

COMMUNITY DEVELOPMENT

APRIL 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

- **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



- **Broadway + Acoma Lofts | 3405 South Broadway**

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

- The alley vacation and transportation/utility easement dedication were approved on second reading at the April 4 Council meeting.
- Closing on the sales agreement between the Englewood Urban Renewal Authority and Medici Communities is scheduled for July 2016.

- **Alta Cherry Hills | 3650 South Broadway**

Project: 306 luxury apartment complex

- A Temporary Certificate of Occupancy for all of Building A has been issued; all Building A units are available for occupancy.

- **Shriner Residences | 3265 – 3299 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

- A sale is pending on 3275 South Logan Street.

- ***The Foundry | 501 West Bates Avenue***

Project: 70-unit, income qualifying residential complex

- Council voted January 19, 6-0 to approve the Foundry site plan.
- SW Development Group submitted plans for permit on February 3.

- ***Iron Works Village | 601 West Bates Avenue***

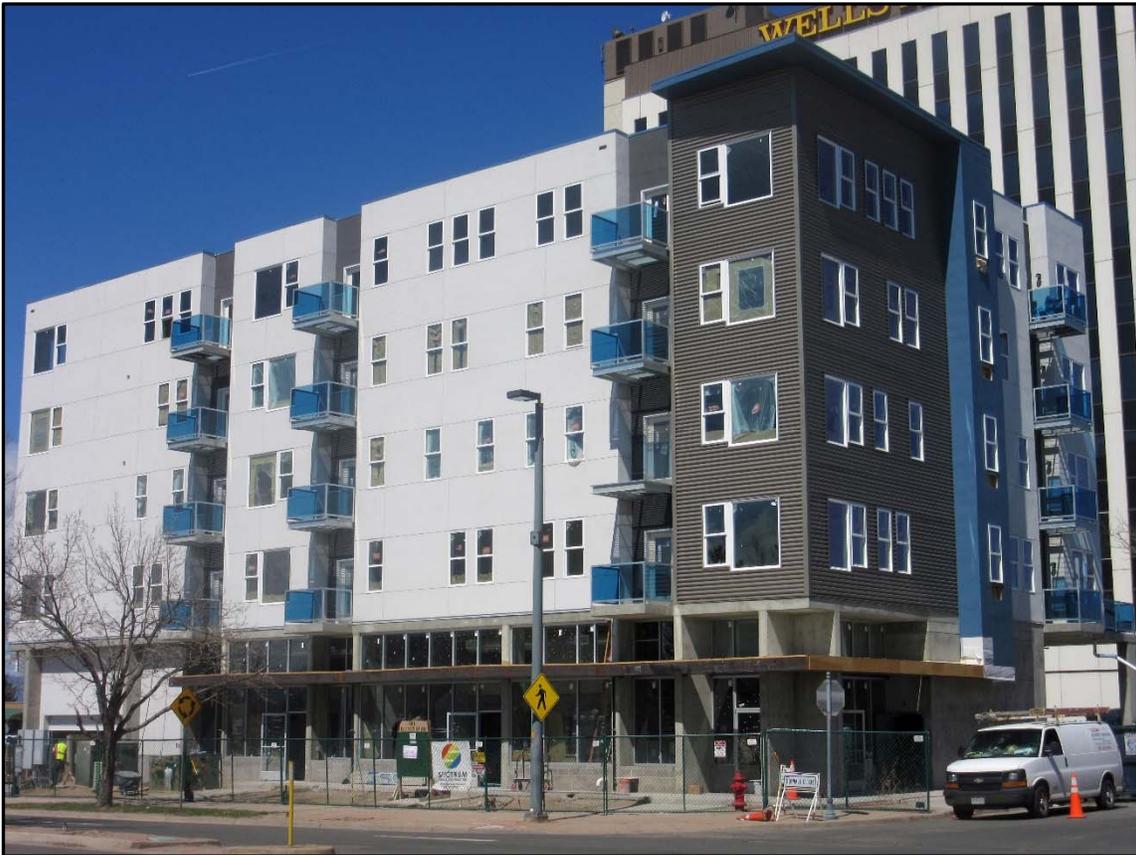
Project: 60 townhomes, condominiums, and single-family for-sale units

- BLVD Builders held a neighborhood meeting on March 15 to discuss their proposed PUD amendment and major subdivision on the 8.5 acre portion of the site.
- **An application for the proposed PUD amendment and major subdivision was submitted on March 29, 2016. A tentative public hearing is scheduled for May 3, 2016 with the Planning and Zoning Commission.**

- ***LIV Apartments | 201 Englewood Parkway***

Project: 28 apartments and two live-work units

- A building permit has been issued. Construction is underway.



