



## DEVELOPMENT HIGHLIGHTS



### Fifield Apartments

1070 West Hampden Avenue

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

- Construction continues.
- Estimated to open Fall 2024.



### Trails at Lehow

300 West Lehow Avenue

Project: 82-unit apartment building with surface parking

- Certificate of Occupancy was issued June 13, 2024.
- Fence permit is under review.

# DEVELOPMENT HIGHLIGHTS



## 3600 South Inca Street/3601 South Huron Street

Project: 25-unit townhomes

- Certificate of Occupancy was issued for one building.
- Construction continues on remaining building.



## 3600 - 3640 South Galapago Street

Project: 50-unit condominiums; 11-unit townhomes

- Building plans are under review.



## The Emerson

3444 South Emerson Street

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

- Construction continues.
- The Emerson Topping Out ceremony took place on July 12, 2024.



## 840 - 860 West Ithaca Avenue

Project: 25-unit townhomes

- Certificate of Occupancy has been issued on one building.
- Construction continues on remaining building.

# 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 July 11, 2024. David Foust of Colorado Housing and Finance Authority (CHFA) presented on Proposition 123; Rose Outcalt of CHFA presented on Low Income Housing Tax Credits; and Troy Gladwell of Medici Communities spoke on public/private partnerships.
- 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

## Planning and Zoning Commission

- The commission will meet on July 16, 2024 to discuss revisions to the home occupation regulations within Title 16.

## PLANNING

Short Term Rentals (STR)	May 30, 2024	June 13, 2024	June 27, 2024
Active STR Permits	62	58	58
New Permits Under Review	1	0	0
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

- Proposed project is for 200-400 residential units with a potential hotel in a future phase.
- A formal application has been submitted and staff comments have been issued.
- Plan revisions were submitted on June 10, 2024.
- 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

## 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.

## 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.
- 101 W. Hampden - Sukoon Neighborhood Indian Flavor is opening soon.
- 694 W. Hampden - Jersey Mikes is under construction for tenant finish. Opening TBD.
- 101 W. Hampden Ave. - Restaurant tenant is seeking to lease the south portion of this building for a restaurant.
- 139 W. Hampden - Plans have been approved for Lava Island, an indoor family activity center and restaurant. An opening date has not been announced.
- 3455 S. University - Osteria Alberico Italian Restaurant will open in Fall 2024.
- 5098 S. Federal - Cheba Hut, a locally-owned sandwich, sub and salad restaurant will open in Fall 2024.
- 500 E. Hampden Ave.
  - Future restaurant TBD 4,112 square foot user.



- On Thursday, June 20, 2024, the Greater Englewood Chamber of Commerce hosted a ribbon cutting for Majeske Insurance, located at 3021 South Broadway. The business received a business initiation grant to fund tenant finishes.



*Ribbon cutting for Majeske Insurance, 3021 South Broadway*

### 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: Tabletop Tap, 3422 South Broadway, was approved for a business acceleration grant to support a new patio 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.



*Patio at Tabletop Tap, 3422 South Broadway*

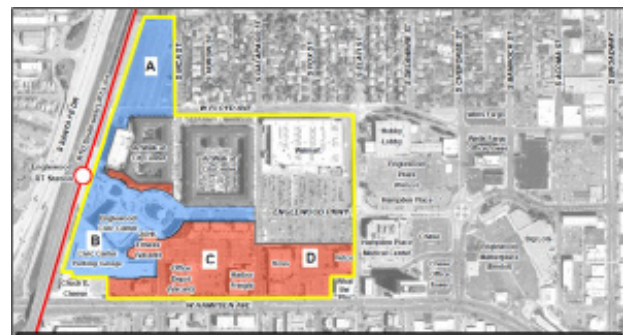
## REDEVELOPMENT

### 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, LNR and the trustee of the bondholders who foreclosed on the former Weingarten property are working to find a mutually acceptable exit transaction. They are now in confidential sale discussions with the highest bidder from the recent national marketing campaign to sell the property.

City staff is re-engaging in the related communications with LNR, the trustee and the potential buyer. If a tentative agreement is reached, City Council will then be updated on the potential assignment of the underlying ground lease from the City to the buyer.



### 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 most 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. The first grand opening event will occur in connection with July 18 SunSET concert at the Civic Center Amphitheater (5-8 pm).



Community Department staff is assisting the EDDA in its role managing the community outreach and communications pertaining to the utility improvement projects and pedestrian improvements being planned for Old Hampden.

### **Englewood Shuttle Update**

Other city and EDDA collaborations include improvements to the Englewood shuttle operations, service schedule and branding/marketing, which are being planned for implementation on October 1, 2024. Improvements will include new vehicles, the extension of weekday service by three and one-half hours per weekday (from 5:30 am to 9 pm), and added Saturday service, from 10 am to 9 pm. These improvements will be submitted for final city council approval once an Intergovernmental Agreement with RTD and the service agreement with the operator, MV Transportation, are finalized. Funding will largely come from a \$900,000 RTD Partnership Program grant for 2024-2026 which was obtained by the Community Development Department in 2023.

The Communications Department has coordinated the effort to rebrand the shuttle service, including refreshed graphics for the vehicles. Based on a public survey, as reviewed with City Council during a May 13, 2024 study session, the winning name and logo is “bert,” which stands for “Bring Englewood Riders Together.”