

# COMMUNITY DEVELOPMENT

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SEPTEMBER 2016 MONTHLY UPDATE

## DEVELOPMENT PROJECTS

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

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

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



- **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.
- **Construction documents are being prepared.**

- **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.

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

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

- **A Public Hearing was held at the September 6, 2016 City Council meeting.**



- **Broadway + Acoma Lofts | 3401 South Broadway**

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

- The closing between the Englewood Urban Renewal Authority and Broadway Lofts, LLLP was completed on July 28, 2016.
- **A pre-construction meeting was held on August 22, 2016.**
- **Groundbreaking is scheduled for September 15, 2016.**

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

Project: 238 for-lease residential units

- **Residential units are available to lease.**
- **7,000 square feet of commercial/flex space is being marketed. A workout facility will take a portion of the commercial building.**

- **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.

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

Project: 70-unit, income qualifying residential complex

- A building permit was issued April 22, 2016.
- **Framing has begun.**



- **Quincy Lane | 1210 West Quincy Circle**

Project: Seven single-family homes

- Building permit was approved on July 26, 2016.
- Site work has begun.
- **Permits were issued on August 10, 2016.**



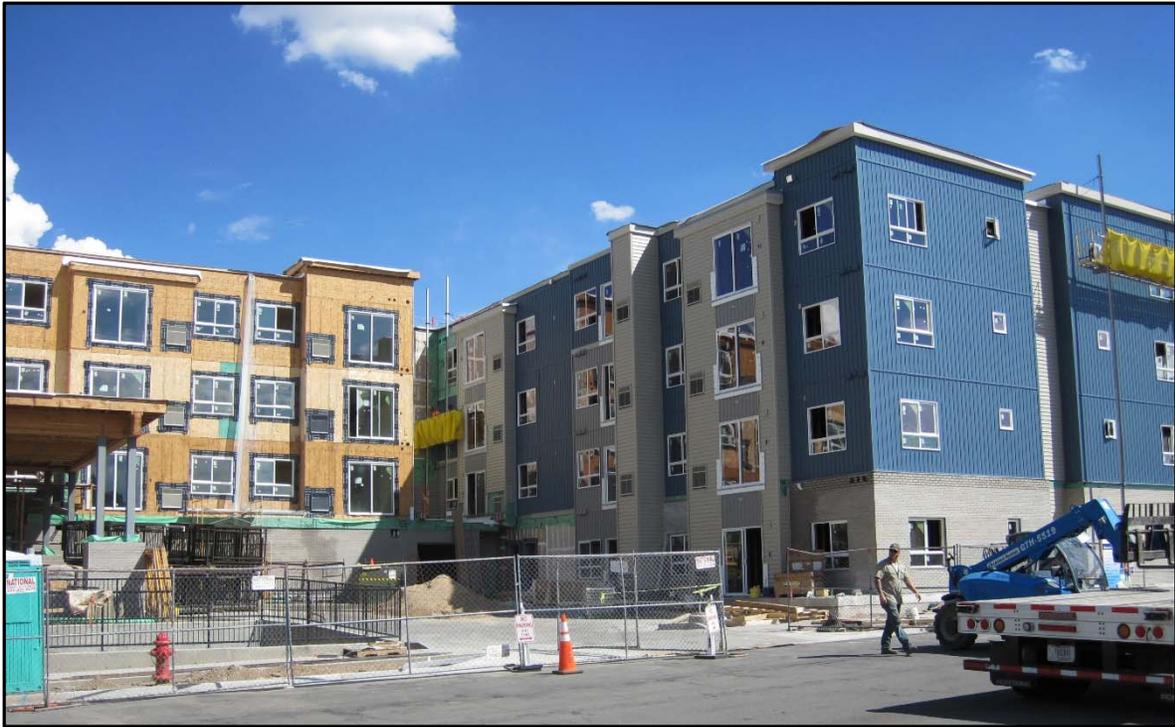
- **Chick-fil-A | 3085 South Broadway**
  - Framing has begun.



- **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.



