

Englewood, Colorado



Planning and Zoning Commission Public Hearing:

Case No. 2021-003: Title 16 UDC Text Amendments, TSA Specific Plan Document

June 22, 2021

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Introduction

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PROOF OF PUBLICATION

- June 10, Englewood Herald
- June 2 through June 22, City Website
- June 7-11, Neighborhood Mailing

REQUEST

Favorable recommendation to City Council for adoption.

PUBLIC HEARING AGENDA

1. Staff oral report
2. Public testimony
3. Commissioner areas of concern for staff
4. Motion to continue public hearing to July 7, 2021

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Recommended Findings of Fact

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- Case No. 2021-003 brought before the Planning and Zoning Commission.
- Notice of Public Hearing was published in the Englewood Herald on June 10, 2021, and published on the City website from June 2, 2021 through June 22, 2021.
- Notification letters were sent out to all property owners and addresses within 1,000 feet, June 7-11.
- Held seven Planning and Zoning Commission study sessions on the proposed Title 16 UDC text amendments, and regulatory parameters for a new Transit Station Area overlay district.
- Proposed Englewood TSA Specific Plan establishes a Specific Plan Vision, Regulating Plan, Circulation Design, Built Form Design, Landscape and Open Space Design, and Plan Implementation.
- Proposed Title 16 UDC text amendments and the Englewood TSA Specific Plan conform to the vision, outlined in *Englewood Forward: The 2016 Englewood Comprehensive Plan* and draft *Englewood Downtown Plan*.
- Proposed Title 16 UDC text amendments and the Englewood TSA Specific Plan be forwarded to City Council with a favorable recommendation for adoption.

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Previous Commission Action

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- October 20, 2020 SKB, LNR Partners agreements, proposed rezoning strategy
- November 17, 2020 MU-B-1 Text Amendments, TSA Development Intensity Regulations
- January 5, 2021
- January 20, 2021
- February 2, 2021
- March 2, 2021 Close study session series, neighborhood meeting – April 27
- June 8, 2021 Title 16 UDC Text Amendments, Englewood TSA Specific Plan

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Changes to Title 16 UDC Amendments

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16.2.1: Administrative and Review Roles

E. Advisory Specific Plan Design Review Committee.

1. City Council may elect to appoint an ad hoc advisory Specific Plan Design Review Committee consisting of one (1) City Council member and one (1) Planning and Zoning Commission member on a rotational per project basis, and one (1) or more architectural design professionals recommended by the Community Development Department to serve as an Advisory Specific Plan Design Review Committee for Specific Plan site development plan review in order to determine compliance with Specific Plan design standards and guidelines.
2. The Advisory Specific Plan Design Review Committee will review the applicant's Specific Plan site development plans, including the applicant's Specific Plan design standards and guidelines report. Based upon its review, the Advisory Specific Plan Design Review Committee shall make recommendations to the City Manager or designee including, but not limited to, recommendations concerning compliance with Specific Plan design standards and guidelines, conditions of approval, or whether waiver of certain guidelines are justified.
3. The Specific Plan Design Review Committee is an informal, advisory, and consultative body whose determinations and recommendations are not binding upon the City Manager or designee.

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Changes to Englewood TSA Specific Plan Document

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5.5: Landscape Plant Materials

Principles

1. Respect the native Colorado environment and low water use requirements in the landscape materials selected, with a preference for native forbs and grasses, while also being mindful of seasonal qualities to ensure a year-round active living landscape environment.

Design Standards

5. All areas utilizing turf shall be sodded and not seeded, with the exception of upcoming cultivars currently available in plug form only.

Title 16 Text Amendments and Englewood TSA Specific Plan Adoption Specific Plan Amendment Processes

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Major Amendments

- Major relocation of buildings, lot lines, right of ways, and easements.
- Changes to established land uses or building types.
- Increase in building height in areas where negotiation is not allowed.
- Increase in maximum allowed residential density by more than ten percent.
- Introducing new allowed land uses that are not allowed by the base zone district
- Reduction in established residential and commercial parking range negotiation parameters.

Major Amendment Process. Traditional rezoning/amendment process, including neighborhood meeting, completion of staff plan review and report, Planning and Zoning Commission plan review and public hearing, and City Council plan review, public hearing, and final approval.

Minor Amendment Process. Completion of staff plan review, report, and record of decision.

