



OCTOBER 2024

Community Development

DEVELOPMENT HIGHLIGHTS



Fifield Apartments

1070 West Hampden Avenue

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

- Construction continues.
- Estimated to open late 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.
- Phased opening is planned in 2025.

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.



1314 West Oxford Avenue

Project: 364 multi-family apartments; 34 townhomes with garages

- Demolition is complete.
- Plans are under review.

DEVELOPMENT HIGHLIGHTS

3650 - 3690 South Jason Street

Project: 55-unit condominiums; 11-unit townhomes

- Building plans are under review.

3395 South Broadway

Project: Remodel of former Kaufman's Big and Tall Shop

- Plans have been approved for conversion from retail to new core and shell preparation for future restaurant use.

3428 South Corona

Project: 45-unit extended stay hotel. Six stories, including three stories of structured parking.

- Plans are under review.

HOUSING

Affordable Housing Task Force

- Task force subgroups met in late September to formulate initial recommendations for consideration by the task force based on these themes: Assist, Build, Fund and Preserve.
- The task force met on October 8 and each subgroup presented their recommendations for consideration and the beginning of refinement by the entire task force.
- The next meeting of the task force is scheduled for November 7 to continue the refinement of the recommendations. The task force will present their recommendations to council in early 2025.
- 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 was held on September 17, 2024 regarding home occupations and natural medicine regulations. The commission recommended approval to city council with an amendment to allow massage therapy as a permitted use.
- On October 8, 2024, Community Development staff provided the commission with an introduction to the Englewood Forward Comprehensive Plan update.

PLANNING

Short Term Rentals (STR)	August 22, 2024	September 12, 2024	October 3, 2024
Active STR Permits	62	61	50
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	7
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 the current property owner 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.

Title 16 Amendments - Home Occupation and Natural Medicines

- At their May 13 study session, city council requested staff to adjust the home occupation standards to allow for more flexibility. Public outreach was conducted, in addition to a public hearing before the planning and zoning commission.
- Code amendments for home occupations and natural medicines are scheduled for a public hearing at city council on October 21, 2024.

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

Fall Career Mixer

Englewood is co-hosting the Fall Career Fair/Mixer with Arapahoe Douglas Works and the City of Centennial. This event is open to all job seekers regardless of their level of experience. The event will host over 12 employers and 5 community resource groups for employees.

- Location:** Malley Recreation Center
3380 South Lincoln Street, Ballroom
- Date:** Tuesday, October 15, 2024
- Time:** Veterans and Spouses: 10 am - 10:30 am
General Public: 10:30 a.m. - noon
- Register:** <https://bit.ly/3zs3pm0>

City of Englewood Sales and Use Tax / Business Licensing Workshop

This free workshop covers city licensing and taxation requirements for businesses and vendors in Englewood. Topics include: What is taxable; what is exempt; licensing requirements; how to file and pay; special business licenses (e.g. food trucks; Colorado sales and use tax landscape; and state administered SUTS systems for local compliance. Refreshments will be provided.

- Location:** Hampden Hall, Englewood Civic Center
Second Floor
- Date:** Tuesday, October 30, 2024
- Time:** 10 am - 12:30 pm

For more information and to register, visit bit.ly/COE-tax-workshop.

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 529 users; 163 businesses are participating; and \$1,847 in rewards have 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.

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.
- 101 W. Hampden: Sukoon Neighborhood Indian Flavor is opening soon.
- 139 W. Hampden: Lava Island - plans have been approved for an indoor family activity center and restaurant. An opening date has not been announced.
- 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

- Pending Application: Holistic Pathways, 3521 S. Logan, is interested in a Business Acceleration Grant to support their expanding business / hours of operation.
- Application: Soulstice Massage, 3470 S. Sherman, has applied for energy efficiency improvements to their property.
- Construction: ELE802 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.

LNR and the bondholders' trustee selected a new preferred buyer at the end of August. The preferred buyer is a partnership comprised of two Colorado-based real estate firms. The negotiations between LNR and the buyer partnership are continuing.

Once LNR completes a purchase and sale agreement with the ground lease buyer, the city council would likely be requested by LNR to formally consent to the transfer of the ground lease to the buyer. A subsequent negotiation between the buyer and the city would take place regarding the city potentially terminating the ground lease, enabling the buyer to obtain outright ownership of the former Weingarten property.

The ground lease termination would be required to facilitate the redevelopment of the former Weingarten property, a stated city council goal since that property was foreclosed on in 2018. Public outreach and gathering of feedback tasks would be anticipated to be required of the buyer by the city council before any final action to terminate the ground lease.

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](https://www.EnglewoodDowntown.com).

