

COMMUNITY DEVELOPMENT

OCTOBER 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.

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

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

- **City Council approved the amended Planned Unit Development at the September 6, 2016 meeting.**
- **A public hearing for the resolution approving the Metropolitan District for Iron Works Village was approved at the October 3, 2016 City Council meeting.**

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

Project: 110 residential units; 11,000 square feet retail/commercial space; surface parking

- Groundbreaking was held September 15, 2016.
- **Construction is underway.**



- **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

- Site work has begun.
- Permits were issued on August 10, 2016.



- **Chick-fil-A | 3085 South Broadway**
 - Framing has begun.
 - **Anticipated opening January 2017.**



- **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.
 - Construction work has begun.
 - **Anticipated opening late November 2016.**



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 an October meeting, members will individually meet with Englewood business owners and representatives.**
- **Board of Adjustment and Appeals**
 - **The October 12, 2016 public hearing is a variance at 4975 South Galapago Street for a detached garage.**
- **Keep Englewood Beautiful**
 - The next scheduled meeting is **October 11, 2016.**
 - 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**
 - **Discussion on the commercial use requirement in the MU-B-1 and MU-B-2 zone districts continued at the October 4, 2016 Commission study session.**

HOUSING

- **Intergovernmental Agreement to receive 2016 Community Development Block Grant funding for the Englewood Energy Efficient program is scheduled for the October 17, 2016 City Council meeting.**
- **Application for the 2017 Community Development Block Grant funding are due to Arapahoe County by November 4, 2016. The application is scheduled for the October 17, 2016 City Council meeting.**

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 Tacos	3495 South Downing Street	Fast Casual Mexican
Hi-Ho Auto Repair Service	2101 W. Cornell Ave.	Auto Repair
Z Auto Service	1231 W. Lehigh Pl.	Auto Repair
Gothic Resurgence	16 E. Girard Ave.	Apparel and Accessories

Safe Cars 3247 S. Broadway
 Rocky Mountain Insulation 2875 S. Raritan
 Accudyne Products 2835 S. Raritan

Used Cars
 Contract Construction
 Injection Molding/Manufacturing

• **Commercial Catalyst Program**

Approved Projects

Odd Fellows	3421 South Broadway	Construction	Façade and Interior
Whiskey Biscuit	3299 South Broadway	Approved	Façade, Patio and Interior
Kaladi's Coffee	2823 South Broadway	Construction	Façade and Interior
Four G's Mexican Restaurant	3866 South Broadway	Construction	Façade, Patio, Interior and Landscaping



• **Business Attraction and Marketing**

- **Sports Authority/Etkin Johnson property:** Developing an outreach initiative to corporations seeking expansion or relocating headquarter facilities.
- **3277 South Lincoln** is a medical/surgical center and on the market for sale or lease. Staff has provided information on this property to several interested prospects.
- **A local tea brewery** is seeking space in Englewood and staff provided information on available properties meeting their criteria.
- **Englenook at 3470 South Broadway** is under contract and is scheduled to close November 5. The new owner expressed an interest in opening up a neighborhood sports bar.
- **4G's Restaurant at 3866 South Broadway:** The property owner has applied for tenant finish permits.
- **3421 South Broadway:** A restaurant/bistro is close to signing a lease.

- A restaurant/bar called The Whiskey Biscuit will occupy the vacant Mattress Firm location by the end of 2016. They are working on branding and messaging and will forward a link to social media/website when this information is available.
 - **Other Business**
 - **3400 Block of Broadway Streetscape Meeting:** Staff from Community Development, Public Works and Parks and Recreation met with businesses and property owners from the 3400 block of South Broadway to discuss streetscape improvements. The developer of the Broadway + Acoma Lofts also attended the meeting to answer questions about the project. Topics discussed included the following:
 - Developing wayfinding signs to available parking downtown
 - Identifying the parking in the alley as 2-hour parking to accommodate customers
 - Enhancing lighting in the Acoma area with Medici and Englewood Marketplace
 - Restricting contractor parking in areas that are intended for customers
 - Working with property owners having large parking fields available to allow additional temporary customer parking.
- Finally, there was general consensus at the meeting that the permanent mid-block crossing should be installed over the winter months so as to not disrupt business operations twice by installing a temporary crossing followed by another period of construction/disruption for the permanent crossing. Businesses and property owners signed up for an email notification that will provide timely updates on the project.
- Blend Co-working at 3601 South Huron now has space available. <http://blendcoworking.com/>
 - Englewood hosted the 2016 Job Fair on September 29, 2016. 34 employers participated in the event with a combined 500 job openings! Over 100 applicants attended the event with one employer hiring 10 employees on site.



