

COMMUNITY DEVELOPMENT

FEBRUARY 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

- ***Shriner Residences (East Floyd Avenue and South Logan Street)***

Project: Two dwelling units in the existing Shrine Club building with detached garages, one with an accessory dwelling unit; two new single family homes with detached garages, each with accessory dwelling units; Reconstruction of the existing single family home at 3265 South Logan Street

- 3275, 3291, and 3299 South Logan Street are listed for sale. Finish work on the dwelling units continues.



- ***Alta Cherry Hills (South Broadway and East Kenyon Avenue)***

Project: 306 luxury apartment complex

- Phase 4, Building A - TCO and move-in is anticipated in **late February**

- ***The Foundry (601 West Bates Avenue)***

Project: 70-unit, income qualifying residential complex

- A public hearing was held at the January 4, 2016 City Council meeting, with final consideration by City Council scheduled for January 19, with submission of the building permit application to follow, subject to approval.
- **Council voted January 19, 6-0 to approve the Foundry site plan.**
- **Developer submitted plans for permit on February 3.**

- ***Broadway + Acoma Lofts***

Project: 110 residential units; 15,000 square feet retail/commercial space; surface parking

- **An application for a minor subdivision and vacation of a portion of the alley between Acoma and Broadway is under review.**
- **The vacation of a portion of the alley between Acoma and Broadway and dedication of a transportation/utility easement was presented at the February 8th Council study session.**

- **LIV Apartments (201 Englewood Parkway)**
Project: 28 apartments and two live-work units
 - A building permit has been issued. Construction is underway.



- **Hill Top Motel (3800 South Broadway)**
 - A notice of violation was issued for the boarded up structures.
- **3498 South Broadway**
 - A notice of violation was issued for the boarded up structure.
 - Staff met with the property owner to discuss prospect activity and possible demolition of the structure.
- **Lone Star Trust (NE Corner of South Clarkson Street and US 285)**
 - The Board of Adjustment and Appeals approved the front setback and building frontage variances.
- **Kent Place (3495 South University Boulevard)**
Project: 300 for-lease residential units; 48,175 square feet of retail/commercial
 - Building C has been issued a Certificate of Occupancy.
- **Rite Aid (707 West Jefferson Avenue)**
Project: 14,600 retail pharmacy with drive-thru
 - A permit for site improvements and utility work is under review.

- **500 East Hampden Avenue – Medical Office Building**
 - DRT meetings to review updated plans are scheduled for December 8 and December 15, 2015.
- **Traditions (3500 South Sherman Street)**
Project: 180 units of senior, affordable housing
 - **First floor framing is complete, second floor framing is underway.**



- **CentrePointe Senior Living (3555 South Clarkson Street)**
Project: Assisted Living Memory Care Facility
 - The DRT team will review the project at the December 8 meeting.
 - **The developer has applied for an extension for his distancing variance. The variance extension is due to a delayed property closing schedule.**
- **Quincy Lane (1275 West Quincy Avenue)**
 - **The Planning and Zoning Commission held a Public Hearing on February 2 for the proposed PUD amendment to Englewood Estates, (now Quincy Lane). The application was not approved.**
- **University Homes (3059 South University Boulevard)**
 - Joshua School has acquired the property and is looking at the possibility of moving their administrative offices into the existing single family home, and also providing life skills training post high school aged clients. A PUD amendment will be required. A pre-application DRT meeting is scheduled for December 15, 2015.
 - **A neighborhood meeting for the proposed PUD amendment is scheduled for February 18, 2016.**

- **5098 Retail Center (5098 South Federal Boulevard)**
Project: 5,000 square feet of retail
 - Exterior finish work continues on the three-unit building.



- **Oxford Station (4101 South Navajo Street)**
Project: A maximum of 238 residential units
 - An incentive payment pursuant to the Redevelopment Assistance Agreement was processed for rebate of a portion of building use tax.
 - Framing is nearing completion.



