

JUNE 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.
- The project is aiming to open in July.

# DEVELOPMENT HIGHLIGHTS



## 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 the revised unified development code (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.

## 4675 South Windermere Street

Project: Renovation of existing building to dormitory housing and ready-to-work program

- Plans have been approved and permit issued.
- Construction is underway.

# HOUSING

## Affordable Housing Task Force

- The task force met on June 6, 2024. Molly O'Donnell, Director of the City of Longmont Housing and Community Investment Division, presented on Longmont's inclusionary zoning policy; and Mollie Fitzpatrick of Root Policy presented on linkage fees.
- The community may access previous meetings, resource materials, and meeting presentations [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. If a 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 a \$10,000 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, 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 accept and review [applications](#) from property owners interested in attaining historic designation.

## Planning and Zoning Commission

- On June 4, 2024, the commission discussed potential changes to the home occupation regulations.

# PLANNING

## Home Occupation Standards

On May 13, city council directed staff to consider changes to the home occupation standards in Title 16. Staff is currently conducting community outreach through Neighborhood Nights and a Thought Co-Op hosted by the Greater Englewood Chamber of Commerce.

Short Term Rentals (STR)	May 2, 2024	May 16, 2024	May 30, 2024
Active STR Permits	60	61	62
New Permits Under Review	2	1	1
STR Advertisements Removed for Operating without a License	0	0	0
STR Advertisements Removed for Operating with an Expired License	0	0	0
Board of Adjustments and Appeals Primary Residency Waivers Approved	2	2	2
Board of Adjustments and Appeals Primary Residency Documentation Waived	1	1	1

## 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

- A formal application has been submitted and staff comments have been issued. More details on the proposed project may be found [HERE](#).
- Plan revisions were submitted on June 10, 2024.

## Citizens Planning School

- On May 9, 2024, students participated in an interactive exercise to redevelop a portion of a fictitious city with multi-family residential, affordable housing retail, office, parks, and parking while considering the economics and development impacts to the city.
- On June 3, 2024 city council recognized the graduates of the Citizens Planning School.



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

## **Shop Local Program Coming in Fall of 2024**

Englewood is partnering with the Greater Englewood Chamber of Commerce and the Englewood Downtown Development Authority (EDDA) to launch an Open Rewards app designed to support local retailers, restaurants and entertainment businesses. Customers can use the app to earn cash back by purchasing goods from local businesses and spending the rewards earned at Englewood businesses. More information will be forthcoming on [Englewood's Business Resources](#) website and city social media in Fall 2024.

## **Workshop - 2024 Social Media Essentials**

Englewood and its economic partner, MiCasa Resource Center, hosted a free workshop for businesses to assist entrepreneurs with maximizing the potential of social media for their businesses. The workshop was held on Friday, June 14 in the Guild Community Room.

## **Business Initiation Grant**

Englewood's Business Initiation Grant (startup grant) provides new business startups with a 'leg up' at the most critical time for a business startup. The program provides a grant up to \$5,000 for startup costs to qualified applicants. The entrepreneur is required to participate in a business planning workshop through one of Englewood's economic partners. The entrepreneur must have a fully developed business plan, which will be reviewed by the experts at the Small Business Development Center. Grant funding may be used for any valid purpose and a physical storefront presence in a commercial or industrial district is required. As a first step, please contact the City of Englewood's economic development staff to learn more about the program at [ecodev@englewoodco.gov](mailto:ecodev@englewoodco.gov) or 303.762.2599.

## **Business Acceleration Grant**

The Business Acceleration Grant supports existing businesses and provides funding assistance that allows for the expansion or improved operation of qualified Englewood businesses. The program provides grants up to \$10,000 for capital investments in support of an expanding Englewood small business. Successful grant applications will demonstrate that city grant funding will yield an increase in the number of employees at the business or an increase in sales revenues as a result of the city's funding. Grant funding may be used for many types of capital investment by the business. The program is open to all small, locally owned businesses that make capital investments associated with an expanding business when a capital investment is necessary for business success. A physical location in a commercial or industrial district is required.

## **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](#).

## **Business Activity**

- 3299 S. Broadway - Wok Spicy is now open.
- 3421 S. Broadway - Fancy Tiger Crafts is now open.
- 5050 S. Federal, Unit 28 - Boba City is now open.
- 101 W. Hampden Ave. - Restaurant tenant is seeking to lease the south portion of this building for a restaurant.
- 139 W. Hampden (Former Big Lots) - Lava Island, an indoor family activity center and restaurant are leasing the existing 36,900 square foot retail facility. An opening date has not been announced.
- 500 E. Hampden Ave. (Synergy Building)
  - Aster Lane Floral Shop is now open.
  - Future restaurant TBD 4,112 square foot user

## 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.
- Complete: Majeske Insurance, 3012 S. Broadway, used their Business Initiation Grant to support tenant finish improvements.
- Construction: Tabletop Tap, 3422 South Broadway, was approved for a Business Acceleration Grant to support a new patio or other qualified tenant finish investment for their expanding business.
- Construction: ELEV802 Denver, 2025 S. Umatilla, was approved for a Business Initiation Grant to support tenant finish expenses associated with an indoor hockey training facility.