Infrastructure Planning. Less formalized, more discretionary. Planning Commission and City Council review and adoption is most critical at the conceptual level.

Text Amendments and Englewood TSA Specific Plan Adoption

Background Case for Rezoning - Why

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RECENT EVENTS AND TRENDS CONTRIBUTING TO DECLINE

- Personal shopping preference changes, trend toward online purchases.
- Not enough density or mix of uses to keep CityCenter viable.
- Many other newer TOD locations became available (competition).
- Former Weingarten Realty property foreclosed on in August of 2018.
- Long term vacancies fronting plaza and next to Harbor Freight.
- Fitness building vacated spring of 2020, Office Depot closing April 2021.
- Strategy: Make CityCenter zoning regulations comparable to other TOD stations.
- Rezoning supports two key tactics:
 1. Preliminary Development Agreement with SKB
 2. Framework Agreement with LNR

Text Amendments and Englewood TSA Specific Plan Adoption

Background Case for Rezoning - Why

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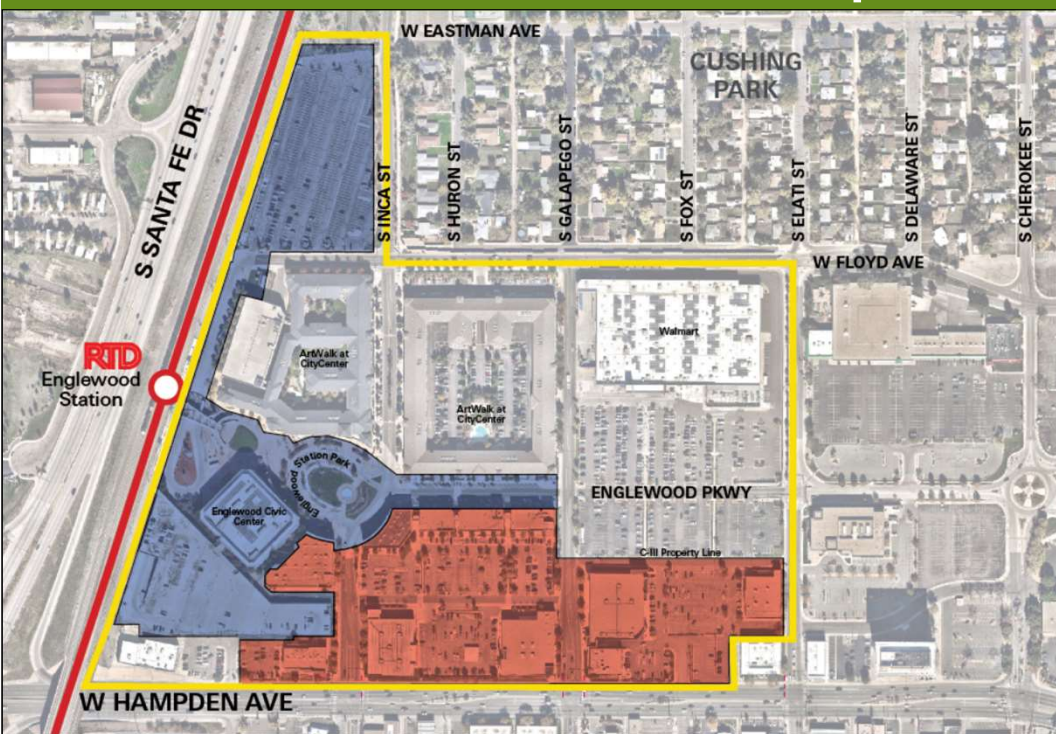
REDEVELOPMENT GOALS

- Reverse the negative impacts of a downward-trending, dated, low-density, retail-focused center.
- Add hotel, office and residential uses and density to an under-developed area that has lost its appeal and financial sustainability.
- Support a revitalized Central Business District (in tandem with the new DDA).
- Increase sales and property taxes and generate other City revenues (City receives no current revenues for the value of its real estate interests).
- Help retain and attract Englewood employers, residents and downtown retailers and restaurants.

