

COMMUNITY DEVELOPMENT

MAY 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

- **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.
- **The Minor Subdivision for the property has been approved. Building permit plans have been submitted and are under review.**



- **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

- **3275 South Logan Street sold on April 8, 2016 for \$738,235.**

- **Broadway + Acoma Lofts | 3401 South Broadway an 3450 South Acoma Street**

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.
- **Building permit plans were submitted on May 2, 2016.**

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

Project: 70-unit, income qualifying residential complex

- SW Development Group submitted plans for permit on February 3.
- **Groundbreaking ceremony is scheduled for Tuesday, May 10 at 4pm**

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

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

- An application for the proposed PUD amendment and major subdivision was submitted on March 29, 2016.
- **The public hearing was postponed in order for the developer to work on design issues.**

- ***Oxford Station | 4101 South Navajo Street***

Project: A maximum of 238 residential units

- Framing is nearing completion



- ***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.
- **Construction is anticipated to begin in May 2016.**

- **Traditions | 3500 South Sherman Street**
Project: 180 units of senior, affordable housing
 - Construction continues.



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



- **London Motel | 3335 South Santa Fe Drive**
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.
 - **Asbestos abatement is scheduled to begin in May, followed by the demolition of the entire structure.**
- **3498 South Broadway**
 - A notice of violation was issued for the boarded up structure.
 - The property owner has secured an architect and is exploring redevelopment options for this property.
 - **A development review team meeting was held on April 19, 2016. The owner is currently working with staff on parking and landscaping issues.**
- **Depot | 3098 South Galapago**
 - A notice of violation was issued for the boarded up structure.
 - **The property owner has hired a contractor to connect the structure to water and is working with a civil engineer to address some structural issues.**

BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**
 - On April 6, 2016 ACE finalized its review of the business survey and provided a letter to Council summarizing its findings.
 - ACE provided a letter of support to City Council recommending that the City adopt a proclamation for the Small Business Administration's Startup in a Day program. The program encourages the creation of a process by which all the information necessary to start a business is available online and can be gathered in one day.
- **Board of Adjustment and Appeals**
 - On May 11, 2016, the Board will consider a variance for 4811 South Broadway to reduce the required ground floor commercial space from the required 50.1% to 0% to develop seven apartment units at the rear of the property.

UPCOMING EVENTS

FOUNDRY GROUNDBREAKING
May 10, 2016; 4pm
501 West Bates Avenue
Englewood, CO 80110

COMPREHENSIVE PLAN
City Council Study Session
May 16, 2016; 6pm
Englewood Civic Center
Second Floor; Community Room
1000 Englewood Parkway
Englewood, CO 80110

**47th ANNUAL GEORGE ALLEN
GOLF TOURNAMENT**
June 10, 2016
6:45 am – Registration
7:45 am – Shotgun Start
Broken Tee Golf Course
2101 West Oxford Avenue
Englewood, CO 80110

\$100/individual

More Information: 303-789-4473

Sponsored by:
Greater Englewood Chamber
of Commerce

- **Keep Englewood Beautiful**
 - A regular meeting was held on April 12, 2016. Topics included planning for future events and planting of garden beds. The next meeting is scheduled for May 10, 2016.
- **Planning & Zoning Commission**
 - On April 19, 2016 the Commission held a study session to examine changes to the Sign Code.
 - The May 3, 2016 meeting was cancelled.

HOUSING

- Fourteen homeowners received an \$8,000 Community Development Block Grant (CDBG) funded grant to improve the energy efficiency of their homes.
- Arapahoe County approved the City's 2016 CDBG 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 chaconline.org or call 303-572-9445 ext. 3

SPECIAL PROJECTS

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

BUSINESS NEWS

- **New Businesses**

Goddess Flowers	2911 South Broadway	Florist
Sport and Vintage Motorcars	3701 South Inca Street	Specialty used vehicles
Warming Trends	4731 South Santa Fe Circle	Fire pit kits and accessories
Laborworks, Inc	800 Englewood Pkwy.	Industrial staffing
Robinette Acupuncture	3470 South Sherman Street	Acupuncture clinic
Spectrum Forensics LLC	3773 South Jason Street	Mechanical forensic engineers
The Lone Wolf Cafe, LLC	4747 South Acoma Street	Food Truck

- **Commercial Catalyst Program**

Approved Projects

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 St	Application	Façade and Interior

- **Business Attraction and Marketing**

- 2823 South Broadway: Kaladi's recently closed on the property and has received approved building plans. **Construction is underway.**



- 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: **Panaderia Bakery has secured a lease and is awaiting tenant finish to be complete.**
- 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.
- 750 West Hampden Avenue: Omni Development is working with a call center which will occupy two 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.
- 410 West Hampden Avenue: Impacted Wraps and Graphics is expanding its operation to this location. This business specializes in vehicle wraps and large scale commercial printing.