BOARDS AND COMMISSIONS

- ***Alliance for Commerce in Englewood***
 - ACE did not meet in January.
 - ACE launched a business survey on January 5, 2015 and will report findings to City Council.
 - At the February ACE meeting the group discussed the following:
 - Election of Officers – Chair and Vice Chair
 - Review Preliminary Findings Business Survey
 - Community Marketing and Business Promotion (DBJ)
 - SBA’s Emerging Leadership Initiative
 - SBA’s Startup in a Day Initiative
 - Development Projects Update
 - Englewood Forward – Business Topics
- ***Board of Adjustment and Appeals***
 - A hearing for an extension to group home distancing variance at 3555 South Clarkson is scheduled for February 9.
- ***Keep Englewood Beautiful***
 - A regular meeting was held on February 9, 2016. Topics included upcoming events, potential new events, as well as regular meeting items.
- ***Planning & Zoning Commission***
 - A Public Hearing for the Quincy Lane PUD Amendment was held on February 2, 2016. The Commission did not recommend approval.

HOUSING

- Fourteen homeowners have received an \$8,000 CDBG-funded grant to improve the energy efficiency of their homes.

SPECIAL PROJECTS

- ***Englewood Forward***
(*Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan*)
 - City Council made a motion on January 4, 2016 directing staff to submit Safe Routes to School infrastructure applications for the Broadway/Mansfield and Broadway/Tufts Enhanced Safety Crossing projects.
 - The Planning and Zoning Commission approved the final recommendation for adoption of the ***Englewood Forward Comprehensive Plan*** by a 5-2 vote on February 2.

ZONING

- ***Accessory Dwelling Unit Regulations***
 - Public hearing has been delayed to make agenda time available for the Comprehensive Plan and sign code review.
- ***Sign Code Update***
 - The Commission will be reviewing changes to the sign code in response to a recent Supreme Court decision relating to content based signs in the case of Reed v. Town of Gilbert.

BUSINESS NEWS

- **Arapahoe County Enterprise Zone**
 - Staff is completing the 2015 annual report.
 - OEDIT reimbursed the City of Englewood for staff time associated with the administration of the Enterprise Zone for 2015 expenses.
 - Sheridan is applying to the Economic Development Commission to approve a contribution project authorization for a Habitat for Humanity project.
- **Business Attraction and Marketing**
 - 2823 South Broadway: Kaladi's recently closed on the property and is finalizing a building plan submittal.
 - 3457 South Broadway: An Asian-fusion restaurant, ZOMO, plans to open in 2016. The owners are planning a patio in the paseo, pending City Council approval of a lease. Council discussed the paseo lease at the February 8 study session.
 - 3431/3435 South Broadway: Two tenants have been secured for the space - Palango, a fitness facility, and Englewood Grand, a neighborhood bar that features local beer, wine and spirits. Englewood Grand is slated to open at the end of February.
 - Daycare facility is seeking to lease 2,000 square feet of space.
 - A medical office building developer is seeking to purchase a development in Englewood's medical district for new construction.
 - Self-storage developer is seeking to purchase property along the South Santa Fe Corridor.
 - A fitness facility is seeking to purchase and build a gym/climbing wall facility.
 - A destination coffee shop is looking to purchase property in Englewood.
 - **A multi-family housing/mixed use developer is seeking to purchase property in the vicinity of West Oxford Avenue and South Santa Fe Drive.**
 - **An automotive repair operation that provides services to the working poor is seeking a location in Englewood.**
 - **4840 South Broadway: A bakery is seeking to lease space.**
 - **3980 South Kalamath Street: Starr Painting and Drywall is under contract to purchase.**

BUSINESS EVENTS

Simple Steps to Starting Your Business

February 11, 18, 25,
March 3

5:00 – 8:00 pm

Englewood Public Library
1000 Englewood Pkwy

Call 303-927-3480 to register
or for more information

Sponsored by: Small
Business Administration

Group Panel Discussion: The Past & Future of Product Design

February 24

6:00-8:00 pm

Hampden Hall

Englewood Civic Center
1000 Englewood Pkwy

More information visit:
www.colorado.aiga.org

Business Mentoring

March 2, April 6, May 4
10:00 am – 5:00 p.m.

