



APRIL 2024

Community Development

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.
- Fence permit is under review.

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.



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.



840 - 860 West Ithaca Avenue

Project: 25-unit townhomes

- Construction continues.

DEVELOPMENT HIGHLIGHTS

3650 - 3690 South Jason Street

Project: 55-unit condominiums; 11-unit townhomes

- Building plans are under review.

1314 West Oxford Avenue

Project: 364 multi-family apartments; 34 townhomes with garages
Parking garage with 653 spaces; 47 surface parking

- Plans have been submitted for review.

HOUSING

Affordable Housing Task Force

- The task force met on April 4, 2024. Tiana Patterson, Vice President of Social Impact and Wealth Equity, of Elevation Community Land Trust, presented on conservation land trusts.

- The task force approved its strategic vision and goal:

"To ensure equitable access to affordable and diverse housing options for all residents of Englewood, including seniors, low-income individuals, homebuyers, renters, and future generations, with a focus on those struggling to afford housing costs. Our goal is to create a sustainable housing ecosystem that fosters stability, encourages community investment, and contributes to the overall wellbeing of our diverse community."

- 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

Historic Preservation Commission

- The commission has approved the historic landmark designation process guide and application. They are now able to guide and review applications from property owners interested in attaining historic designation.

Planning and Zoning Commission

- A public hearing for a conditional use for an entertainment use at 139 West Hampden Avenue was approved on Tuesday, April 16, 2024.
- On April 22, 2024, the commission will attend a joint session with city council and the budget advisory committee to hear presentations on proposed capital projects.

PLANNING

Short Term Rentals	February 29, 2024	March 13, 2024	March 28, 2024
Approved STRs to Date	62	63	60
New Permits Under Review	2	1	1
Summons Issued to Date (Properties)	65	65	65
New Violations Identified	0	0	2
Violation Compliance (Properties)	65	65	65
BOAA Waivers Approved by Board of Adjustment and Appeals	3	3	3

2800 West Chenango Avenue - Proposed Planned Unit Development (PUD)

- 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.

401 Englewood Parkway - Proposed PUD

- Kimco Realty held a neighborhood meeting on March 20, 2024 for the proposed development of 200-400 residential units with a potential hotel in a future phase. A formal application has not been submitted. More details on the proposed project may be found [HERE](#).

Citizens Planning School

- Registration is now closed for the spring session, with 25 registrants. The five-week program begins on April 18, 2024 with Bryan Isham, Planning Manager, and Karen Montanez, Chief Building Official presenting on the city's development process.

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](#).

Job Fair - Inclusive Career Mixer

On March 28, 2024, Arapahoe/Douglas Works! held a job fair for individuals facing barriers and eager to enter/re-enter the workforce. These job seekers are problem solvers, critical thinkers, and professionals of all abilities. Eight employers and 89 job seekers registered for the event.



Brewability Recognition



On April 1, 2024 city council recognized Brewability, located at 3445 South Broadway, for being selected as the #5 independent pizzeria in the United States on OnDeck's Highest-Rated Independent Restaurant List. Brewability is a combination brewery and pizzeria that is notable for its hiring of people with disabilities.

Business Activity

- 3456 S. Broadway – Barber and Grooming Services (Sam Hill's Barbershop) - Recently opened
- 500 E. Hampden Ave.
 - A flower shop is joining Starbucks 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.
- Construction: 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 51 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. The city has encouraged LNR to facilitate a transaction with a purchaser that would pursue the redevelopment of CityCenter as a new, vibrant mixed use development.



Englewood Downtown Development Authority (EDDA)

The Community Development Department continues to work closely with the EDDA on various downtown initiatives. The latest information pertaining to the EDDA, including the latest newsletter, can be found [HERE](#).

City and EDDA collaborations include efforts to improve the Englewood Trolley operations, service schedule and branding/marketing, which are being formulated for implementation later 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, Trolley improvements are expected to include new vehicles, extended weekday service schedules and added Saturday service. The Communications Department is coordinating related efforts to rebrand the service, including refreshed graphics for the vehicles.

Three new names to replace Englewood Trolley are being explored and there is a public survey provided on the Englewood Engaged webpage for resident input: [Trolley Survey](#). The three names currently under consideration are:

A city council presentation and discussion about the Englewood Trolley is currently planned for May.