- **Rite Aid | 707 West Jefferson Avenue**

Project: 14,600 square feet retail pharmacy with drive-thru

- The relocation of the City Ditch and associated easements were approved in February by the Water and Sewer Board.
- **Site work plans have been approved and are ready to be issued.**

- **Traditions | 3500 South Sherman Street**

Project: 180 units of senior, affordable housing

- First floor framing is complete, second floor framing is underway.
- Third and fourth floor framing is nearly complete.



- **CentrePointe Senior Living | 3555 South Clarkson Street)**

Project: Assisted Living Memory Care Facility

- A variance was granted on February 10 giving the developer an additional 120 days to apply for a building permit.

- **University Homes | 3059 South University Boulevard**

Proposed Project: Moving administrative offices into existing single-family home; providing life skills training to post high school aged clients.

- A neighborhood meeting for the proposed PUD amendment was held on February 18, 2016.

- **1100 East Girard Avenue**

Project: 31 for-lease units

- **A demolition permit was issued on March 22, 2016.**
- **Building permit is currently under review.**
- **The developer anticipates a May 1, 2016 construction start.**

- **5098 Retail Center | 5098 South Federal Boulevard**

Project: 5,000 square feet of retail

- Exterior finish work continues on the three-unit building.
- Tenant finish for Way Back Burgers is under review.



- **3335 South Santa Fe Drive | London Motel**

Project: Self-storage units

- **Developer had a development review team meeting on March 2, and is currently working with staff to resolve water main issues. The developer plans to move forward with the project.**

- **Hill Top Motel | 3800 South Broadway**

- A notice of violation was issued for the boarded up structures.
- Plans have changed and the property owner has indicated he has contracted with a demolition company. **The owner is exploring options for potential users.**

- **3498 South Broadway**

- A notice of violation was issued for the boarded up structure.
- **The property owner has secured an architect and would like to discuss redevelopment options for this property to comprise a mixed use development.**

- **Depot | 3098 South Galapago**

- A notice of violation was issued for the boarded up structure.

BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**

- **On March 1, 2016 ACE finalized its business survey; 120 responses were received from businesses. ACE will use this information to develop a 2016 work program.**

- **Board of Adjustment and Appeals**
 - On April 13th, the Board will consider two variances:
 - 3270 South Washington Street- encroach 1 foot 7 inches into the required 5 foot side setback in order to construct an addition to an existing principal structure.
 - 3811 South Lincoln Street-exceed the maximum permitted six feet fence height by an additional two feet.
- **Keep Englewood Beautiful**
 - A regular meeting was held on **March 8, 2016**. Topics included starting a potential trash clean-up event as well as other future events.
- **Planning & Zoning Commission**
 - On March 8 the Commission discussed 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.
 - On **March 22, 2016** Parks/Recreation/Library Director Hargrove provided the Commission with an overview of the process for the Parks and Recreation Master Plan.

HOUSING

- Fourteen homeowners received an \$8,000 CDBG-funded grant to improve the energy efficiency of their homes.
- **Arapahoe County approved the City's 2016 Community Development Block Grant application for the Energy Efficient Englewood grant program. Preliminary award is \$114,750 and contracts are expected in July 2016.**
- A first-time homebuyer workshop is scheduled for **May 12, 2016**, 5:30-9:30pm at the Englewood Malley Center, 3380 South Lincoln Street. Register online at chaonline.org or call 303-572-9445 ext. 3

SPECIAL PROJECTS

- **Englewood Forward**
(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)
 - 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.
 - **A special City Council study session is scheduled for Tuesday, April 19, 2016 to discuss the *Englewood Forward* Comprehensive Plan.**

BUSINESS EVENTS

BUSINESS WITH BREAKFAST

Speaker: Eric Keck
Englewood City Manager

Topic:
What's Happening in Englewood

April 12 | 7:30 am – 9:30 am
Englewood Meridian
Retirement Community
3455 South Corona Street

Chamber Members RSVP - \$15
At the Door/Non-members - \$17

Call 303-789-4473 to register.