- **475 West Hampden Avenue**  
Project: 4,800 square foot building with two tenants
  - A building permit was issued on July 22, 2016.
  - **Site work has begun.**



- **Dunkin Donuts | 2766 South Broadway**  
Former Safari Car Wash
  - A building permit was approved on May 26, 2016.
  - **Site work has begun.**



- **Hill Top Motel | 3800 South Broadway**
  - A demolition permit was issued on July 6, 2016.
  - **Xcel has approved the work order for the removal of the power lines and natural gas connections. This work should be completed by the end of September, followed by the demolition of the structure.**

## BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**
  - **At the July ACE meeting, the members discussed the upcoming business outreach/site visits. In lieu of a September meeting, members will individually meet with Englewood business owners and representatives.**
- **Board of Adjustment and Appeals**
  - **The September 14, 2016 public hearing is for a variance at 4461 South Washington Street to encroach 2 feet into the side yard setback.**
- **Keep Englewood Beautiful**
  - **The next scheduled meeting is September 13, 2016.**
  - Household Hazardous Waste Drop-off is scheduled for September 10 and 17, 2016 from 8am-2pm at the Englewood ServiCenter, 2800 South Platte River Drive, Englewood, Colorado
  - **Leaf and Tire Roundup is scheduled for October 30, November 6, and November 13, 2016; 10am – 2pm at Mountain States Wood Recyclers, 2300 West Radcliff Avenue.**

- **Planning & Zoning Commission**
  - The Commission **recommended changes to the sign code as a result of the Supreme Court decision in Reed v. Town of Gilbert regarding content based sign regulations.**
  - **Staff will update the Commission on September 20, 2016 regarding the current status of accessory dwelling units in advance of City Council’s study session.**

## 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 continues reviewing Comprehensive Plan goals and objectives.
- **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 sharrow markings and signage. The project has been released for bids and will be implemented this Fall.
- **Safe Routes to School: Broadway/Mansfield Enhanced Safety Crossing**
  - The City will enter into an Intergovernmental Agreement with the Colorado Department of Transportation in order to receive Safe Routes to School grant funding for the Broadway/Mansfield Enhanced Safety Crossing project this Fall. A Request for Proposal will be released this month for design services.

## BUSINESS NEWS

- **New Businesses**  
Cochino’s Tacos    3495 South Downing Street    Fast Casual Mexican
- **Commercial Catalyst Program**

### Approved Projects

Odd Fellows	3421 South Broadway	Construction	Façade and Interior
Dalkita Architecture	4370 South Broadway	<b>Completed</b>	ADA bathrooms, windows
Cochino Taco	3495 South Downing St	<b>Completed</b>	Interior and Façade
Kaladi’s Coffee	2823 South Broadway	Construction	Façade and Interior
Four G’s Mexican Restaurant	3866 South Broadway	<b>Construction</b>	Façade, Patio, Interior and landscaping

- **Business Attraction and Marketing**
  - **750 West Hampden: An in-bound call center is seeking space. Staff provided information on Englewood’s job fair and extended an offer for the business to attend if confirmed to operate in Englewood. This business will hire 50 employees to start, then ramp up to 150 employees. A formal announcement is pending, but Englewood is a finalist community. The regional office of Big Brothers Big Sisters is relocating from Denver to Englewood and will occupy the fourth floor. This relocation involves 42 employees and will occur by the end of September.**
  - 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.
  - 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.
  - 12 East Girard Avenue: Old Steel Guns **has begun remodeling.** 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 is forwarding information about this site to prospective users/developers.**
  - **Encore Electric is relocating its assembly shop to Lakewood, representing the loss of approximately 55 jobs. The company will maintain its primary operations, including corporate headquarters, in Englewood, which employs approximately 500 employees.**

## UPCOMING EVENTS

### Englewood Job Fair

September 29, 2016

9:00am – Noon

Englewood Civic Center  
Second Floor, Community Room  
1000 Englewood Parkway  
Englewood, Colorado

