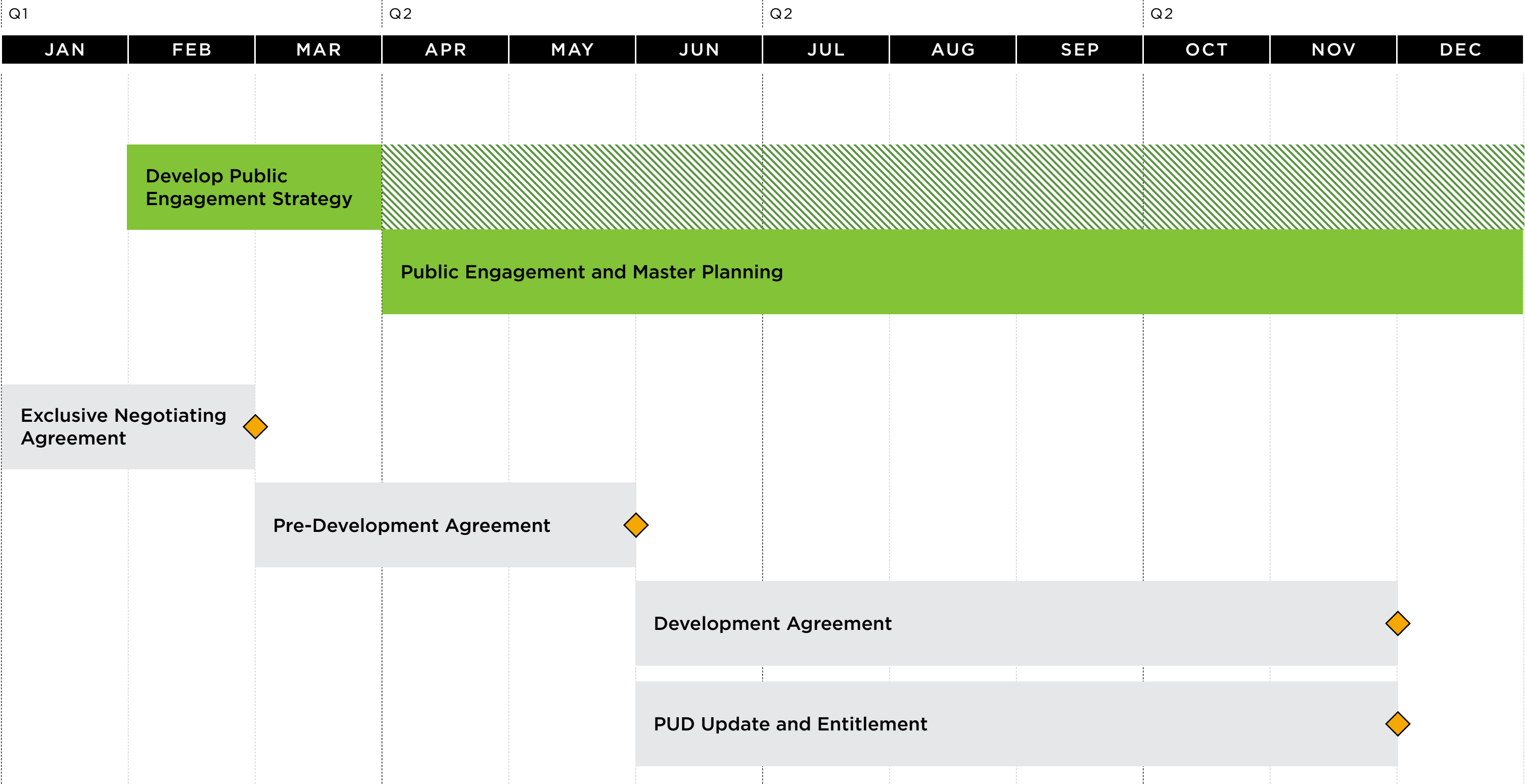
# Our Team





# Proposed Pre-Development Schedule

2020





# Public Engagement Strategy

We look forward to **working with The City of Englewood** to develop the Public Engagement Strategy.