Sponsored by:
Greater Englewood Chamber
of Commerce

BUSINESS MENTORING

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

Sponsored by:
Small Business Administration

BUSINESS NEWS

- **Commercial Catalyst Program**

Applicants

Mag Builders	2750 South Broadway	Approved	Façade
Dransfeld Building	3431 South Broadway	Construction	Façade and Interior
El Tepehuan	3495 South Broadway	Approved	Façade and Interior
Odd Fellows	3421 South Broadway	Construction	Façade and Interior
Dalkita Architecture	4370 South Broadway	Construction	ADA bathrooms, windows
Cochino Taco	3495 South Downing St.	Construction	Interior and Façade
Kaladi's Coffee	2823 South Broadway	Construction	Façade and Interior
Anthology Fine Art	3427 South Lincoln	Application	Façade and Interior



Future Kaladi's Coffee | 2823 South Broadway

Cochino Taco | 3495 South Downing



- **Business Attraction and Marketing**

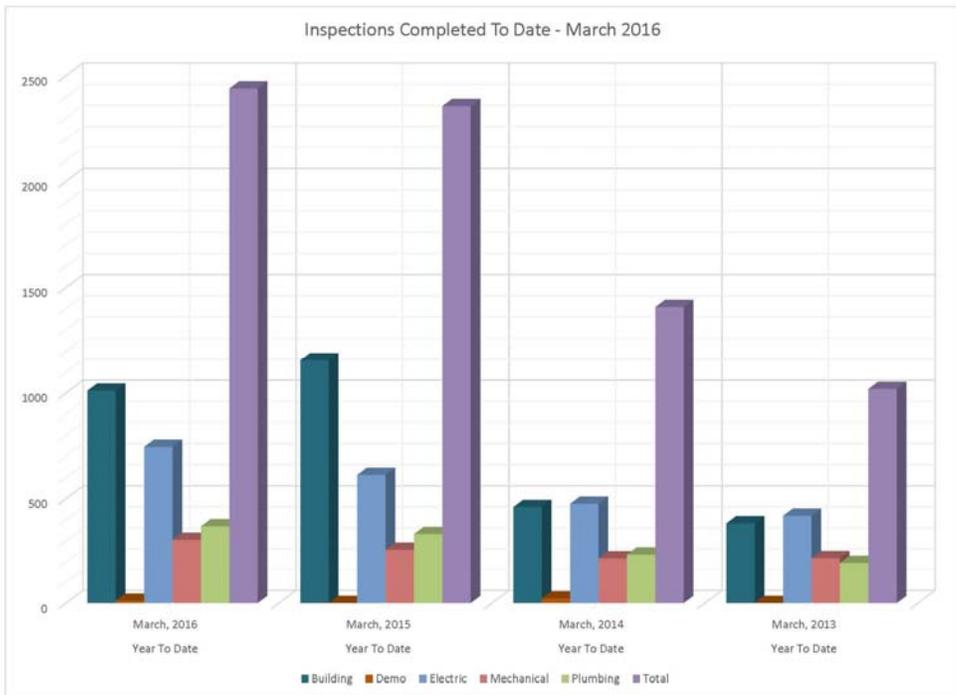
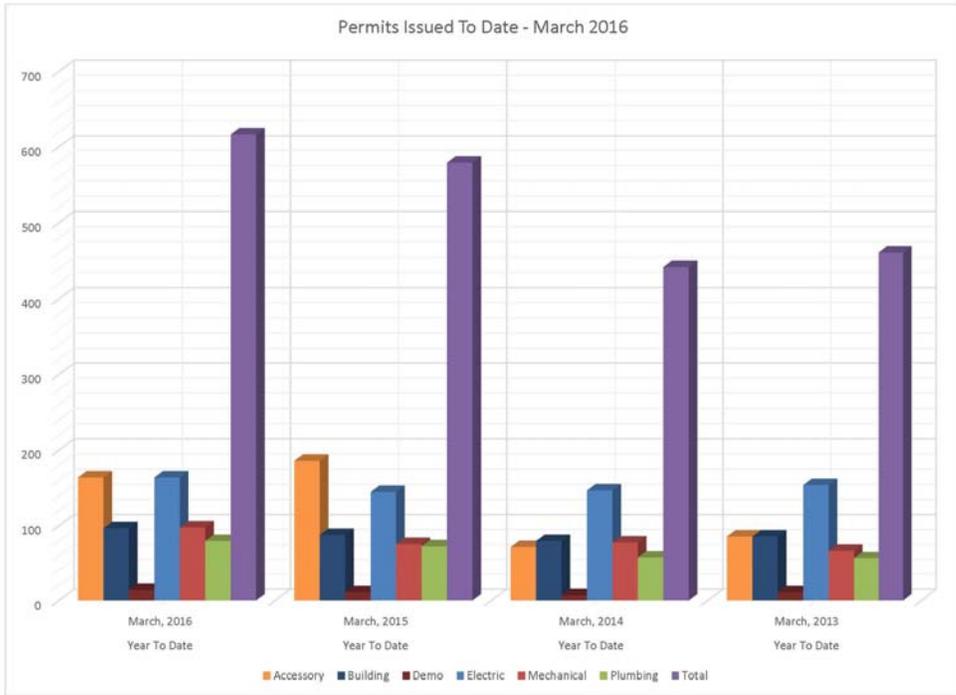
- 2823 South Broadway: Kaladi's recently closed on the property and **has received approved building plans.**
- 3457 South Broadway: An Asian-fusion restaurant, ZOMO, plans to open in 2016. The owners are planning a patio in the paseo. **City Council approved the paseo lease on March 14, 2016. Environmental remediation of asbestos is complete and interior remodel is commencing.**
- 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.
- 3R Automotive is looking for 1,500 square feet of warehouse space to store and repair race cars.
- Skechers Shoe is seeking a retail facility in Englewood.
- **750 West Hampden Avenue: Omni Development is working with a call center which would occupy 2 floors, comprising 50,000 square feet. The business initially will hire 150 employees with growth potential up to 400 employees.**
- A brewery 'co-op' is looking to acquire industrial land and build a 20,000 to 30,000 square foot to house multiple small-scale brewing and/or craft distilling operations.
- **A group of restaurateurs has secured a lease at 3299 South Broadway to open a new restaurant/bar concept.**
- **Impacted Wraps and Graphics will expand its operation to 410 West Hampden Avenue. This business specializes in vehicle wraps and large scale commercial printing.**
- **Gaia Bistro will relocate from Pearl Street in Denver to 2950 South Broadway, formerly occupied by Billy's Hot Dogs.**
- **Clutch Gaming Arena is seeking to lease space in Englewood, with an emphasis on a South Broadway location.**