### Public Meeting for Business Owners and Property Owners

Plan to attend the meeting on

Monday, September 26, 2016

9:00am – 10:00am

at the Brew on Broadway  
3445 South Broadway

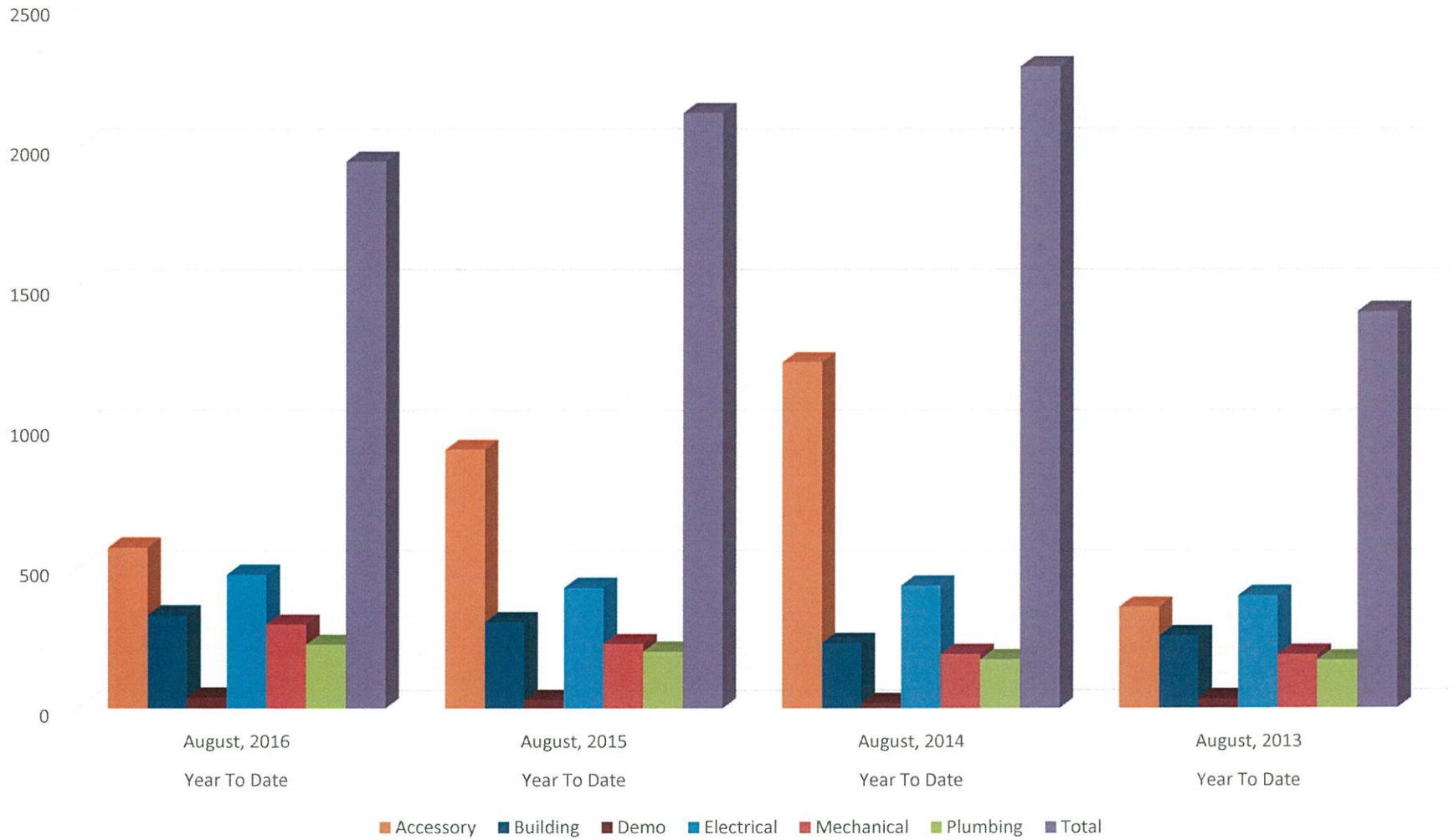
to learn about future public improvements in the 3400 block of South Broadway

**City of Englewood, Colorado**  
**Building Division Monthly Report - August 2016**

	Number August, 2016	Number August, 2015	Number August, 2014	Number August, 2013	Year To Date August, 2016	Year To Date August, 2015	Year To Date August, 2014	Year To Date August, 2013
<b>No. Permits</b>								
Accessory	76	209	469	43	573	922	1,232	360
Building	55	52	35	28	332	307	232	257
Demo	6	7	0	4	39	30	18	33
Electrical	60	57	60	48	477	430	437	401
Mechanical	37	32	13	20	299	229	192	190
Plumbing	24	29	15	17	227	202	173	170
<b>Total</b>	<b>258</b>	<b>386</b>	<b>592</b>	<b>160</b>	<b>1947</b>	<b>2,120</b>	<b>2,284</b>	<b>1,411</b>
<b>Inspections</b>								
Building	346	300	305	172	2745	2,681	1,804	1,363
Demo	10	5	0	4	36	11	0	4
Electric	308	228	218	179	2144	1,718	1,550	1,228
Mechanical	110	83	71	69	848	682	592	577
Plumbing	144	106	97	80	1111	916	771	646
<b>Total</b>	<b>918</b>	<b>722</b>	<b>691</b>	<b>504</b>	<b>6884</b>	<b>6,008</b>	<b>4,717</b>	<b>3,818</b>
<b>Valuation</b>	<b>\$4,276,906</b>	<b>\$6,640,038</b>	<b>\$17,333,585</b>	<b>\$2,784,199</b>	<b>\$54,425,491</b>	<b>\$92,559,667</b>	<b>\$95,513,323</b>	<b>\$132,824,579</b>
<b>Fees</b>								
Licenses	\$12,575	\$13,450	\$14,300	\$8,950	\$90,825	\$84,738	\$82,175	\$72,612
Permit Fees	\$51,692	\$74,199	\$124,143	\$28,446	\$504,208	\$585,513	\$493,180	\$599,728
Plan Ck	\$12,861	\$5,398	\$18,015	\$4,711	\$176,878	\$202,245	\$82,401	\$246,943
Use Tax	\$77,327	\$117,245	\$228,700	\$39,027	\$964,193	\$1,683,623	\$1,179,110	\$1,336,282
<b>Total</b>	<b>\$154,455</b>	<b>\$210,292</b>	<b>\$385,158</b>	<b>\$81,134</b>	<b>\$1,736,104</b>	<b>\$2,556,119</b>	<b>\$1,836,866</b>	<b>\$2,255,565</b>