## Opportunities for Public Engagement include:

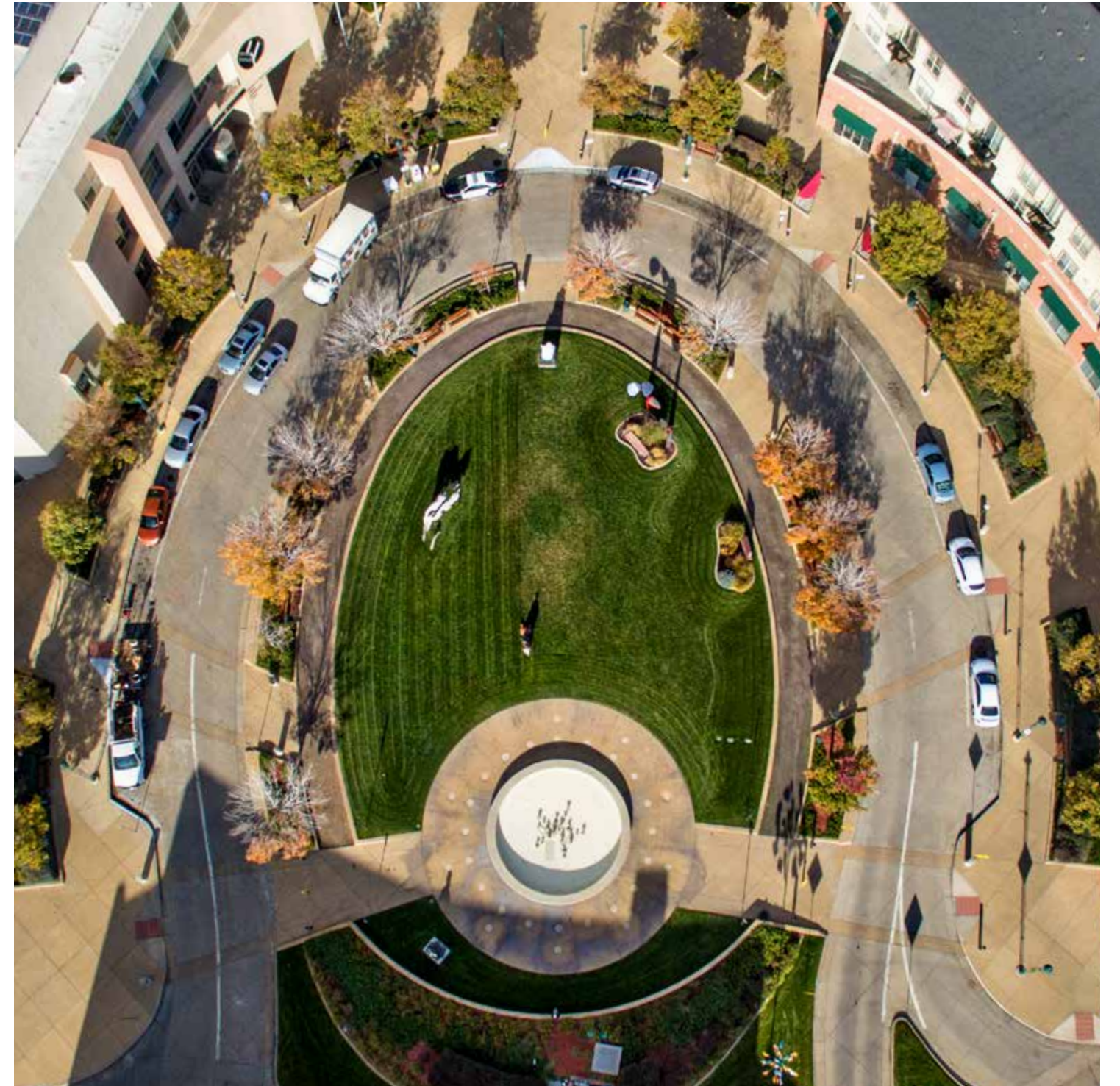
- Public Presentations
- Open Houses
- Site Tours
- Regular Meetings with a key stakeholder committee
- Published Redevelopment Website with feedback collection