Text Amendments and Englewood TSA Specific Plan Adoption

Recent Steps Toward Redevelopment

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PRELIMINARY DEVELOPMENT AGREEMENT (PDA)

- Combined City Property and Former Weingarten Property = 22 acres.
- Weingarten property foreclosure, bond holders role - LNR Partners.
- Selection of SKB as the City's Master Developer for the "City Property" (Followed 1-year competitive selection process).
- Preliminary Development Agreement (PDA) approved by Council on June 1, 2020 and extended on April 19, 2021
- Working toward and overall redevelopment plan and Master Development Agreement

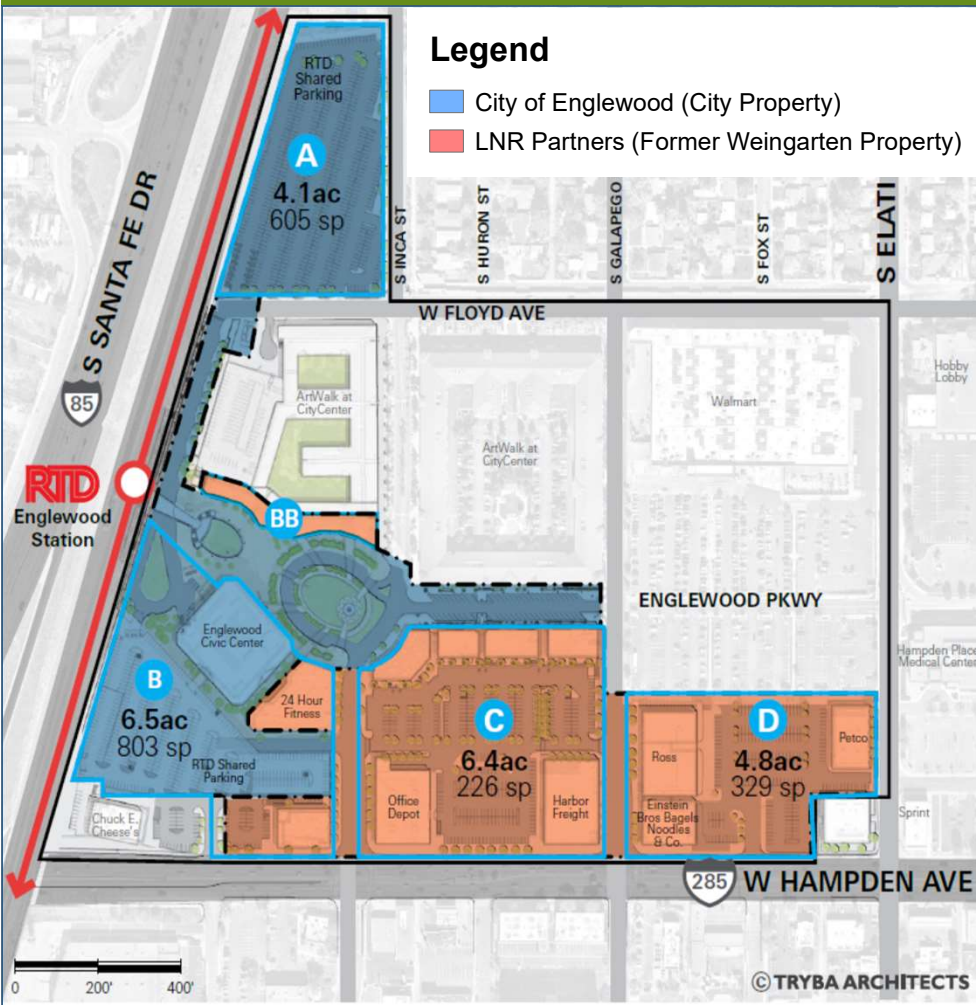
Legend

- City of Englewood (City Property)
- LNR Partners (Former Weingarten Property)

Text Amendments and Englewood TSA Specific Plan Adoption

Recent Steps Toward Redevelopment

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FRAMEWORK AGREEMENT

Council authorized staff (October 12, 2020) to begin drafting Framework Agreement between the City and LNR Partners (former Weingarten property). The Framework Agreement will address three key elements:

1. Termination of the underlying ground lease to facilitate the transfer of fee simple interest in the former Weingarten property to three future buyers, including SKB (4 key parcels).
2. Rezoning CityCenter from PUD to MU-B-1.
3. Council's preliminary endorsement of a 350+/- multi-unit residential project on the south half of Block C (Office Depot-Harbor Freight).
4. Framework Agreement supports City Council's vision for a larger-scale, coordinated redevelopment.

