

COMMUNITY DEVELOPMENT

AUGUST 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

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

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

- A building permit was issued on June 29, 2016.
- **Site work has begun.**



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

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

- **First reading by City Council is scheduled for Monday, August 15, 2016.**

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

Project: New retail building for jewelry store.

- Existing building has been demolished.
- **A development review team meeting was held August 2, 2016.**

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

Project: 131 units, assisted living facility

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

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

Project: 5,000 square feet of retail

- **Wayback Burgers opened in mid-July.**

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

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

- Building permit plans were resubmitted on June 29, 2016 and are under review.
- **The closing between the Englewood Urban Renewal Authority and Broadway Lofts, LLLP was completed on July 28, 2016.**

- **3498 South Broadway**

- The property owner has secured an architect and is exploring redevelopment options for this property.
- **An alternative parking plan is being prepared for a mixed use commercial / residential project.**

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

Project: 70-unit, income qualifying residential complex

- A building permit was issued April 22, 2016.
- Site work has begun.



Tom Burns, Member of Englewood Urban Renewal Authority, Jennifer York, closing agent, and Troy Gladwell, General Partner of Broadway Lofts, LLLP



- **Quincy Lane / 1210 West Quincy Circle**

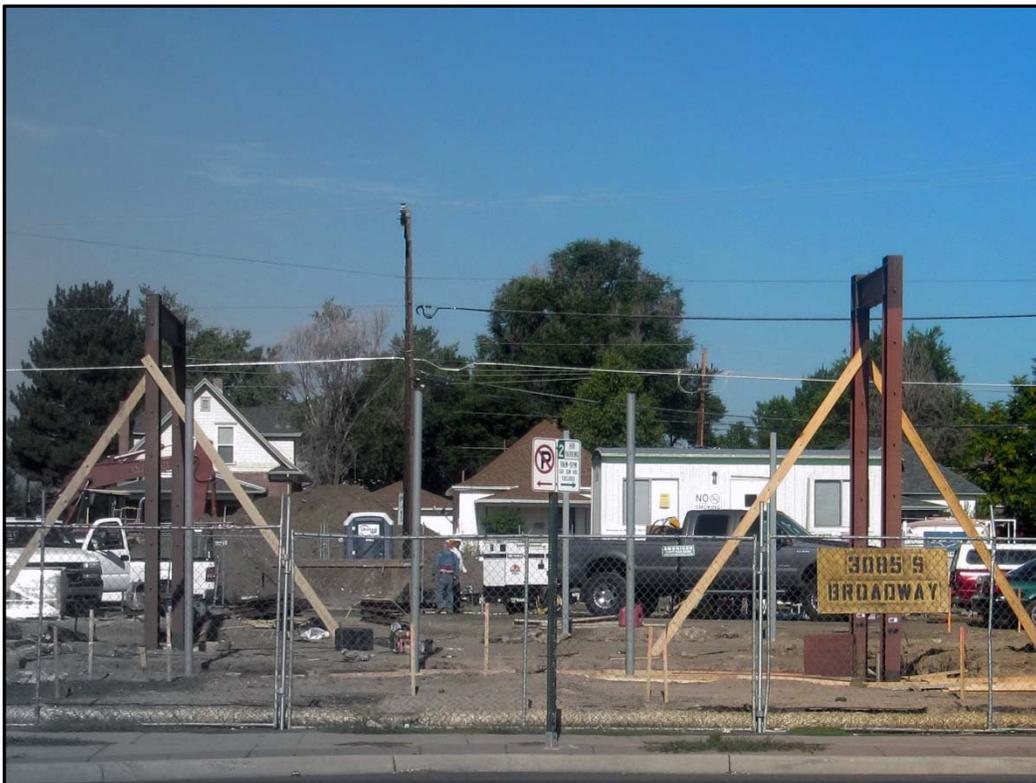
Project: Seven single-family homes

- **Building permit was approved on July 26, 2016.**
- **Site work has begun.**



- **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: 238 for-lease residential units
 - The bow truss building is currently for lease.



- **London Motel | 3335 South Santa Fe Drive**
Project: Self-storage units
 - The developer has purchased the property and given notice to all tenants to vacate.
 - The developer met with the development review team on June 14, 2016. Construction to begin in late 2016.
 - **Staff met with the architect on July 28, 2016.**



Proposed elevation of self-storage units - 3335 South Santa Fe Drive

UPCOMING EVENTS

South Metro's Leading Edge Strategic Planning Series

Attend **FREE** information session
Friday, August 26
2:30-3:30 pm
Englewood Civic Center
Third Floor, Community
Development Conference Room
1000 Englewood Parkway
Englewood, Colorado

Register: <http://Aurora-SouthMetroSBDC.com>

Questions: 303-326-8686

Englewood Job Fair

September 29
9:00am – Noon
Englewood Civic Center
Second Floor, Community Room
1000 Englewood Parkway
Englewood, Colorado

To reserve a booth for
your business, email
ecodev@englewoodgov.org
no later than August 31

- **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.



- **475 West Hampden Avenue**

Project: 4,800 square foot building with two tenants

- A building permit was issued on July 22, 2016.

- **Dunkin Donuts | 2766 South Broadway**

Former Safari Car Wash

- A building permit was approved on May 26, 2016.
- A demolition permit was applied for on August 1, 2016.



BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**
 - At the July ACE meeting the members discussed the upcoming business visits. In lieu of an August meeting, members will individually meet with Englewood business owners and representatives.
- **Board of Adjustment and Appeals**
 - On July 13, 2016 the Board granted one variance:
 - 4520 South Pennsylvania Street; a 2 foot encroachment into the 5 foot side setback to construct an addition.
 - The August 10, 2016 meeting has been cancelled. The applicant failed to post the property in the required timeframe.
- **Keep Englewood Beautiful**
 - The next scheduled meeting is August 9, 2016.
 - Household Hazardous Waste Drop-off is scheduled for September 10 17 from 8am-2pm.
- **Planning & Zoning Commission**
 - The Commission passed the PUD amendment for Iron Works Village 6-0.
 - On August 16, 2016 the Commission will hold the 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

- Sale of the vacant lot at 2390 West Wesley closed on July 29, 2016.

SPECIAL PROJECTS

- **Englewood Forward**
(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)
 - City Council will continue reviewing Comprehensive Plan goals and objectives in September and October.
- **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**

Action Auto Glass	4236 South Broadway	Auto Repair
Kids Tooth Doc	5168 South Broadway	Dentist/Dental Services
Half Moon Service	2860 South Elati Street	Auto Repair
Dunkin Donuts	2766 South Broadway	Restaurant
Impacted Graphics	410 West Hampden Avenue	Vehicle wrapping

Plumb Marketing	2820 South Zuni Street	Direct Mail Marketer
SoBo Beauty Studios	2950 South Broadway Unit A1	Styling Salon

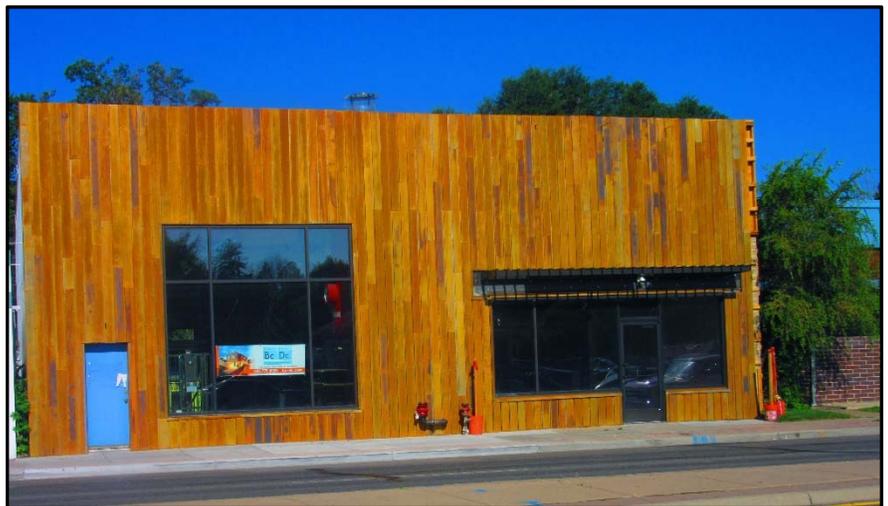
• **Commercial Catalyst Program**

Approved Projects

Mag Builders	2750 South Broadway	Approved	Façade
El Tepehuan	3495 South Broadway	Application rescinded due to sale of business	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
Four G's Mexican Restaurant	3866 South Broadway	Approved	Façade, Patio, Interior and landscaping

• **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: **The new property owner has secured a lease with Four G's Mexican Restaurant.**
- 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.
- 3299 South Broadway: Whiskey Biscuit received their sales and use tax license.
- 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 façade is nearly complete. Interior construction continues.**



Other Business

- 1050 West Hampden Avenue: **Sports Authority will occupy the southern building through December 2016. The northern building is being actively marketed for a new user.**
- **840 West Hampden: After 42 years in business at the same location, the owner of Young's Tire and Service Center has retired. The business is no longer operating and the equipment will be removed by the end of August. Staff has contacted the property owner to discuss the redevelopment or reuse of this highly visible site.**

BUILDING

Building Division Monthly Report - July 2016								
	Number July, 2016	Number July, 2015	Number July, 2014	Number July, 2013	Year To Date July, 2016	Year To Date July, 2015	Year To Date July, 2014	Year To Date July, 2013
No. Permits								
Accessory	60	205	516	45	497	713	763	317
Building	39	37	30	40	277	255	197	229
Demo	8	3	0	7	33	23	18	29
Electrical	59	70	65	46	417	373	377	353
Mechanical	48	39	20	29	262	197	179	170
Plumbing	44	28	21	33	203	173	158	153
Total	258	382	652	200	1,689	1,734	1,692	1,251
Inspections								
Building	357	320	385	218	2,399	2,381	1,499	1,191
Demo	5	6	1	0	26	6	1	0
Electric	295	266	296	180	1,836	1,490	1,332	1,049
Mechanical	98	99	81	87	738	599	524	508
Plumbing	147	137	100	130	967	810	674	566
Total	902	828	863	615	5,966	5,286	4,030	3,314
Valuations	\$5,350,257	\$4,851,111	\$6,080,885	\$57,946,579	\$50,148,585	\$85,919,629	\$78,179,738	\$130,040,380
Fees								
Licenses	\$13,675	\$12,525	\$14,625	\$11,550	\$78,250	\$71,288	\$67,875	\$63,662
Permit Fee	\$46,967	\$90,266	\$94,946	\$210,668	\$452,516	\$511,314	\$369,037	\$571,282
Plan Ck	\$8,255	\$80,034	\$9,180	\$97,400	\$164,017	\$196,847	\$64,386	\$242,232
Use Tax	\$92,719	\$203,310	\$101,619	\$1,006,112	\$886,866	\$1,566,378	\$950,410	\$1,297,256
Total	\$161,616	\$386,135	\$220,370	\$1,325,730	\$1,581,649	\$2,345,827	\$1,451,708	\$2,174,432

