



Community Development

SEPTEMBER 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.

DEVELOPMENT HIGHLIGHTS



3600 - 3640 South Galapago Street

Project: 50-unit condominiums; 11-unit townhomes

- Building plans are under review.



Bridge House

4675 South Windermere Street

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

- Construction is underway.



840 - 860 West Ithaca Avenue

Project: 12-unit Townhomes

- Certificate of Occupancy issued for 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.

HOUSING

Affordable Housing Task Force

- The task force met on September 5, 2024 to start formulating recommendations to city council.
- Sub-committees have been formed around the themes of Assist, Build, Fund, and Preserve.
- 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

Board of Adjustment and Appeals

- On September 11, 2024, the board granted a short-term rental waiver for 4477 South Pennsylvania Avenue.

Historic Preservation Commission

- On September 18, 2024, the commission held a question/answer session with the Colorado State Historic Preservation Office on becoming a certified local government.

Planning and Zoning Commission

- A public hearing on home occupations and natural medicines was held on Tuesday, September 17, 2024.

PLANNING

Short Term Rentals (STR)	August 8, 2024	August 22, 2024	September 11, 2024
Active STR Permits	60	62	61
New Permits Under Review	1	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

Global Storage - 2800 West Chenango Avenue

- A Planned Unit 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.
- A neighborhood meeting was held on September 4, 2024 to discuss the project with surrounding residents.

401 Englewood Parkway - Proposed PUD

- A PUD development application has been submitted by Kimco to redevelop property at 401 Englewood Parkway. The current proposal includes a hotel as well as a multi-family apartment building.
- A neighborhood meeting was held on September 18, 2024.

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

Shop Local Program

In August, the City of Englewood launched a new rewards app - "EARN" (Explore and Reward Network); 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. The program currently has 479 users; 162 businesses are participating; and approximately \$1,600 in rewards has been distributed to consumers. Download the app [HERE](#).



Sustainable Business Partnership

The Sustainable Business Partnership is open to any business, industry, office, educational institution, municipality, government agency, community, nonprofit and organization. Whether the business is a large manufacturing facility or a single-employee office, they can join the network and start the journey toward greater sustainability. The Sustainable Business Partnership of Englewood, Sheridan and Littleton, as a regional partner of Colorado Green Business Network, supports and rewards local businesses that aim to improve their environmental performance and exceed regulatory compliance. The program's primary area of focus are:

Technical Assistance: Providing free, off-site coaching and on-site assistance to any organization that requests it. This includes holistic opportunity assessments covering emissions, water, waste, energy, transportation and policy.

Recognition: Awarding businesses for exemplary sustainability practices that lead to resource reduction. Businesses can achieve bronze, silver or gold levels based on their sustainability efforts and are recognized at annual events.

Additionally, businesses that join the program benefit from being part of a network organizations which helps them reduce emissions, save costs and enhance their sustainability practices. Members receive access to talks and training sessions on important business sustainability topics and questions.

Made in Englewood Trade Show Grant

Businesses interested in participating as a vendor in an event outside of Englewood are encouraged to apply for the Made in Englewood Trade Show Grant. The grant supports local makers in the City of Englewood who participate in national and regional events to promote and sell their Englewood-made products outside of the city. The maximum \$500 grant is intended to reimburse an Englewood business for expenses, such as booth rental, rental registration and promotional materials, to attend an event to promote and sell their goods.

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

- 3437 South Broadway: Illse Home Goods is now open.
- 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 now open.
- 139 W. Hampden: Lava Island - plans have been approved for an indoor family activity center and restaurant. An opening date has not been announced.
- 5098 S. Federal - Cheba Hut, a locally-owned sandwich, sub and salad restaurant is now open.
- 500 E. Hampden Ave., Suite 100: Sander Bistro, a new restaurant and bar with patio, has submitted a building permit for tenant finish which is under review.

Business Grants

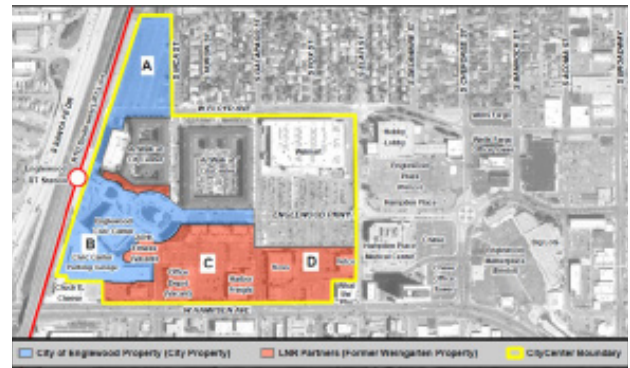
- Construction: ELEV802 Denver, 2025 S. Umatilla, was approved for a business initiation grant to support tenant finish expenses associated with an indoor hockey training facility.
- Pending Application: Black Cube Headquarters, 2925 S. Umatilla, is interested in a Business Acceleration Grant to build 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 (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 bondholders' trustee, Bank of America (BoFA), selected a new preferred buyer in August. This preferred buyer is a partnership comprised of two Denver-based real estate firms. After meeting with the two firms, Community Development staff briefed the city council in executive session on September 3, 2024 about these recent events.



If LNR's efforts to complete a purchase and sale agreement with this ground lease buyer proceed, the city council will likely be requested by LNR to formally consent to the transfer of the ground lease. A transaction closing by year-end 2024 would be anticipated. Following that, it is expected that this buyer would require a number of months to formulate its redevelopment plans for the former Weingarten property and that they would likely then approach the city about potentially terminating the ground lease and obtaining outright ownership of the former Weingarten property. This would be required to facilitate the property's redevelopment, a stated city council goal since that property was foreclosed on. Community outreach and gathering of feedback tasks are anticipated to be required of the buyer by the city council before they consider any final action to terminate the ground lease in order to initiate redevelopment.

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.

Working together, the EDDA's Executive Director, Hillarie Portell and the city's Economic Development Manager, Darren Hollingsworth are achieving notable recent results in attracting new tenants to downtown Englewood and this success has generated significant attention in the press, and local television station coverage as well (link to one recent article: [Longtime Businesses Leaving Denver's Broadway for Englewood, but Both Sides Have Big Plans](#)).

On September 23, 2024, the EDDA's Operating Plan and Proposed 2025 Budget will be presented to the city council during a study session.

Englewood Shuttle Service Update

Other city and EDDA collaborations include improvements to the free Englewood shuttle service schedule and branding/marketing. Improvements will include new vehicles, the extension of weekday service by three and one-half hours per weekday (new weekday hours will be 5:30 am to 9 pm), and added Saturday service, from 10 am to 9 pm. Department in 2023.

These shuttle service improvements were approved by the city council on September 3, 2024, including an Intergovernmental Agreement with RTD and the related services agreement with the shuttle operator, MV Transportation. Funding will primarily come from the \$900,000 RTD Partnership Program grant for 2024-2026, which was successfully obtained by the Community Development Department in 2023. In 2024, Community Development will be providing a \$10,000 local match contribution on top of the grant funding from RTD, and the EDDA will generously be providing a \$50,000 contribution.

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.”

The graphic wraps for the new trolley vehicles are similar to the example shown below. The vehicles are in the process of being ordered and it is anticipated that they will be put into service this Fall, to coincide with the start of the expanded service hours.