Text Amendments and Englewood TSA Specific Plan Adoption Analysis

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MU-B-1 BASE ZONE DISTRICT TEXT AMENDMENTS

- Visitor Accommodation
- Ground Floor Commercial Use

REMOVAL OF TSA BASE ZONE DISTRICT PROVISIONS AND ADOPTION OF TSA OVERLAY DISTRICT PROVISIONS

- Removal of the existing but never used TSA base zone district text provisions
- Adoption of TSA Specific Plan overlay district text provisions

ADOPTION OF THE ENGLEWOOD TRANSIT STATION AREA (TSA) SPECIFIC PLAN

- Overlay regulatory planning document in addition to the underlying MU-B-1 base zone district

Text Amendments and Englewood TSA Specific Plan Adoption Analysis

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DETAILS OF THE ENGLEWOOD TSA SPECIFIC PLAN

- Inspired by Downtown Westminster Specific Plan.
- Architectural and design standards and guidelines – Denver light rail station regulating plans.
- Comprehensive, self-contained, and generally self-executing regulatory document.
- Living document that can largely be amended continuously in an administrative fashion.
- Covers a greater area than CityCenter.
- Two tier set of development intensity regulations.

Text Amendments and Englewood TSA Specific Plan Adoption Analysis

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PARAMETER	AUTOMOBILE DEPENDENT STANDARD	HALF MILE ZONE	QUARTER MILE ZONE	QUARTER MILE ADJUSTMENTS	REGULATION TYPE
Residential Density -Maximum	Typically 50-70 Units/Acre	125 Units/Acre	125 Units/Acre*	May be negotiated higher through site plan approval process	Standard by Right
Residential Density -Minimum	None	75 Units/Acre	75 Units/Acre		Standard by Right
Building Height - Maximum	100 Feet	125 Feet	125 Feet*	May be negotiated higher through site plan approval process	Standard by Right
Building Height - Minimum	None	2 Stories	2 Stories		Standard by Right
Residential Parking -Market Rate	1.5 Spaces/Unit	1.0 Spaces/Unit	.75 Spaces/Unit	May be negotiated lower through site plan approval process	Standard by Right
Residential Parking -Income Restricted	1.5 Spaces/Unit	.75 Spaces/Unit	.5 Spaces/Unit	May be negotiated lower through site plan approval process	Standard by Right
Hotel Parking	1.0 Spaces/Room	Up to 25% reduction	Up to 50% reduction		Guideline for Negotiation
Office/Retail Parking	3.33 Spaces/1,000 SF	Up to 25% reduction	Up to 50% reduction		Guideline for Negotiation
Restaurant Parking	5 Spaces/1,000 SF	Up to 25% reduction	Up to 50% reduction		Guideline for Negotiation

Text Amendments and Englewood TSA Specific Plan Adoption Analysis

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Figure 2-1: Land Use and Framework Plan

Legend

- | | | |
|---------------------------------------|----------------|--|
| Multi-unit Residential | Commercial Mix | Required Activated First Floor Frontages |
| Multi-Unit Residential-Commercial Mix | Green Space | Encouraged Activated First Floor Frontages |



0 400 800 1,200
Feet



SPECIFIC PLAN DOCUMENT OUTLINE

- General Overview
- Regulating Plan
- Circulation Design
- Built Form Design
- Landscape and Open Space Design
- Implementation

Text Amendments and Englewood TSA Specific Plan Adoption Conformance with Comprehensive Plan

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- Encourage more housing in and around Downtown and Englewood CityCenter by creating a minimum height and density.
- Develop a financing district such as a Downtown Development Authority; combination of TIF capability and mill levy without blight or eminent domain is ideal.
- Strengthen the retail “street at CityCenter by improving visual access from both Hampden Avenue and Englewood Station and adding additional supportive uses.
- Create a Master Plan for Englewood CityCenter and Downtown that looks to reconfigure vehicle access to transit & parking to increase user’s exposure to retail and enhance the streetscape.
- Attract a retail anchor with appropriate incentives that counterbalances the Historic Downtown.
- If City functions and offices are relocated, strive to place them in a more central position between CityCenter and Downtown, reinforcing the link between the two.