- 2950 South Broadway: Gaia Bistro will relocate from Pearl Street in Denver. Space formerly occupied by Billy's Hot Dogs.
- 3457 South Broadway: An Asian-fusion restaurant, ZOMO, plans to open in 2016. City Council approved the paseo lease on March 14, 2016. **Asbestos remediation is complete and interior remodel is commencing.**



- Clutch Gaming Arena is seeking to lease space in Englewood, with an emphasis on a South Broadway location.
- **3299 South Broadway: A restaurant / bar is negotiating a lease for the former Mattress Firm space. This will be a 'new concept' restaurant that is attracted to the vibrancy of the South Broadway commercial corridor.**
- **4390 South Windermere Street: O'Brien Concrete Pumping is expanding its operation and relocating to Englewood. The company will bring 120 new jobs to Englewood and will involve the construction of a 12,000 commercial building, plus additional site improvements.**
- **3419 South Lincoln Avenue: Anthology Fine Art is moving from the Santa Fe Art District to Englewood's central business district. The property owner is currently finalizing the tenant finish and interior remodel plans. <http://www.anthologyfineart.com/>**
- **12 East Girard Avenue: Old Steel Guns has confirmed a lease and will begin remodeling the space shortly. This business specializes in antique firearms.**
- **2749 South Broadway: Circus Maximus, a bar and grill concept featuring live music, signed a lease. Anticipated opening in August 2016.**
- **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.

- **Other Business**

- **1050 West Hampden Avenue:** The bankruptcy and sale of all assets from the Sports Authority represents the loss of Englewood’s second largest employer. At its peak, The Sports Authority employed approximately 900 personnel. Since the bankruptcy announcement employment levels have dropped to approximately 700. Englewood’s economic development staff is working closely with representatives from Arapahoe-Douglas Works to connect impacted employees with employers in the area to retain skilled employees in the community. Staff is also working with workforce professionals to accomplish this objective.
- Staff is working with a professional videographer to develop an economic development video.
- Arapahoe – Douglas Works is interested in partnering with the City of Englewood and the Englewood Chamber of Commerce to host a job fair for Englewood businesses.
- Lending Partners – Staff met with the chief lending officer of Colorado Enterprise Fund and discussed a small business capital panel, featuring Englewood business owners that have participated in this program.

3495 South Broadway:
El Tep’s food truck



2749 South Broadway – Future
location of Circus Maximus

BUILDING DIVISION

MONTHLY REPORT - APRIL 2016

	Number April, 2016	Number April, 2015	Number April, 2014	Number April, 2013	Year To Date April, 2016	Year To Date April, 2015	Year To Date April, 2014	Year To Date April, 2013
No.Permits								
Accessory	66	98	36	50	230	284	108	136
Building	43	47	36	25	140	135	116	110
Demo	3	3	7	3	17	13	14	14
Electric	67	68	50	39	231	212	197	193
Mechanical	34	36	25	23	132	112	103	90
Plumbing	21	24	29	13	101	97	87	71
Total	234	276	183	153	851	853	625	614
Inspections								
Building	326	289	236	150	1337	1445	696	583
Demo	6	0	0	0	17			
Electric	271	209	198	175	1016	821	674	532
Mechanical	128	88	78	46	432	345	294	290
Plumbing	183	111	111	68	552	443	345	283
Total	914	697	623	439	3354	3054	2009	1,688
Permit Valuation	\$11,652,357	\$50,901,200	\$2,081,826	\$1,587,640	\$29,654,368	\$68,446,013	\$45,854,051	\$20,222,890
Fees Collected								
Licenses	\$7,900	\$9,300	\$8,925	\$8,750	\$40,475	\$36,975	\$32,125.00	\$33,325
Permit Fees	\$66,415	\$198,385	\$20,743	\$27,768	\$272,675	\$303,585	\$216,455.00	\$141,751
Plan Ck	\$20,246	\$12,084	\$7,699	\$15,423	\$76,009	\$46,801	\$26,246.00	\$100,210
Use Tax	\$205,096	\$918,694	\$25,367	\$52,944	\$524,530	\$1,127,860	\$781,873.00	\$182,951
Total	\$299,657	\$1,138,463	\$62,734	\$104,885	\$913,689	\$1,515,221	\$1,056,699.00	\$458,237