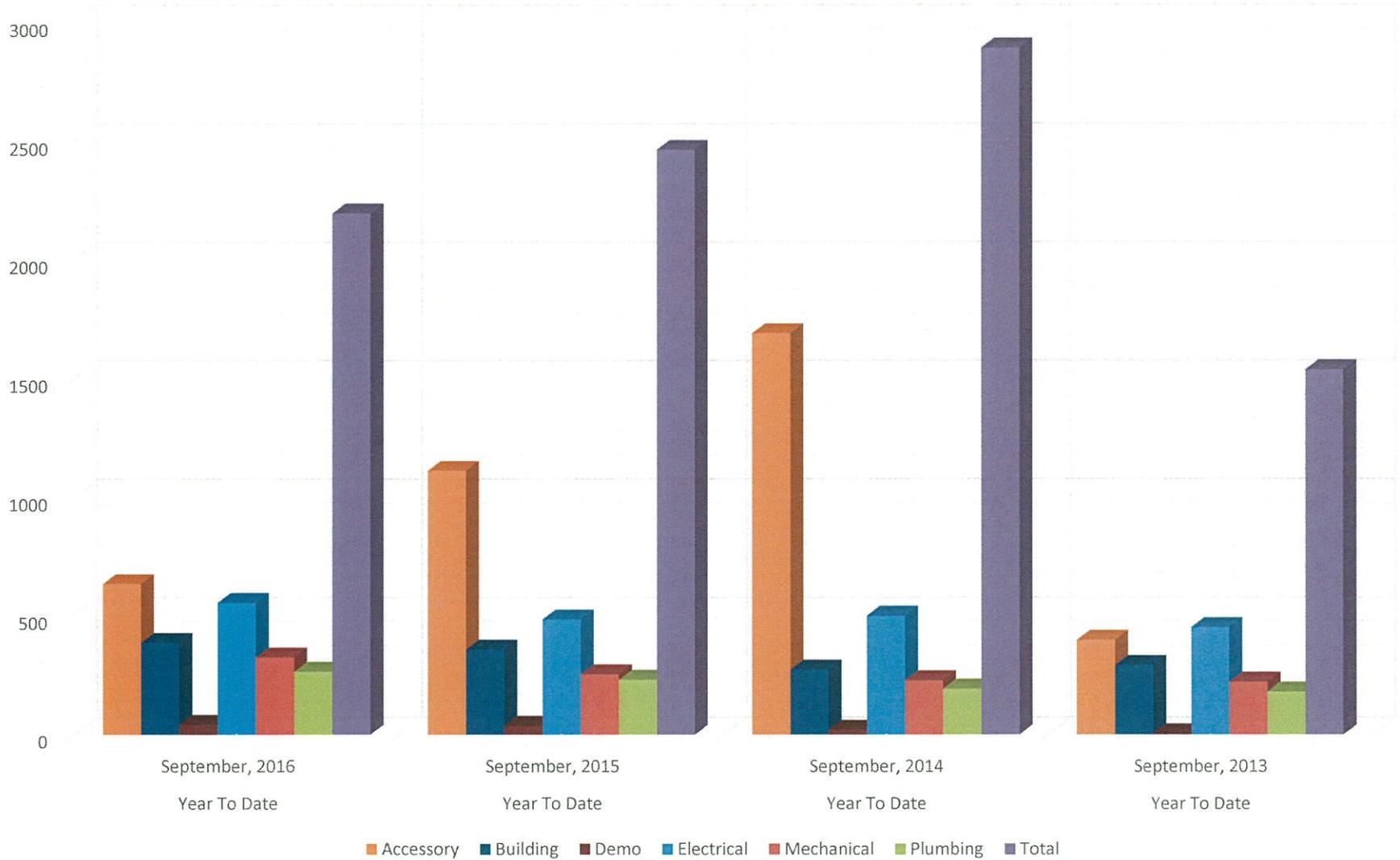
- **BUILDING**

City of Englewood, Colorado
Building Division Monthly Report - September 2016

	Number September, 2016	Number September, 2015	Number September, 2014	Number September, 2013	Year To Date September, 2016	Year To Date September, 2015	Year To Date September, 2014	Year To Date September, 2013
No. Permits								
Accessory	58	186	455	34	631	1108	1687	394
Building	51	48	41	30	383	355	271	289
Demo	3	7	2	2	42	37	20	4
Electrical	75	51	59	46	552	481	496	447
Mechanical	24	23	34	30	323	252	226	220
Plumbing	36	27	18	9	263	229	191	179
Total	247	342	609	151	2194	2462	2891	1,533
Inspections								
Building	321	383	463	118	3066	3064	2267	1481
Demo	2	6	0	7	38	17	18	11
Electric	274	221	183	139	2418	1939	1733	1367
Mechanical	106	113	89	72	954	795	681	649
