



Community Development

MARCH 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.

- Certificate of Occupancy was issued on February 15, 2024.



The Emerson

3444 South Emerson Street

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

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

DEVELOPMENT HIGHLIGHTS



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.

840 - 860 West Ithaca Avenue

Project: 25-unit townhomes

- Construction continues.

HOUSING

Affordable Housing Task Force

- The task force met on March 7, 2024. Melissa Thate and Adam Lyons with the City and County of Denver presented on their Housing Stability program (HOST). In addition, Kory Whitaker with Habitat for Humanity (and a task force member) presented on Habitat's home ownership program.
- An affordable housing task force project page has been launched. The community may access previous meetings, resource materials, and meeting presentations on the site, as well as submit questions and comments regarding affordable housing. More information may be found [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

- 4009 South Pennsylvania Street: The homeowner applied for an appeal to the short-term rental primary residency document requirement but withdrew their application.

Historic Preservation Commission

- The commission has approved the historic landmark designation process guide and application, and are now accepting application froms property owners interested in attaining historic designation.

PLANNING

Short Term Rentals	January 25, 2024	February 15, 2024	March 1, 2024
Approved STRs to Date	63	62	62
New Permits Under Review	0	1	2
Summons Issued to Date (Properties)	65	65	65
New Violations Identified	1	1	0
Violation Compliance (Properties)	65	65	65
BOAA Waivers Approved by Board of Adjustment and Appeals	3	3	3

Global Storage – Planned Unit Development (PUD) 2800 W. Chenango

- A PUD development application has been submitted by Global Storage to expand their current storage area into a R-2-B residential zone. The application is currently being reviewed by staff.

Neighborhood Meeting - Proposed Planned Unit Development

- Kimco Realty is holding a neighborhood meeting on a proposed planned unit development (PUD) for property located at 451 Englewood Parkway on Wednesday, March 20, 2024, 5:30 - 6:30 pm at the Malley Recreation Center, 3380 South Lincoln Street. The site is presently a pre-dominantly vacant commercial shopping center and is currently zoned Mixed Use Commercial (MU-B-1). The proposed PUD includes approximately 200-400 residential units in four, five story multi family residential buildings with surface and structured parking. A future phase of the project also includes a possible hotel. Additionally, the project will include new open space and enhanced landscaping and sidewalk improvements. More details on the proposed project may be found [HERE](#).

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](#).

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](#).

Small Business Consulting

On March 28, 2024, Arapahoe Douglas Works! will host a job fair for individuals facing barriers and are eager to enter/re-enter the workforce. These job seekers are problem solvers, critical thinkers, and professionals of all abilities. The job fair will be held on March 28, 9:30 a.m. to noon in the Lima Board Room at 6954 South Lima Street, Centennial. RSVP to rmccormick@arapahoegov.com to reserve your table.

South Metro Denver Chamber of Commerce

On Friday, March 8, 2024, Mayor Sierra participated in the South Metro Denver Chamber of Commerce annual South Metro City Update. Mayor Sierra offered remarks alongside five other mayors from south metro communities, including: Castle Pines, Lone Tree, City of Littleton, Greenwood Village, and City of Centennial.



Business Activity

- 139 W. Hampden: 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.
- 3456 S. Broadway – Barber and Grooming Services (Sam Hill's Barbershop) - Opening TBD
- 500 E. Hampden Ave.
 - Permit has been issued and construction has begun 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

- Application under review – pending site plan approval: Edwards Pipe and Tobacco, 3441 S. Broadway, has submitted a Business Acceleration Grant request to support the expansion of a four-season patio.
- Approved: Insurance Agency, 3012 S. Broadway, is interested in a Business Initiation Grant to support tenant finish improvements for a new insurance agency.
- Application: Tabletop Tap, 3422 South Broadway, is interested in a Business Acceleration Grant to support a new patio or other qualified tenant finish investment for their expanding business.
- Application: ELEV802 Denver, 2025 S. Umatilla, is interested in a Business Initiation Grant to support tenant finish expenses associated with an indoor hockey training facility.

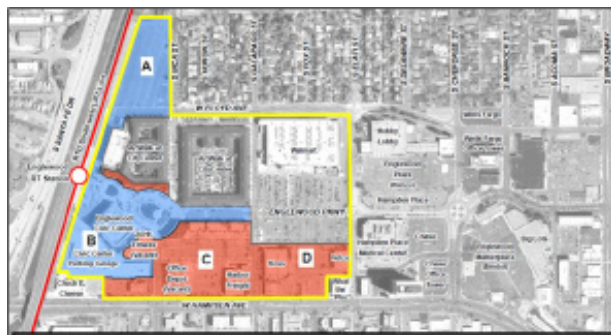
REDEVELOPMENT

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.

Based on the most recent communications, it appears that LNR has short-listed prospective buyers to submit best-and-final offers and may be negotiating purchase and sale agreement documents with one or more prospects.

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. These include collaborative efforts to improve the Englewood Trolley operations, service schedule and branding/marketing, which are being formulated for implementation in 2024, subject to city council review and approval.



Utilizing additional funding from a 3-year \$900,000 RTD Partnership Program grant obtained by Community Development in 2023, anticipated trolley improvements are expected to include new vehicles, extended weekday service schedules and added Saturday service. Community Development will also be coordinating efforts to rebrand the service, including refreshed graphics for the vehicles and trolley stops. Due to new vehicle order times and the time required to finalize the Intergovernmental Agreements with RTD, rollout of the new service is expected to occur in late summer or fall.

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