

COMMUNITY DEVELOPMENT

JULY 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

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

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

- The Minor Subdivision for the property has been approved.
- **A building permit was issued on June 29, 2016.**



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

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

- Closing on the sales agreement between the Englewood Urban Renewal Authority and Medici Communities is scheduled for July 2016.
- **Building permit plans were resubmitted on June 29, 2016 and are under review.**

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

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

- **A public hearing on the PUD amendment and major subdivision is scheduled for the Tuesday, July 19, 2016 Planning and Zoning Commission meeting.**

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

Project: 70-unit, income qualifying residential complex

- SW Development Group submitted plans for permit on February 3.
- A building permit was issued April 22, 2016.
- Groundbreaking ceremony was held on Tuesday, May 10, 2016.
- **Site work has begun.**



- ***Englewood Estates | 1210 West Quincy Circle***

Project: Seven single-family homes

- The developer applied for both a site permit and a building permit.
- **A site permit was issued on June 29, 2016**

- ***William's Jewelers | 5095 South Broadway***

Project: New retail building for jewelry store.

- Existing building has been demolished.

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

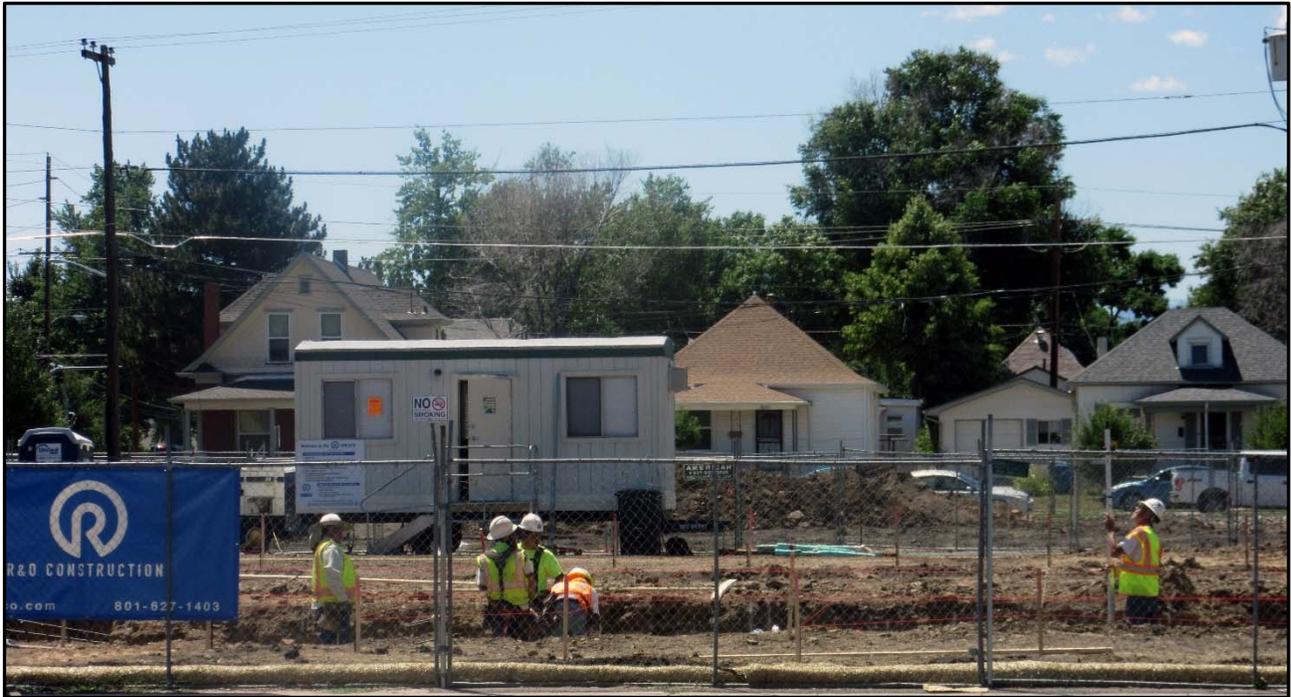
Project: 5,000 square feet of retail

- **AT&T Retail and Papa Murphy's Pizza celebrated grand opening events in July.**

- ***Signature Senior Living | 3555 South Clarkson Street***

- The developer has applied for a site permit which is currently under review.