Text Amendments and Englewood TSA Specific Plan Adoption Public Testimony

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- Letter from Pamela Beets, resident of Cushing Park Neighborhood distributed to Planning and Zoning Commissioners, opposed to the rezoning of CityCenter Englewood and adoption of the TSA Specific Plan Overlay
- P&Z Chair will call real time participants to testify

**Text Amendments and Englewood TSA Specific Plan Adoption
P&Z Questions and Concerns for Staff; Continuance of Hearing (July 7)**

Englewood, Colorado



Planning and Zoning Commission Public Hearing:

Case No. ZON2020-002: CityCenter Rezoning/TSA Specific Plan Overlay District

June 22, 2021

Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District

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PROOF OF PUBLICATION

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REQUEST

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Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District

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RECOMMENDATION OF FINDINGS OF FACT

- Brought before the Planning and Zoning Commission at a Public Hearing.
- Notice of Public Hearing published in the Englewood Herald on June 10, 2021 and on City website from June 2, 2021 through June 22, 2021.
- Notification letters sent out to all property owners and addresses within 1,000 feet, June 7-11.
- Held seven Planning and Zoning Commission study sessions on the proposed Title 16 UDC text amendments, and regulatory parameters for a new Transit Station Area overlay district area based on a two-tier quarter mile and half mile radius from the Englewood Light Rail Transit Station platform.
- Proposal to rezone CityCenter from PUD to MU-B-1 and adoption of the Englewood TSA Specific Plan Overlay District are in conformance with the Englewood Forward Comprehensive Plan and the Englewood Downtown Matters Plan of Development.
- That the proposal to rezone Englewood CityCenter from PUD to MU-B-1 should be adopted as an amendment to the City of Englewood Official Zoning Map.

Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District

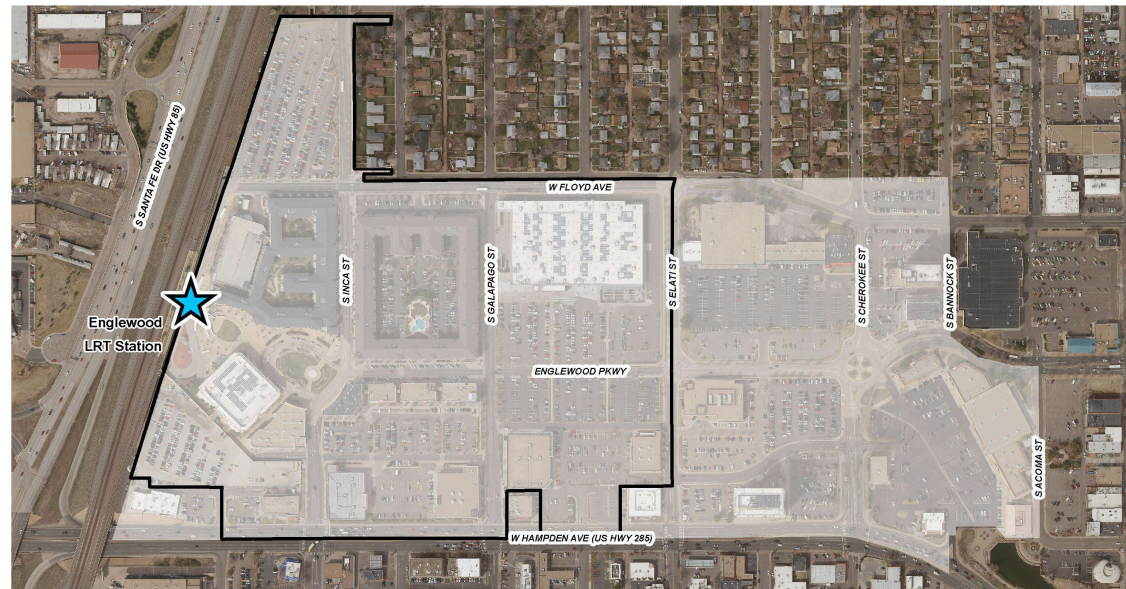
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PREVIOUS COMMISSION ACTION

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Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District Analysis

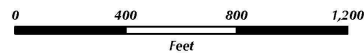
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Case #ZON2020-002: CityCenter Englewood Rezoning from PUD to MU-B-1, and Adoption of Englewood TSA Overlay District - June, 2021