Englewood Public Library
1000 Englewood Pkwy

Call 303-789-4473 to
schedule a free appointment

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- **Business Retention and Expansion**

- 3495 South Broadway: Contractor/architect issues have delayed the start of the renovations at El Tep, however, plans are again in process. The owner plans to utilize a food truck to maintain a presence in Englewood until the restaurant opens in 2016.
- 3199 South Platte River Drive: Encore Electric is looking to lease 30,000 square feet of office space to support expansion plans. Encore is one of Englewood’s top ten employers with 650 full-time employees.

- **Commercial Catalyst Program**

Mag Builders	2750 S Broadway	Approved	Façade
303 Hair Salon	3147 S Broadway	Completed	Interior and Facade
Dransfeld Building	3431 S Broadway	Construction	Façade and Interior
El Tepehuan	3495 S Broadway	Approved	Façade and Interior
Odd Fellows	3421 S Broadway	Construction	Façade and Interior
Dalkita Architecture	4370 S Broadway	Construction	ADA bathrooms, windows
Cochino Taco	3495 S Downing St.	Construction	Interior and Façade
Kaladi’s Coffee	2823 S Broadway	Construction	Façade and Interior



Cochina Taco – 3495 South Downing Street

- New Businesses**

Wayback Burgers	5098 S. Federal Blvd.	Fast Casual Restaurant
Jonathan McGraw Design	960 E. Hampden Ave.	Graphic Design
Ladybird Poppy Floral Design	1515 West Thomas Ave.	Florist
The Ideal Search, Inc.	3485 S. Gaylord Ct.	Employment Recruiter
Your Vintage Heart	3993 S. Mariposa St.	Antique and Secondhand Store
Englewood Grand	3435 S. Broadway	Distinctive cocktails and local spirits
Leabeth's Kitchen	4726 S. Pearl St.	Gourmet catering and event planning
Preservation Tree Care	4400 S. Sherman	Arborist
Sculpting Aesthetics	3597 S. Pearl St.	Body contouring
The Camera Trader	2901 S. Shoshone St.	Used cameras, printing services

BUILDING DIVISION

Building Division Monthly Report - January 2016								
	Number January, 2016	Number January, 2015	Number January, 2014	Number January, 2013	Year To Date January, 2016	Year To Date January, 2015	Year To Date January, 2014	Year To Date January, 2013
Permits Issued								
Accessory	46	64	15	31	46	64	15	31
Building	28	31	20	26	28	31	20	26
Demolition	3	3	3	0	3	3	3	0
Electrical	55	61	44	45	55	61	44	45
Mechanical	39	25	28	18	39	25	28	18
Plumbing	34	15	18	21	34	15	18	21
Total	205	199	128	141	205	199	128	141
Inspections								
Building	377	424	169	191	377	424	169	191
Demolition	7	0	0	0	7	0	0	0
Electric	251	224	192	152	251	224	192	152
Mechanical	104	81	72	88	104	81	72	88
Plumbing	126	132	78	98	126	132	78	98
Total	865	861	511	529	865	861	511	529
Permit Valuation	\$2,272,631	\$5,482,442	\$38,262,812	\$2,361,762	\$2,272,631	\$5,482,442	\$38,262,812	\$2,361,762
Fees Collected								
Licenses	\$8,025	\$7,275	\$7,100	\$7,150	\$8,025	\$7,275	\$7,100	\$7,150
Permit Fees	\$30,720	\$37,903	\$135,892	\$27,681	\$30,720	\$37,903	\$135,892	\$27,681
Plan Check Fees	\$12,639	\$10,982	\$7,759	\$37,198	\$12,639	\$10,985	\$7,759	\$37,198
Use Tax	\$45,152	\$74,048	\$670,214	\$42,528	\$45,152	\$74,048	\$670,214	\$42,528
Total	\$96,536	\$130,208	\$820,965	\$114,557	\$96,536	\$130,211	\$820,965	\$114,557



