



Community Development

NOVEMBER 2024

DEVELOPMENT HIGHLIGHTS



Arden 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.
- Demolition is complete.



Bridge House

4675 South Windermere Street

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

- Construction has been extended due to equipment back orders.
- Interior construction continues.
- Opening in Spring 2025.



840 - 860 West Ithaca Avenue

Project: 12-unit Townhomes

- Certificate of Occupancy issued for all buildings.



1314 West Oxford Avenue

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

- Demolition is complete.
- Crushing of concrete and pavement for recycling is in process.
- Construction has started.

DEVELOPMENT HIGHLIGHTS



3395 South Broadway

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

- Undergoing a major renovation in order to provide a wider opportunity to attract a new commercial tenant in the future. Economic Development staff are in contact with the building's broker.

3650 - 3690 South Jason Street

Project: 55-unit condominiums; 11-unit townhomes

- Building plans are under review.

3428 South Corona

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

- Plans are under review.

H O U S I N G

Affordable Housing Task Force

- The task force met on November 5 to refine their recommendations through small group discussions and reporting out on the major areas of focus: Build, Assist and Preserve, Fund.
- The final meeting of the task force is scheduled for December 5 to complete their 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

Board of Adjustment and Appeals

- 3234 S Pearl St.: On November 13, the board will hold a public hearing on an application for a primary residency waiver for a short-term rental.

Historic Preservation Commission

- The commission is preparing for a study session with city council to discuss Certified Local Government designation in early 2025.

Planning and Zoning Commission

- On October 22, 2024, the commission focused on Part 1 and Part 2 of the current comprehensive plan and discussed what to include and how to structure the updated document.

PLANNING

Short Term Rentals (STR)	September 12, 2024	October 3, 2024	October 24, 2024
Active STR Permits	61	50	52
New Permits Under Review	1	1	2
STR Advertisements Removed for Operating without a License	0	0	1
STR Advertisements Removed for Operating with an Expired License	0	7	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

Title 16 Amendments - Home Occupation and Natural Medicines

- At their May 13 study session, council requested staff to make adjustments to the home occupation standards to allow for more flexibility. Public outreach has been completed, as well as a public hearing before the planning and zoning commission on September 17. Code amendments were presented to city council at a public hearing on October 21 and were approved at first reading on November 4. Second reading is scheduled for November 18.

Citizens Planning School 2.0

- The third and final session of Citizens Planning School 2.0 took place October 25. Matt McBride of Confluence Development spoke about the development process from the perspective of the private sector. Vicki McDermott and Bryan Isham spoke about the new land use-related state laws.
- On November 4, city council recognized the graduates of the inaugural class of Citizens Planning 2.0.



Comprehensive Plan Update

- Staff and planning and zoning commission will be hosting an informal open house on Tuesday, November 19, 5:00 - 7:00 pm in the Community Room as a kickoff to the Comprehensive Plan Update.

State Housing Laws

- On November 12, Community Development staff will provide city council with an overview of seven land use related bills which were passed at the 2024 Spring session of the Colorado legislature that could affect regulations in Title 16 and the land use and growth policies for the City of Englewood.

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

Watts @ Work

The Sustainable Business Partnership of the Tri-Cities is hosting an event with Drive Clean Colorado focused on electric vehicles (EVs) and workplace charging solutions. The Watts @ Work presentation will offer an inside look into workplace charging, EVs, and the future of sustainable transportation.

When: Monday, November 19 from 11:00 am to 1:00 pm

Where: Hampden Hall, Englewood Civic Center – 1000 Englewood Parkway

Don't miss this chance to explore the future of clean transportation and connect with experts in the field. Reserve a spot by registering [HERE](#).

Fall Career Mixer

On October 15, Community Development, in partnership with Arapahoe/Douglas Works, hosted a Fall Career Mixer at the Malley Recreation Center. Over 150 job seekers attended the event, which attracted 25 employers and employment services providers.



Fall Career Mixer

City of Englewood Sales and Use Tax / Business Licensing Workshop

On October 30, the city's Finance Department hosted its first in-person city tax and licensing workshop post-COVID. Thirty-five small, locally owned businesses attended the 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 584 users; 167 businesses are participating; and \$2,150 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.

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

- 101 W. Hampden: Sukoon Neighborhood Indian Flavor is now open.
- 139 W. Hampden: Lava Island - tenant finish has begun for an indoor family activity center and restaurant. An opening date has not been announced.
- 500 E. Hampden Ave., Suite 100: A new restaurant and bar with patio, has submitted a building permit for tenant finish which is under review.
- 401 Englewood Parkway: Rodz and Bodz Movie Cars and More Museum is now open

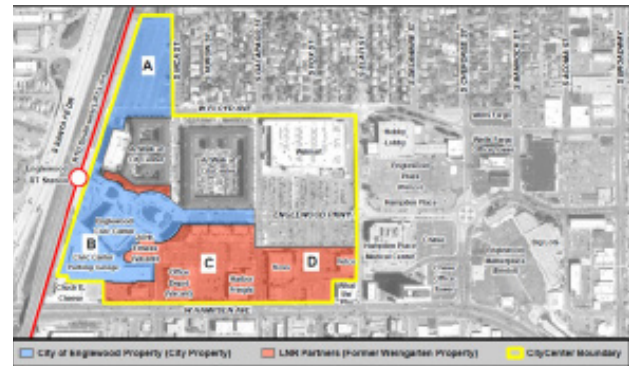
Business Grants

- Revising Application: Holistic Pathways, 3521 S. Logan, is interested in a Business Acceleration Grant to support their expanding business / hours of operation.
- Approved: Breakfast Queen, 3460 S. Broadway, has been approved for a Business Acceleration grant to support patio enhancements for outdoor seating.
- Under Review: Robinette Acupuncture, 3333 S. Bannock, is applying for tenant finish assistance associated with a business expansion.
- Referred to Sustainability Team for energy efficiency resources: Soulstice Message, 3470 S. Sherman, has applied for energy efficiency improvements to their property.
- 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 South 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 to support the greenhouse operations.

R E D E V E L O P M E N T

Englewood CityCenter

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 is close to signing a Purchase and Sale Agreement (PSA) with the buyer they selected on August 28, 2024. This preferred buyer is a partnership of two Denver-based real estate firms..

A lease transfer closing by year-end 2024 is currently anticipated. Following that, it is expected that the buyer will request the city to terminate the ground lease and provide outright ownership of the former Weingarten property, in exchange for the trade of some of the properties and other consideration still to be negotiated. Staff has requested the buyer to take several months to formulate their redevelopment plans for the former Weingarten property and to carry out related outreach with the community and with the Englewood Downtown Development Authority before the City Council formally considers termination of the lease and transfer of the property.

The ground lease termination would be required to facilitate the redevelopment of the former Weingarten property, which has been a stated city council goal since that property was foreclosed on in 2018.

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

Englewood Shuttle Service Update

Other city/EDDA collaborations include coming improvements to the free Englewood shuttle service currently known as the “Englewood Trolley.” 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.

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.

Working closely together, the Community Development and Communications Departments have 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 shuttle vehicles will be similar to the examples shown below.



It's expected that the expanded service hours will be implemented with a “soft opening” on Monday, December 2, 2024, and utilizing the current vehicle for December. A more formal start-up with the new vehicles will be planned for January 2025.

Community Development is also working with the operator, MV Transportation, to add online technology, known as Trip Shot, which will allow passengers to utilize an app called “Where’s my Ride.” It’s also hoped that the Trip Shot technology will support the addition of some on-demand capacity to the bert shuttle service in 2025 or 2026.