# Proposed First Steps

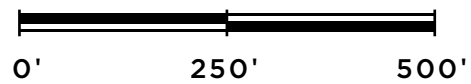
1. Form key stakeholder committee with Council and Staff input
2. Engage with RTD, Hospital District, neighboring property owners and organizations
3. Select Consultant Team members
4. Formalize the Public Engagement calendar and topics





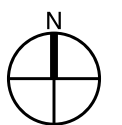


Existing Site Plan



# ENGLEWOOD CITY CENTER

SKB | TRYBA ARCHITECTS







Conceptual View of  
Phase 1 Development

# ENGLEWOOD CITY CENTER

SKB | TRYBA ARCHITECTS





222 SW Columbia St. #700  
Portland, OR 97201  
503-220-2600



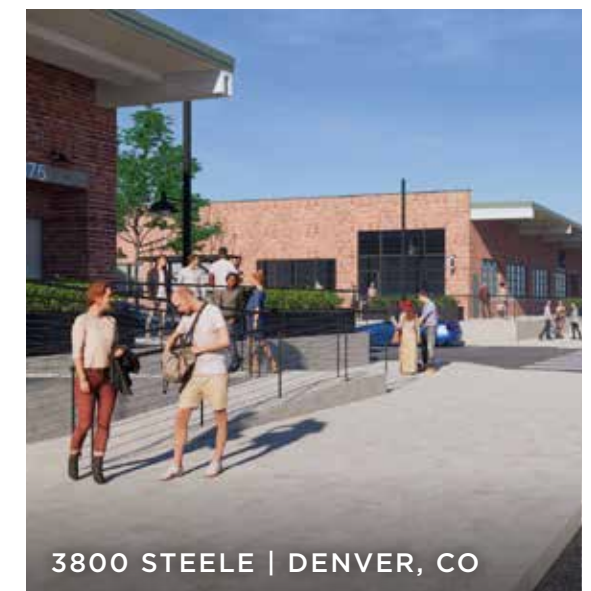
# **Supplementary Information**

# Elevating Opportunity Zones

SKB understands Opportunity Zone redevelopment and the extensive possibilities and inherent challenges.

SKB currently has:

- Seven projects in varying stages of capitalization or development located within in Opportunity Zones
- Experienced in structuring development and investment to maximize OZ benefits





# 72<sup>nd</sup> and Dartmouth



LOCATION  
Tigard, OR

PROJECT TYPE  
Multi-family/retail

COMPLETION  
Ongoing (Nov 2021)

SIZE  
215 multifamily units  
8,260 SF commercial  
and retail space  
224 structured  
parking spaces

## Relevance to Englewood CityCenter

- Catalytic development to anchor and revitalize the neighborhood.
- Continuing collaboration with economic development to design project elements including active, ground floor retail and streetscape that meet the vision, goals and objectives of City's redevelopment plan.
- Transit oriented (future, approved light rail expansion) development in an Opportunity Zone.





# KOIN Tower



## LOCATION

Portland, OR

## COMPLETION

2016

## PROJECT COST

\$88M

## PROJECT TYPE

Mixed-use  
repositioning

## SIZE

355,368 SF



## Relevance to Englewood CityCenter

- Property consists of a mixed-use office and residential tower.
- Renovated undersized, inwardly-focused lobby by capturing corner office space and expanding the footprint. Added unique media wall amenity.



# Iron Fireman



**LOCATION**

Portland, OR

**PROJECT TYPE**

Industrial  
Repositioning

**COMPLETION**

2016

**SIZE**

139,952 SF

**PROJECT COST**

\$27.3M

## Relevance to Englewood CityCenter

- Pioneering project providing affordable, close-in space to local manufacturing community.
- Transit oriented development (light rail stop in front of the project).
- Creative problem solving with City leaders and staff to address various project and permitting challenges.





# Current Institutional Capital Partners

