

# Community Development

JANUARY 2024

## DEVELOPMENT HIGHLIGHTS



### **Fifield Apartments**

1070 West Hampden Avenue

Project: 4-story, 303-unit multi-residential project

- Construction continues.



### **Trails at Lehow**

300 West Lehow Avenue

Project: 82-unit apartment building with surface parking

- Construction continues.

# DEVELOPMENT HIGHLIGHTS



## 3601 South Huron Street / 3600 South Inca Street

Project: 25-unit townhomes

- Construction continues.



## 3600 - 3640 South Galapago Street

Project: 50-unit condominiums; 11-unit townhomes

- Building plans are under review.
- Demolition is complete.



## 1375 East Hampden Avenue

Project: 118-unit apartment building with structured parking.

- Construction continues.
- Final inspections are underway.



## The Emerson

3444 South Emerson Street

Project: 14-story project with 242 apartment units for lease and structured parking.

- Construction continues.
- Revisions submitted to increase number of units based on new parking ratios in revised UDC.

## DEVELOPMENT HIGHLIGHTS



### 840 - 860 West Ithaca Avenue

Project: 25-unit townhomes

- Construction continues.

### 3650 - 3690 South Jason Street

Project: 55-unit condominiums; 11-unit townhomes

- Building plans are under review.

### 2323 West Baker Avenue

Project: Habitat for Humanity Project; 13, two-unit townhomes (26 units)

- Minor subdivision is under review.
- Site permit for private street, detention pond and utility infrastructure is under review.

### 2800 West Chenango Avenue

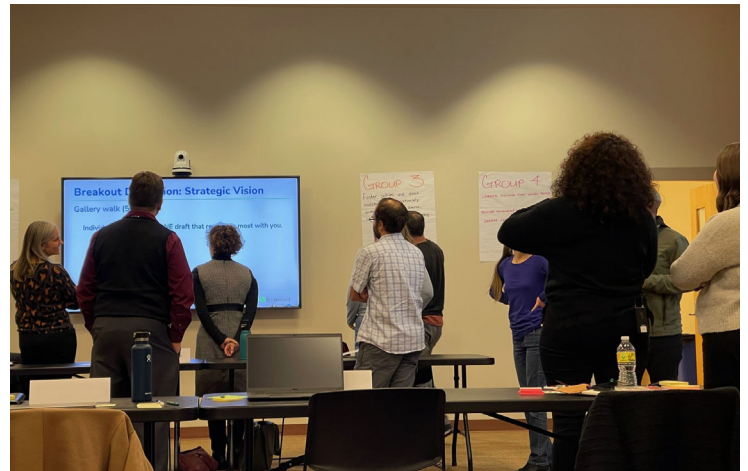
- On November 20, 2023, Global Storage held a neighborhood meeting regarding a proposed planned unit development (PUD) application. The PUD request is to expand their current storage area into a R-2-B zone district.

## HOUSING

### Affordable Housing Task Force

Based on direction from city council, the city manager's office, with the assistance of Community Development, is coordinating the work of the affordable housing task force.

- The task force met on January 4, 2024. Lindsey Gorzalski Hocking, Director of Innovative Housing Concepts, presented on "What is Affordable Housing?" The presentation may be found [HERE](#)
- The task force also collaborated on creating a strategic vision statement.
- The next meeting of the task force is February 1, 2024. Meeting materials and videos of prior meetings may be viewed [HERE](#).



### Energy Efficient Englewood (E3)

The E3 program offers grants to low and moderate income Englewood homeowners. The grants are up to a maximum of \$8,000 per household for energy efficiency upgrades as determined by an energy audit. The grant requires a 20% match from the homeowner; however, if the homeowner does not have the required match then a four-year declining lien may be available. More information on this program and income limits may be found [HERE](#).

### Home Repair and Improvement Program (HRIP)

The Home Repair and Improvement Program provides financial assistance, up to \$10,000, to income qualified City of Englewood homeowners for eligible home repairs and improvements. The program offers a \$1,000 grant for emergency repairs or an \$8,000 deferred loan at zero percent. Eligible repairs and improvements include health and safety improvements; ADA accessibility for seniors and disabled; emergency repairs/replacements of furnaces, hot water heaters, sewer line replacements, etc.; improvements that aid in flood proofing the property, and items identified in an issued property maintenance violation, and many other items. More information on this program and income limits may be found [HERE](#).

# BOARDS AND COMMISSIONS

## Board of Adjustment and Appeals

- No cases were filed for January; therefore, the January 10 meeting was cancelled.

## Historic Preservation Commission

- The Commission reviewed and discussed topics for future commission training. approved the Historic Landmark Designation Process Guide and Application. The commission will begin accepting and reviewing Landmark Designation applications from property owners who are interested in attaining a historic designation.

## Planning and Zoning Commission

- Staff is preparing training on the Planned Unit Development process for the February 20, 2024 meeting.