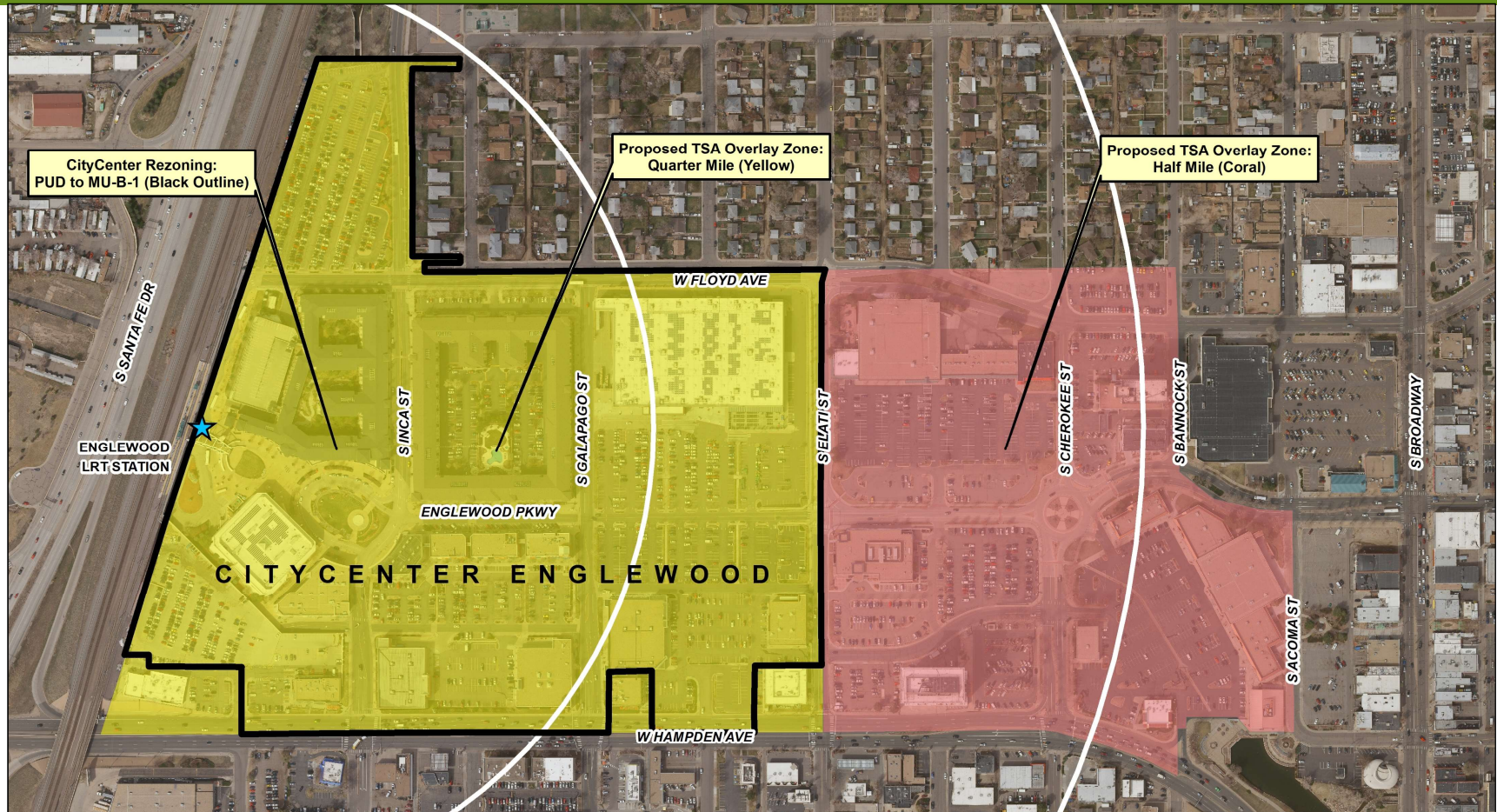
Legend

 CityCenter Englewood Rezoning from PUD to MU-B-1  Englewood TSA Overlay Boundary



Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District Analysis

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Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District Conformance with Comprehensive Plan

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Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1, and Adoption of the Englewood TSA Specific Plan Overlay District Public Testimony

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**Amendment of Official Zoning Map to Rezone CityCenter from PUD to MU-B-1,
and Adoption of the Englewood TSA Specific Plan Overlay District
P&Z Questions and Concerns for Staff; Continuance of Hearing (July 7)**

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