# REDEVELOPMENT

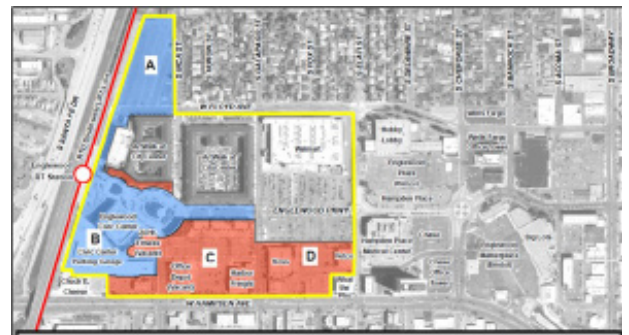
## Englewood CityCenter

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.

After many months of delay, it appears that LNR and the trustee of the bondholders who foreclosed on the former Weingarten property may be coming to a consensus on how to proceed. The trustee may become the primary owner of the property and will seek to form a partnership with one of the recent purchaser bidders.

Although the involved parties are still in negotiation, this potential

outcome is promising since it suggests that at least one entity with significant financial resources will remain involved to help to fund redevelopment. This movement also generally reconfirms the redevelopment potential and value of the Englewood CityCenter area.



## 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 recent newsletter, can be found at: [EnglewoodDowntown.com](http://EnglewoodDowntown.com).

The “CitySpark” initiative is moving closer to opening three interim tenant businesses in the long-vacant space at the Civic Center Circle drive, north of the fountain and park area. These three tenants include: The Guild, which offers collaborative coworking spaces and business development support, Historic Englewood, and Redline Contemporary Arts. Grand opening events will be announced as these tenant spaces are ready to be unveiled.

## Englewood Shuttle Update

Other city and EDDA collaborations include improvement to the Englewood Shuttle operations, service schedule and branding/marketing, which are being planned for implementation later in 2024, subject to city council review and approval. Improvements are expected to include new vehicles, extended weekday service schedules and added Saturday service. This improvements program will be submitted for city council approval once the related Intergovernmental Agreement with RTD and the related services agreement with the operator, MV Transportation, are complete. Funding will largely come from a \$900,000 RTD Partnership Program grant for 2024-2026 successfully obtained by the Community Development Department in 2023.

**City of Englewood, Colorado**  
**Building Division Monthly Report - May 2024**

	Number May, 2024	Number May, 2023	Number May, 2022	Number May, 2021	Year To Date May, 2024	Year To Date May, 2023	Year To Date May, 2022	Year To Date May, 2021
<b>No.Permits</b>								
Building	123	76	66	29	339	304	309	247
Demo	0	4	4	4	13	13	15	31
Electric	32	39	54	61	134	173	252	271
Mechanical	23	21	31	41	125	116	209	172
Plumbing	17	11	21	42	78	45	101	175
<b>Total</b>	<b>195</b>	151	176	177	<b>689</b>	651	886	896
<b>Inspections</b>								
Building	207	232	225	225	1156	1240	934	1184
Demolition	0	4	0	2	7	7	5	12
Electric	201	256	229	149	1154	1251	917	772
Mechanical	141	115	131	62	650	560	530	319
Plumbing	121	121	102	87	654	637	467	466
<b>Total</b>	<b>670</b>	728	687	525	<b>3,621</b>	3,695	2,853	2,753
<b>Property Mainenance</b>								
Notice of Violations	5				19			
STR/ADU Inspections	5				22			
PM Inspections	5				58			
Cases Closed	2				13			
<b>Stop Work Orders</b>								
Issued	8				32			
Closed	12				40			
<b>Permit Valuation</b>	<b>\$4,768,324</b>	\$66,833,353	\$2,698,826	\$3,067,374	<b>\$11,430,835</b>	\$86,603,027	\$55,317,435	\$75,162,081
<b>Fees</b>								
Licenses	\$12,675	\$11,750	\$11,975	\$12,075	\$66,050	\$63,250	\$61,975	\$62,825
Permit Fees	\$49,663	\$289,011	\$52,571	\$39,980	\$284,214	\$508,343	\$405,974	\$414,713
Plan Ck	\$56,325	\$50,846	\$80,423	\$79,329	\$136,674	\$369,887	\$274,541	\$199,220
Use Tax	\$65,938	\$1,215,622	\$75,038	\$56,956	\$779,703	\$1,623,028	\$1,154,790	\$1,401,961
<b>Total</b>	<b>\$184,601</b>	\$1,567,229	\$220,007	\$188,340	<b>\$2,348,681</b>	\$2,464,508	\$1,897,280	\$2,078,719

**\*\*Property Maintenance and Stop Work Order data has been added to the Building Department Monthly Report effective January 2024**