- **Business Retention and Expansion**

- 3495 South Broadway: Contractor/architect issues have delayed the start of the renovations at El Tep, however, building plans have been resubmitted. The owner plans to utilize a food truck to maintain a presence in Englewood until the restaurant opens in 2016. **Building plans have been approved.**
- **Encore Electric is seeking space to house its corporate offices and is considering space at 750 West Hampden Avenue.**

BUILDING DIVISION

Monthly Report - March 2016								
	Number	Number	Number	Number	Year To Date	Year To Date	Year To Date	Year To Date
	March, 2016	March, 2015	March, 2014	March, 2013	March, 2016	March, 2015	March, 2014	March, 2013
Number of Permits								
Accessory	67	79	33	31	164	186	72	86
Building	41	35	40	37	97	88	80	86
Demo	8	6	3	3	14	11	7	11
Electric	70	45	57	61	164	145	147	154
Mechanical	28	30	25	27	98	76	78	67
Plumbing	23	33	26	23	80	73	58	57
Total	237	228	184	182	617	579	442	461
Inspections								
Building	309	431	169	134	1011	1156	460	383
Demo	3	0	0	n/a	11	0	22	0
Electric	251	185	164	150	745	612	476	419
Mechanical	116	84	86	73	304	257	216	217
Plumbing	124	114	89	80	369	332	234	194
Total	803	814	508	357	2440	2357	1,408	1,019
Permit Valuation	\$3,938,030	\$1,625,963	\$3,492,406	\$1,998,044	\$18,002,011	\$17,544,813	\$43,772,225	\$17,967,455
Fees								
Licenses	\$10,525	\$10,400	\$8,500	\$8,750	\$32,575	\$27,675	\$23,200	\$24,575
Permit Fees	\$41,937	\$31,010	\$39,916	\$25,586	\$139,845	\$105,200	\$195,712	\$114,075
Plan Ck	\$4,386	\$16,303	\$4,028	\$46,062	\$55,763	\$34,717	\$18,547	\$84,787
Use Tax	\$68,857	\$33,865	\$72,205	\$35,616	\$319,434	\$209,166	\$772,948	\$130,007
Total	\$125,705	\$91,578	\$124,649	\$116,014	\$547,617	\$376,758	\$1,010,407	\$353,444



Fees Collected To Date - March 2016