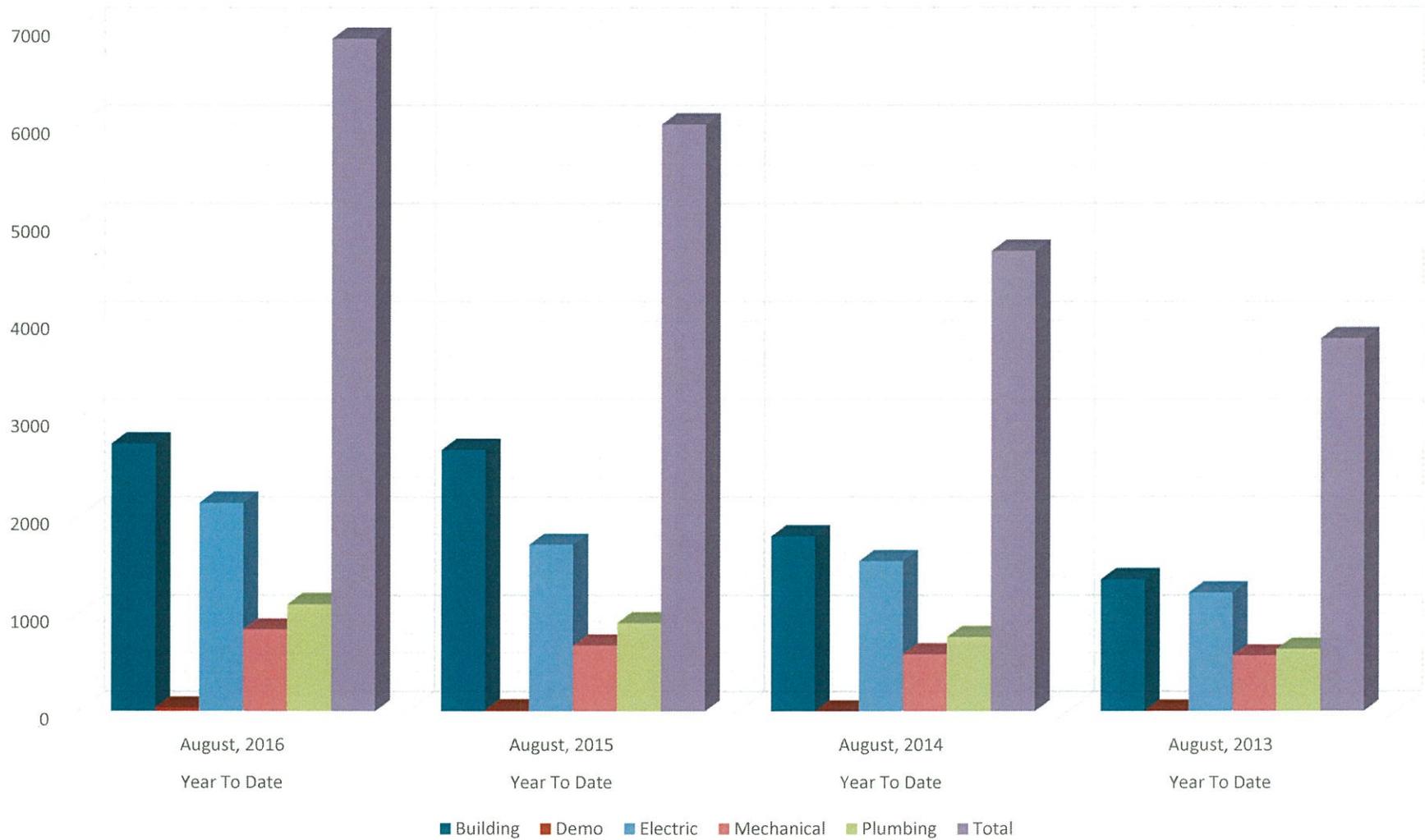
# City of Englewood, Colorado Building Division Monthly Report - August, 2016