On September 23, 2024, Executive Director, Hilarie Portell, and the EDDA's Financial Advisor reviewed the EDDA's 2025 Operating Plan and Proposed 2025 Budget with the city council during a council study session.



Englewood Shuttle Service Update

Other city/EDDA collaborations include coming improvements to the free Englewood shuttle service schedule and branding/marketing. Improvements will also 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.

These shuttle service improvements will be primarily funded from the \$900,000 RTD Partnership Program grant for 2024-2026, which was obtained by the Community Development Department in 2023. The ordinance approving the grant-related IGA with RTD was approved by council at second reading on September 3, 2024. In 2024, City of Englewood will be providing a \$10,000 local match contribution on top of the grant funding from RTD, and the EDDA will provide a \$50,000 contribution. The new vehicles have been ordered and the city and EDDA representatives are evaluating potential start-up dates.

The Communications Department has coordinated the 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, Colorado
Building Division Monthly Report - September 2024

	Number Sep-24	Number Sep-23	Number Sep-22	Number Sep-21	Year to Date Sep-24	Year to Date Sep-23	Year To Date Sep-22	Year to Date Sep-21
Permits Issued								
Building	63	71	52	63	602	572	584	463
Demo	3	1	3	4	21	22	31	63
Electrical	23	27	41	64	271	330	460	525
Mechanical	21	25	26	26	235	195	309	301
Plumbing	10	9	7	25	124	92	151	274
Total	120	133	129	182	1253	1211	1535	1626
Inspections								
Building	209	223	189	185	1989	2279	1806	2050
Demo	3	2	3	0	14	14	13	17
Electric	225	251	192	178	2067	2288	1802	1465
Mechanical	140	109	71	78	1217	1002	864	696
Plumbing	109	126	67	107	1076	992	835	861
Total	686	711	522	548	6363	6575	5320	5089
Property Mainenance								
Notice of Violatic	1				31			
STR/ADU Inspect	2				29			
PM Inspections	26				108			
Cases Closed	7				26			
Stop Work Orders								
Issued	3				57			
Closed	7				65			
Valuation	\$21,331,786.00	\$3,471,647.00	\$39,905,933.00	\$4,746,017.00	\$66,312,800.00	\$131,479,448.00	\$188,188,875.00	\$124,492,746.00
Fees								
Licenses	\$14,675.00	\$12,125.00	\$11,500.00	\$11,450.00	\$118,075.00	\$115,500.00	\$106,450.00	\$104,350.00
Permit Fees	\$117,206.00	\$43,572.00	\$108,339.00	\$55,551.00	\$560,457.00	\$721,462.00	\$1,041,360.00	\$734,761.00
Plan Ck	\$32,214.00	\$28,683.00	\$132,871.00	\$40,940.00	\$245,802.00	\$504,578.00	\$600,973.00	\$357,905.00
Use Tax	\$407,646.00	\$64,841.00	\$320,707.00	\$31,217.00	\$147,630.00	\$2,332,468.00	\$3,023,695.00	\$2,253,603.00
Total	\$571,741.00	\$149,221.00	\$573,417.00	\$139,158.00	\$2,401,264.00	\$3,674,008.00	\$4,772,478.00	\$3,450,619.00

ENGLEWOOD

Commercial Real Estate Report

The quarterly real estate report presents a three-month snapshot of commercial real estate trends and transactions in Englewood and provides a comparison to Metro Denver and Arapahoe County.

3rd Quarter 2024

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	132	5,646	1,196
Existing Square Feet	2 M	188 M	46.9 M
Vacancy Rates	7.8%	17.2%	16.2%
Market Lease Rate (SF)	\$23.67	\$29.59	\$26.31
Market Sales Price (SF)	\$178	\$211	\$153
Available (SF)	175 K	40.6 M	10.4 M
Market CAP Rate	9.1%	8.8%	9.3%

RETAIL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	352	12,332	2,497
Existing Square Feet	2.9 M	166 M	40.1 M
Vacancy Rates	3.5%	3.8%	3.7%
Market Lease Rate (SF)	\$24.73	\$25.96	\$25.62
Market Sales Price (SF)	\$266	\$277	\$272
Available (SF)	132 K	7.9 M	2 M
Market CAP Rate	6.4%	6.3%	6.2%

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	508	8,293	1,423
Existing Square Feet	8.1 M	287 M	36.1 M
Vacancy Rates	4.0%	7.6%	7.4 %
Market Lease Rate (SF)	\$13.12	\$12.31	\$14.39
Market Sales Price (SF)	\$170	\$177	\$189
Available (SF)	507 K	30.3 M	3.8 M
Market CAP Rate	7.8 %	7.2%	7.7%

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
303.762.2342 • commdev@englewoodgov.org

A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.