Plumbing	142	152	108	66	1253	1068	879	712
Total	845	875	843	402	7729	6883	5578	4,220
Valuation	\$22,411,858	\$4,257,261	\$6,964,216	\$1,612,618	\$76,837,349	\$96,816,928	\$102,477,539	\$134,437,197
Fees								
Licenses	\$16,000	\$11,863	\$13,800	\$9,050	\$106,825	\$96,601	\$95,975	\$81,662
Permit Fees	\$102,538	\$64,401	\$99,233	\$23,537	\$606,746	\$649,914	\$592,413	\$623,265
Plan Ck	\$21,979	\$26,618	\$20,326	\$7,372	\$198,857	\$228,863	\$102,727	\$254,315
Use Tax	\$53,702	\$100,055	\$110,304	\$29,644	\$1,017,895	\$1,783,678	\$1,289,414	\$1,365,926
Total	\$194,219	\$202,937	\$243,663	\$69,603	\$1,930,323	\$2,759,056	\$2,080,529	\$2,325,168

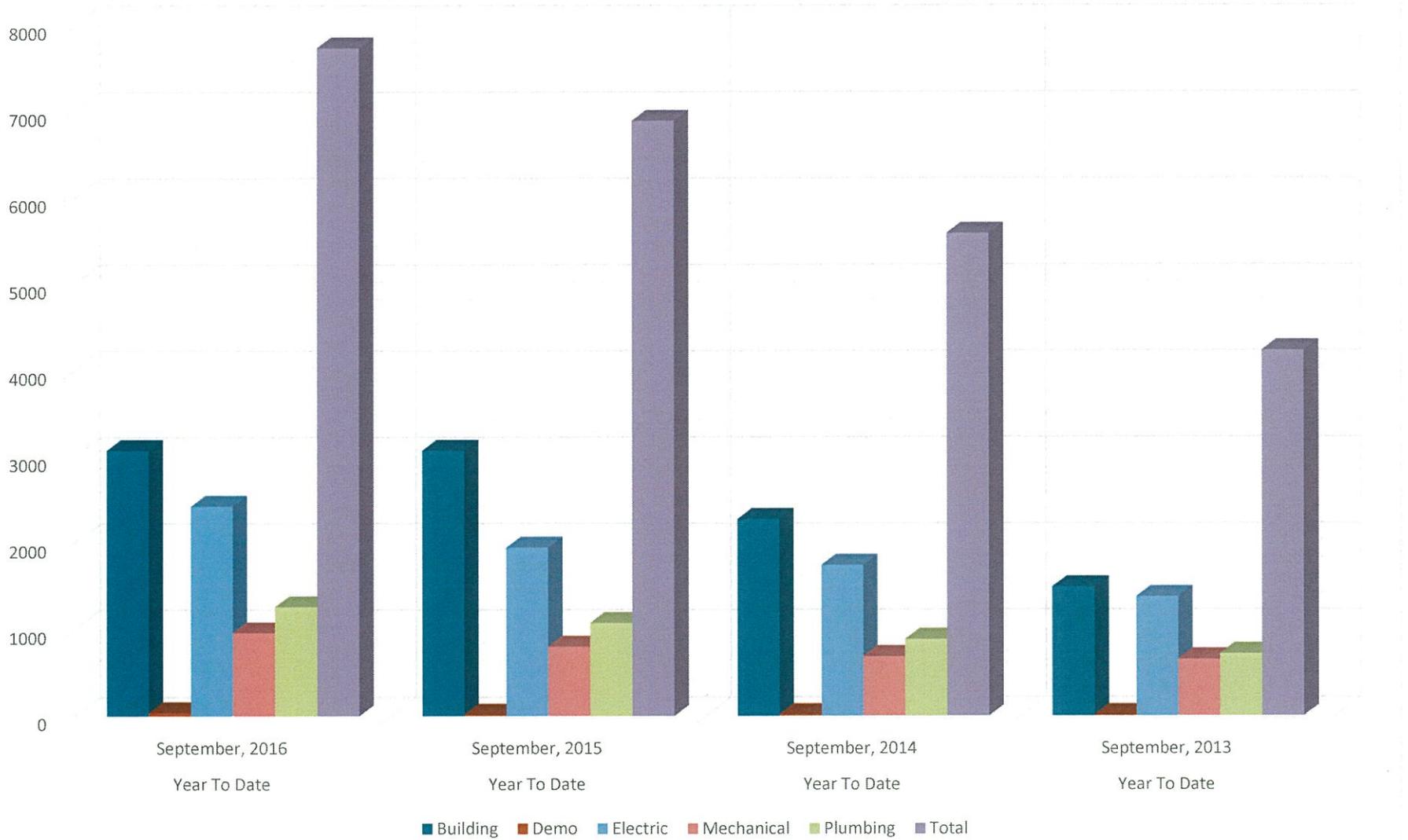
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Building Permits Issued To Date