- **Chick-fil-A | 3085 South Broadway**
 - A permit has been issued and work on the site has begun.



- **1100 East Girard Avenue**
Project: 31 for-lease units
 - Demolition is complete.
 - A permit has been issued and work on the site has begun.



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



- **Oxford Station | 4101 South Navajo Street**
Project: A maximum of 238 residential units
 - The bow truss building is currently for lease.



UPCOMING EVENTS

- **London Motel | 3335 South Santa Fe Drive**
Project: Self-storage units
 - The developer has purchased the property and given notice to vacate to all tenants.
 - The developer met with the development review team on June 14, 2016. They plan to start construction late 2016.
- **Hill Top Motel | 3800 South Broadway**
 - A demolition permit was issued on July 6, 2016.
 - Demolition is pending Xcel Energy's removal of power lines and natural gas connections.



- **3498 South Broadway**
 - The property owner has secured an architect and is exploring redevelopment options for this property.
 - An alternative parking plan was approved for a mixed use commercial / residential project.
- **475 West Hampden Avenue**
 - The property owner has resubmitted plans to construct a 4,800 square foot building that will support two tenants.
- **Depot | 3098 South Galapago**
 - Water service has been connected to the building.

BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**
 - Staff met with members regarding the revised economic development program and ACE's role with business visitation.

IRON WORKS VILLAGE
601 W Bates Ave
Planning and Zoning Commission
Public Hearing -
PUD Amendment
July 19, 2016; 7:00 pm
Englewood Civic Center
Second Floor; Council Chambers
1000 Englewood Parkway
Englewood, CO 80110

COMPREHENSIVE PLAN
City Council Study Session
July 18 and 25, 2016; 6pm
Englewood Civic Center
Second Floor; Community Room
1000 Englewood Parkway
Englewood, CO 80110

- **Board of Adjustment and Appeals**
 - On June 8, 2016 the Board **granted** two variances:
 - 3575/3595 South Cherokee Street: A variance to reduce the required ground floor commercial space to zero.
 - 2880 South Corona Street: A variance to exceed the maximum garage size by 84 feet.
- **Keep Englewood Beautiful**
 - A regular meeting was held on June 14, 2016.
- **Planning & Zoning Commission**
 - On July 19, 2016 the Commission will conduct a public hearing on a Planned Unit Development amendment for Iron Works Village.
 - On July 19, 2016 the Commission will also conduct public hearing on amendments to the sign code to comply with the Supreme Court decision in Reed v. Town of Gilbert regarding content based sign regulations.

HOUSING

- The vacant lot at 2390 West Wesley is tentatively scheduled to close on July 29, 2016.

SPECIAL PROJECTS

- **Englewood Forward**
(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)
 - City Council will discuss the **Englewood Forward Comprehensive Plan** at their July 18 and July 25 study sessions.
- **Clarkson Street Bicycle Boulevard**
 - The Clarkson Street Bicycle Boulevard (Bates Avenue to Belleview Avenue) was identified as a “quick win” project in the Englewood Walk and Wheel Master Plan. The project treatment will consist of sharrows markings and signage. The project is currently in the design phase and will be implemented Summer 2016 following the chip seal overlay project.