# PLANNING

Short Term Rentals	November 30, 2023	December 30, 2023	January 11, 2024
Approved STRs to Date	67	63	62
New Permits Under Review	2	3	2
Summons Issued to Date (Properties)	65	65	65
New Violations Identified	0	4	0
Violation Compliance (Properties)	65	65	65
BOAA Waivers Approved by Board of Adjustment and Appeals	3	3	3

# E C O N O M I C D E V E L O P M E N T

## Englewood Event Grant

The city offers grant assistance to area businesses seeking to attend trade shows and events outside of Englewood where locally made Englewood products are showcased and sold. This grant provides assistance up to \$500 and can be used to cover the cost of booth rental, event registration and marketing materials for the trade show booth. Eligible events include: Craft fairs, festivals, trade shows, and farmer's markets outside the City of Englewood. With the 2024 event season fast approaching, reserve your grant [HERE](#).

## Polystyrene Alternatives Grant

To assist Englewood businesses, the city is providing a one-time reimbursement grant of up to \$500 per business to transition to non-polystyrene foam foodware alternatives. Businesses must purchase the items and submit itemized receipts to qualify for the reimbursement grant. The grant is open to Englewood businesses and food trucks that are licensed in the City of Englewood. More information is available [HERE](#).

## Community Profile

Englewood's community profile has been updated and is now available with the latest community data. The updated profile contains useful community data including: demographics, major employer data, real estate data and much more. The community profile may be found [HERE](#).

## Commercial Real Estate Report

Englewood's Commercial Real Estate Report contains useful information about the commercial real estate data for Englewood's office, retail, and industrial sectors. The Englewood quarterly commercial real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County. The report for Q4 2023 is available [HERE](#).

## Small Business Consulting

Englewood is partnering with the Aurora South-Metro Small Business Development Center (SBDC) to offer free and confidential one-on-one small business consulting services for area entrepreneurs. The professional small business consultants are available, by appointment only, at the Englewood Civic Center on the first and third Thursdays of each month. Registration is required for consulting services. Register [HERE](#).

## Business Activity

- 139 W. Hampden – Formerly Big Lots. A single-user family activity center and restaurant are looking to lease the existing 36,900 square foot retail facility. This project is in the early stages of pre-development and an opening date has not been announced.
- 2796 S. Broadway – Tiki Grill #3 – Opening TBD
- 3456 S. Broadway – Barber and Grooming Services (Sam Hill's Barbershop) - Opening TBD
- 500 E. Hampden Ave.
  - Permit under review for a flower shop on the ground level.
- 3455 S. University: A new Italian restaurant, Osteria Alberico will open Spring 2024.
- 3395 S. Broadway: Kaufman's Big and Tall Shop sold and the property is now listed for lease. Interested users can contact Englewood's economic development division at 303.762.2599.
- 3467 South Broadway: Property is now listed for lease.
- 3701 S. Kalamath is under contract to sell. Economic development staff is working with the listing broker and investor to move forward with the purchase/sale of this property.
- 2756 South Broadway is leased pending zoning and business licensing review.

## Business Grants

- New Application, 4725 South Broadway: Merlan Salon is moving and is interested in a Business Initiation Grant to support tenant finish expenses.
- Pending, Undisclosed address: City Center Dental is expanding into a new facility and is seeking assistance with tenant finish expenses.

- New Application, 3441 South Broadway: Edwards Pipe and Tobacco has submitted a Business Acceleration Grant request to support the expansion of a four-season patio.
- Pending Application, 3900 South Mariposa: Apex Combat Academy has inquired about a Business Acceleration Grant to support an upcoming business expansion.
- Pending, 3012 South Broadway: An insurance agency is interested in a Business Initiation Grant to support tenant finish improvements.

## R E D E V E L O P M E N T

### Englewood CityCenter

LNR Partners, which controls the former Weingarten property (depicted in red), continues to pursue a disposition of the property. This property is ground leased from the city (previously the Englewood Environmental Foundation or EEF), with 52 years remaining. It was foreclosed on in 2018 by the bondholders represented by LNR. The underlying ownership of the ground lease property was transferred back to the city in September 2023, in connection with the dissolution of EEF. The property in blue is additional property directly owned or controlled by the city.

City staff continues to explore possibilities for the city to play a more direct role in the envisioned redevelopment of the CityCenter core area.

A recent concept redevelopment plan rendering, based on input from the city council and the Englewood Downtown Development Authority board, as well as LNR representatives, is shown below the site plan.

### Englewood Downtown Development Authority (EDDA)

The Community Development Department continues to work closely with the EDDA on various downtown initiatives. Current collaborations include an ongoing study of the Little Dry Creek buried culvert and easement which crosses portions of the Englewood Plaza and Englewood Marketplace properties east of CityCenter. Shared plans to improve the Englewood Trolley operations are also being formulated for implementation in 2024, subject to city council review and approval.

The latest information pertaining to the EDDA, including the latest newsletter, can be found [HERE](#).