## Building Permits Issued To Date



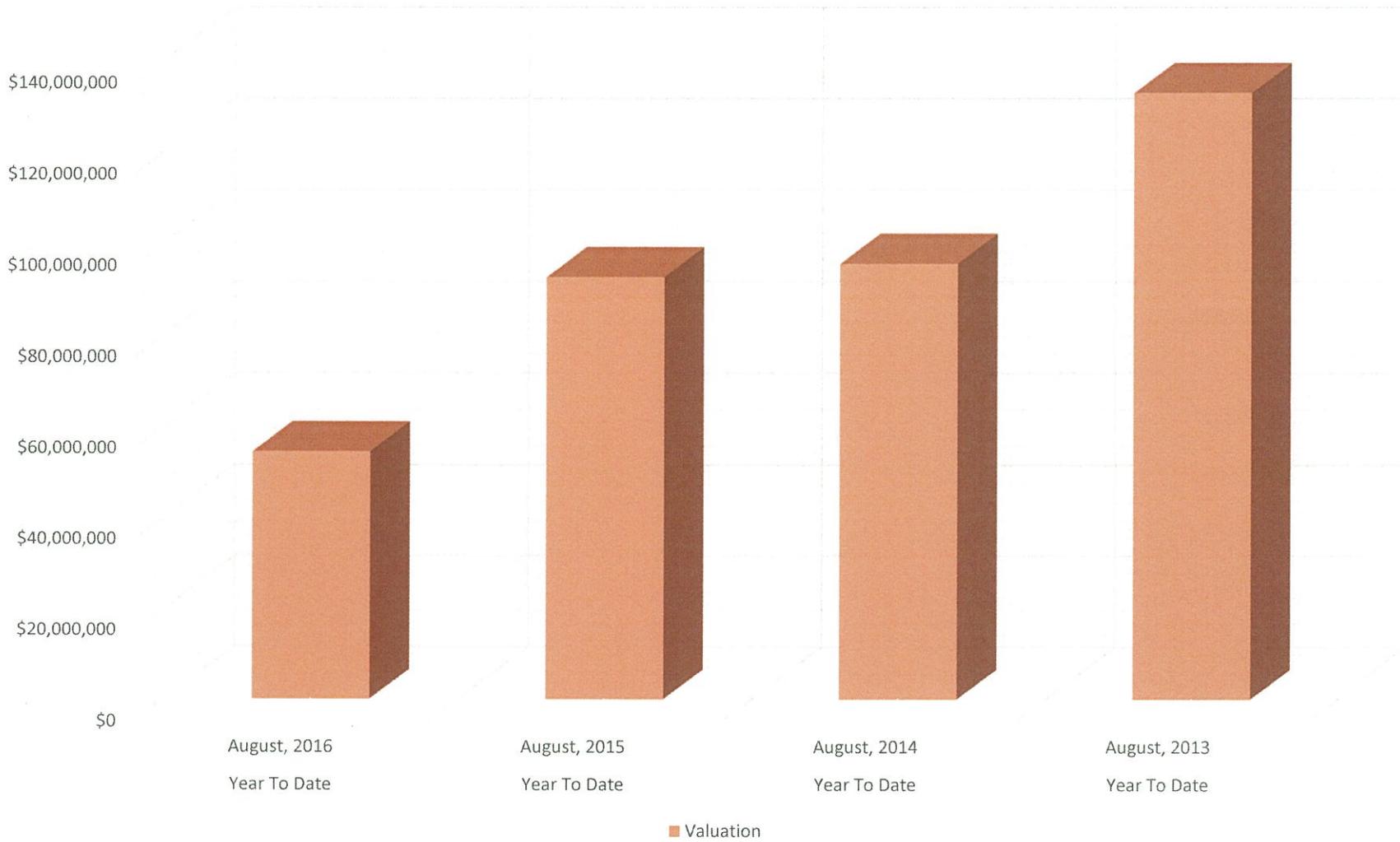
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## Inspections Performed To Date



# City of Englewood, Colorado Building Division Monthly Report - August, 2016

## Valuation



# City of Englewood, Colorado Building Division Monthly Report - August, 2016

## Fees Collected To Date