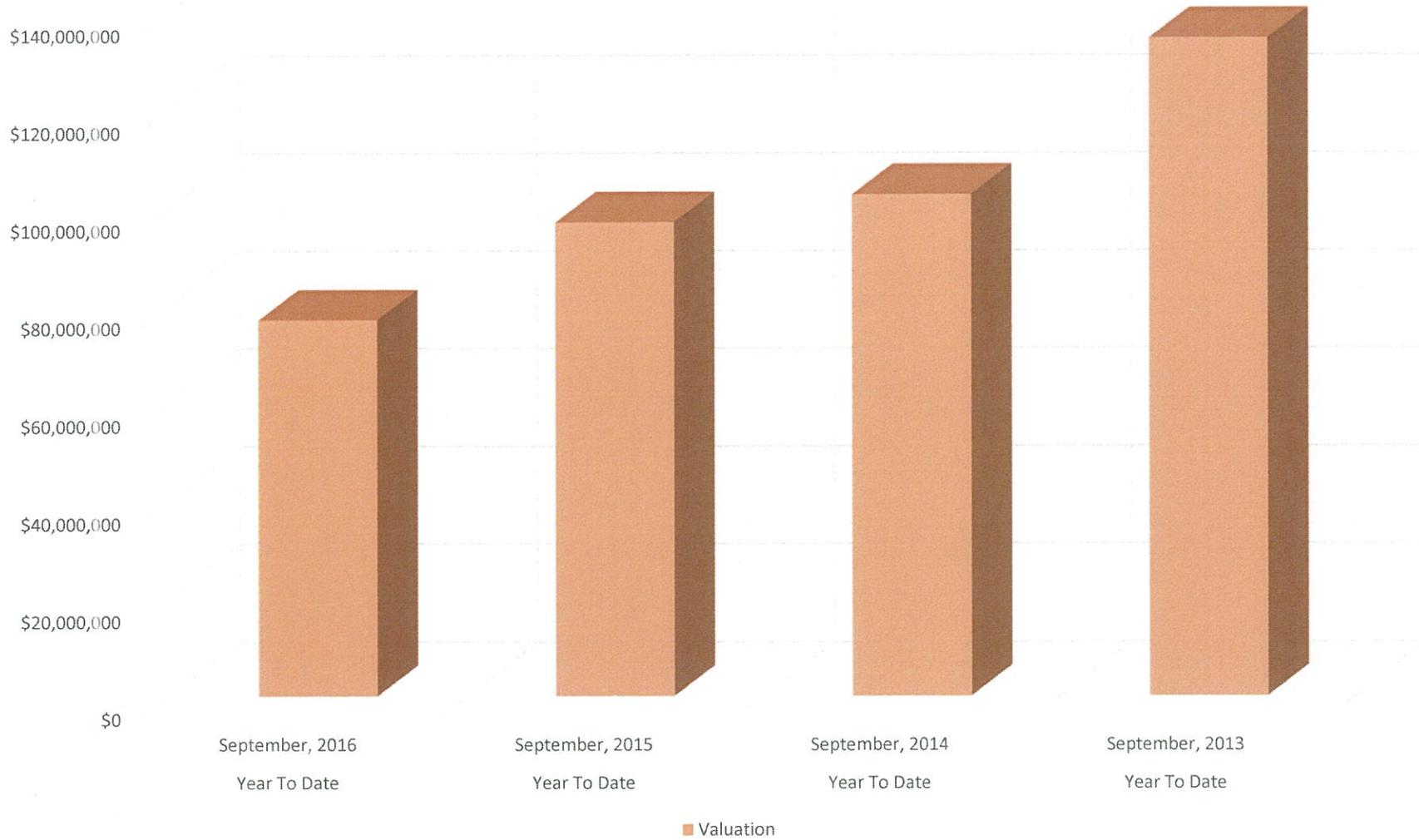
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Inspections Performed To Date



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Valuation



City of Englewood, Colorado
Building Division Monthly Report - September, 2016

Fees Collected To Date