BUSINESS NEWS

- **New Businesses**

The Olive & Poppy	59 West. Floyd Avenue	Florist
Papa Murphy's Pizza	5098 South Federal Boulevard	Take and bake Pizza
Colorado Swing Sets	5250 South Broadway	Play structures
The Whiskey Biscuit	3299 South Broadway	Restaurant/bar
Anthology Fine Art	3419 South Lincoln Street	Fine art
Maurer's Motors	1952 West Union Avenue	Auto repair
WSI International	1709 West Baltic Place	Water treatment parts/training
Ding Magic	3263 South Santa Fe Drive	Auto repair
Oooh Salon	3743 South Broadway	Personal services
United Airbag, Inc.	3863 South Jason Street	Auto repair
Remedi Health	770 West Hampden Avenue	Health care services

- **Commercial Catalyst Program**

Approved Projects

Mag Builders	2750 South Broadway	Approved	Façade
Dransfeld Building	3431 South Broadway	Completed	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

- **Business Attraction and Marketing**

- 3398 South Broadway: This property recently sold. The new owner indicates that the Catholic Store will relocate to another retail storefront nearby. They are actively marketing the 3,800 square foot space.
- 3866 South Broadway: This property is now under contract **with an anticipated closing in early August**. The new property owner is working with a Denver-based Mexican restaurant to relocate to this property.
- 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.
- 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.
- 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.
- 3299 South Broadway: **Whiskey Biscuit received their sales and use tax license.**
- 2950 South Broadway: **Grillerz Pub is now open.**
- 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 include the construction of a 12,000 commercial building, plus additional site improvements.
- 3419 South Lincoln Avenue: **Anthology Fine Art received their sales and use tax license.**
- 12 East Girard Avenue: Old Steel Guns has confirmed a lease and will begin remodeling the space shortly. This business specializes in antique firearms.
- **3421 South Broadway: A restaurateur is considering leasing space at the recently remodeled Odd Fellows building. Staff provided the business with a market/demographic report.**

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



- **Other Business**

- 1050 West Hampden Avenue: Staff met with the property owner to discuss the reuse or redevelopment of the property with the imminent closure of Sports Authority. The site will be fully vacated by late 2016. The property owner is actively marketing the property.
- **The City of Englewood, Arapahoe/Douglas Works, and the Greater Englewood Chamber of Commerce will hold a job fair on September 29, 2016, 9am – noon, at the Englewood Civic Center.**

BUILDING DIVISION

Building Division Monthly Report- June 2016

	Number June, 2016	Number June, 2015	Number June, 2014	Number June, 2013	Year To Date June, 2016	Year To Date June, 2015	Year To Date June, 2014	Year To Date June, 2013
Permits								
Accessory	104	132	94	62	437	508	247	271
Building	49	52	36	33	238	218	167	189
Demo	3	7	4	3	25	20	18	22
Electric	62	53	66	55	358	303	312	306
Mechanical	42	28	33	22	214	158	159	141
Plumbing	39	21	20	18	159	145	137	120
Total	299	293	253	193	1431	1352	1040	1,049
Inspections								
Building	364	393	220	180	2042	2061	1114	973
Demo	2	n/a	n/a	n/a	21	n/a	n/a	n/a
Electric	275	183	182	176	1541	1224	1036	869
Mechanical	102	76	75	58	640	500	443	421
Plumbing	147	103	121	58	820	673	574	436
Total	890	755	598	472	5064	4458	3167	2,699
Valuation	\$4,694,899	\$9,762,939	\$4,145,661	\$1,898,664	\$44,798,328	\$81,068,518	\$52,151,599	\$72,098,853
Fees								
Licenses	\$11,575	\$12,563	\$13,250	\$10,425	\$65,575	\$58,763	\$53,250	\$52,037
Permit Fees	\$63,051	\$73,253	\$38,328	\$30,404	\$405,549	\$421,048	\$274,091	\$360,715
Plan Ck	\$28,868	\$19,995	\$14,217	\$34,984	\$155,762	\$116,813	\$55,206	\$144,832
Use Tax	\$85,158	\$168,007	\$49,109	\$39,005	\$794,147	\$1,363,068	\$848,791	\$291,246
Total	\$188,652	\$273,818	\$114,904	\$114,818	\$1,421,033	\$1,959,692	\$1,231,338	\$848,830

