

Community Development

AUGUST 2024

DEVELOPMENT HIGHLIGHTS



Fifield Apartments

1070 West Hampden Avenue

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

- Construction continues.
- Estimated to open Fall 2024.



The Emerson

3444 South Emerson Street

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

- Construction continues. Building has topped out at 14 stories.
- Revisions were approved to increase number of units based on new parking ratios in revised Unified Development Code (UDC).

DEVELOPMENT HIGHLIGHTS



3600 South Inca Street/3601 South Huron Street

Project: 25-unit townhomes

- Certificate of Occupancy issued for both buildings.



3600 - 3640 South Galapago Street

Project: 50-unit condominiums; 11-unit townhomes

- Building plans are under review.



840 - 860 West Ithaca Avenue

Project: 25-unit townhomes

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



Bridge House

4675 South Windermere Street

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

- Construction is underway.

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 August 1, 2024. Peter LiFari, Chief Executive Officer of Maiker Housing Partners presented on housing values and innovation.
- The task force will start drafting recommendations to city council at their September, October and November meetings.
- 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

- A public hearing on home occupation regulations is tentatively scheduled for Tuesday, September 17 at 6:30 pm in council chambers.

PLANNING

Short Term Rentals (STR)	June 27, 2024	July 11, 2024	July 25, 2024
Active STR Permits	58	58	60
New Permits Under Review	0	1	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

- A PUD development application has been submitted by Kimco to redevelop property at 401 Englewood Parkway. The current proposal would include a hotel as well as a multi-family apartment building. 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 Launched

The City of Englewood is proud to announce the launch of a new “EARN (Explore And Reward Network)” rewards app, Open Rewards, a move that brings significant benefits to Englewood’s residents and visitors. Now, every time consumers shop in a local Englewood small business, they can earn 5% back on purchases. This is a unique opportunity to support local businesses and get rewarded for it. More information on this exciting new program and to download the app may be found [HERE](#).



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 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

- 1610 E. Girard Place - Zivel Performance and Recovery is now open.
- 101 W. Hampden - Sukoon Neighborhood Indian Flavor is opening soon.
- 697 W. Hampden - Jersey Mikes is under construction for tenant finish and opening soon.
- 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 is now open.
- 5098 S. Federal - Cheba Hut, a locally-owned sandwich, sub and salad restaurant will open in Fall 2024.
- 500 E. Hampden Ave., Suite 100
 - Sander Bistro, a new restaurant and bar with patio, has submitted a building permit for tenant finish which are under review.

Business Grants

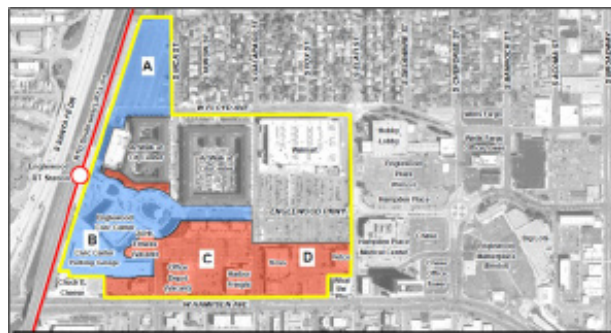
- Complete: Tabletop Tap, 3422 South Broadway, was approved for a business acceleration grant to support a new patio for their expanding business.
- Construction: ELEV802 Denver, 2025 S. Umatilla, was approved for a business initiation grant to support tenant finish expenses associated with an indoor hockey training facility.
- Pending Application: Black Cube Headquarters, 2925 S. Umatilla, is interested in a Business Acceleration Grant to build out a new art gallery space.
- Pending Application: Grow + Gather, 900 W. Hampden, is interested in a Business Acceleration Grant to support energy efficiency upgrades in support of its greenhouse operations.

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 once again evaluating their alternatives. This occurred when the trustee made the decision in late July not to stay invested in the property by providing financing to the buyer of the ground lease. As a result, the top prospective buyer is re-evaluating their funding options. Additional potential buyers have also recently expressed their interest in assessing the potential acquisition of the lease interest in the property.



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.

The “CitySpark” initiative is opening three interim tenant businesses in the long-vacant space at the Civic Center Circle, 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 which provides local artists with affordable studio and display spaces. The next StrollUp activation event for CitySpark will occur in conjunction with the planned Englewood Summer Market event at the Civic Center Circle fountain, on August 10 from 10 am to 2 pm.

Community Development 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 Service Update

Other city and EDDA collaborations include improvements to the Englewood shuttle service schedule and branding/marketing, which are being planned for implementation during the Fourth Quarter of 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 consideration on August 19, 2024, including the governing Intergovernmental Agreement with RTD and the related services agreement with the shuttle operator, MV Transportation. Funding will largely come from the \$900,000 RTD Partnership Program grant for 2024-2026, which was successfully obtained by the Community Development Department in 2023.

The Communications Department has coordinated the related efforts to rebrand the shuttle service, including refreshed graphics for the vehicles. Based on a public survey, the winning name and logo is “bert,” which stands for “Bring Englewood Riders Together.”



City of Englewood

Building Division Monthly Report - July,2024

	Number July, 2023	Number July, 2023	Number July, 2022	Number July, 2021	Year To Date July, 2024	Year To Date July, 2023	Year To Date July, 2022	Year To Date July, 2021
No. Permits								
Building	58	66	71	34	480	441	469	554
Demo	3	1	4	3	17	19	24	50
Electrical	41	58	43	55	208	271	367	385
Mechanical	28	22	18	29	184	158	253	233
Plumbing	14	7	18	18	102	68	128	225
Total	144	154	154	139	991	957	1,241	1,447
Inspections								
Building	226	222	236	208	1,590	1,754	1,399	1,628
Demo	1	1	4	7	8	11	9	23
Electric	224	208	244	172	1,610	1,700	1,385	1,109
Mechanical	122	80	75	111	961	740	719	487
Plumbing	120	93	92	96	872	866	672	677
Total	693	604	651	594	5,041	5,071	4,184	3,924
Property Mairnenance								
Notice of Violations	5				25			
STR/ADU Inspections	0				22			
PM Inspections	6				67			
Cases Closed	1				15			
Stop Work Orders								
Issued	8				49			
Closed	7				51			
Valuations	\$4,492,401	\$19,232,716	\$80,453,946	\$33,195,497	\$39,243,696	\$119,802,022	\$141,546,922	\$116,070,017
Fees								
Licenses	\$11,275	\$13,275	\$9,900	\$7,900	\$89,275	\$90,250	\$85,475	\$83,425
Permit Fee	\$58,461	\$59,567	\$317,951	\$170,580	\$386,774	\$632,089	\$868,655	\$630,586
Plan Ck	\$20,787	\$16,254	\$93,678	\$16,849	\$190,603	\$429,330	\$409,522	\$238,115
Use Tax	\$108,892	\$385,980	\$1,391,633	\$622,995	\$950,380	\$2,198,828	\$2,606,691	\$2,174,236
Total	\$199,415	\$475,076	\$1,813,162	\$818,324	\$1,617,032	\$3,350,497	\$3,970,343	\$3,126,362