

COMMUNITY DEVELOPMENT

NOVEMBER 2016 MONTHLY UPDATE

DEVELOPMENT PROJECTS

- **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.
- **Colorado Brownfields Revolving Loan Fund approved a \$1.08M loan to fund the remediation of the property and complete the Voluntary Cleanup application through the Colorado Department of Public Health and Environment.**

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

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

- Construction is underway.
- **Foundation work has begun on the Acoma building.**



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

Project: 70-unit, income qualifying residential complex

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



- **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.
- **The building walls are nearing completion.**



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

Project: New retail building for jewelry store.

- Existing building has been demolished.
- Construction documents are being prepared.

- **London Motel | 3335 South Santa Fe Drive**

Project: Self-storage units

- 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.

- **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**

- Masonry has begun.
- Anticipated opening January 2017.



- **1100 East Girard Avenue**

Project: 31 for-lease units

- A permit has been issued and work on the site has begun.



- **Traditions | 3500 South Sherman Street**

Project: 180 units of senior, affordable housing

- **Leasing is underway and landscaping is complete.**



- **475 West Hampden Avenue**

Project: 4,800 square foot building with two tenants

- A building permit was issued on July 22, 2016.
- **The building shell is nearing completion.**



- **2901-2905 South Fox Street**

Project: Flex space; artist studio

- **Demo permit is under review.**



- **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**
 - In lieu of the November meeting, members were encouraged to meet individually with Englewood business owners and representatives.
- **Keep Englewood Beautiful**
 - The November 8, 2016 meeting was cancelled.
 - Judging for the Holiday Lighting Event is scheduled for December 14, 2016.
- **Planning & Zoning Commission**
 - A public hearing on the commercial use requirement in the MU-B-1 and MU-B-2 zone districts was held on November 8, 2016. The Commission voted to forward the matter to City Council with a recommendation for approval.
 - Discussion of accessory dwelling units continued at the November 8, 2016 meeting.
 - The November 22, 2016 meeting has been cancelled.

HOUSING

- Intergovernmental Agreement to receive 2016 Community Development Block Grant funding for the Englewood Energy Efficient program passed on second reading at the November 7, 2016 City Council meeting.

- **Application for the 2017 Community Development Block Grant funding was submitted to Arapahoe County on November 2, 2016.**

SPECIAL PROJECTS

- **Englewood Forward**
(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)
 - **At the November 7, 2016 City Council meeting, the Englewood Forward Comprehensive Plan was scheduled for public hearing at the November 21, 2016 City Council meeting.**
- **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 was completed the final week of October.**
- **Safe Routes to School: Broadway/Mansfield Enhanced Safety Crossing**
 - **On November 7, 2016 City Council approved 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.**
 - **A Request for Proposal for design services was awarded to OV Consulting.**

BUSINESS NEWS

- **New Businesses**

Bert's Model A Ford Center	2767 South Tejon Street	Antique auto parts and repair
Skin by Shawn LLC	300 East Hampden Avenue	Skin care products and services
Bufa Mexican Grill	2950 South Broadway	Mexican restaurant
Rocky Mountain Muttaineers	Home-based	Dog walkers
Control Solutions	2960 South Fox Street	HVAC service
His Motorcar Company	2310 South Raritan Street	Specialty used cars
Star Sales	4415 South Broadway	LED lighting
MetWest	201 East Jefferson Avenue	Diagnostic lab services
Grateful Glass Window Cleaning	2943 South Lincoln Street	Window cleaning and screen repair
Victory Construction & Refrigeration	4771 South Fox Street	Refrigeration /construction services

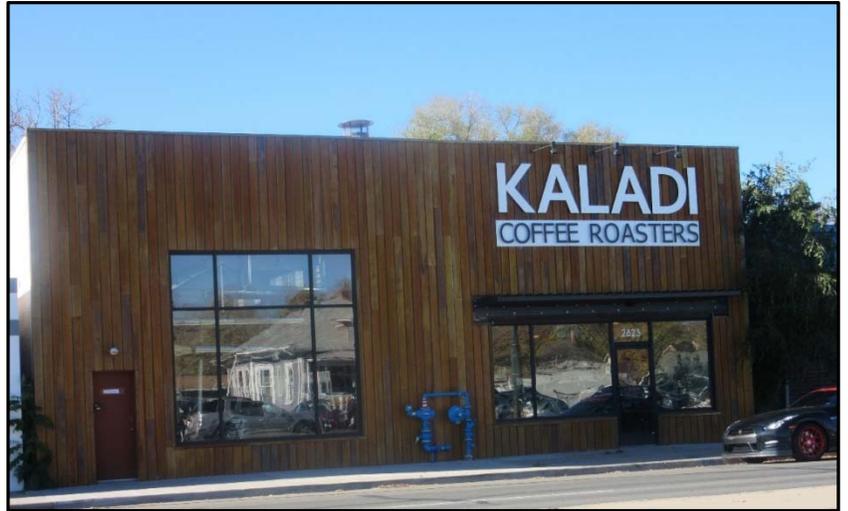
- **Commercial Catalyst Program**

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	Completed	Façade and Interior
Four G's Mexican Restaurant	3866 South Broadway	Construction	Façade, Patio, Interior and Landscaping

- **Business Attraction and Marketing**

- Kaladi's Coffee received a temporary certificate of occupancy and is now roasting at 2823 South Broadway with plans to open the café by the end of the year.
- The Guild at 3435 South Inca is now open and accepting memberships for the shared worked space.
- Birdsall Company - "The Garden Boutique" is now open at 2870 South Broadway. The owners will host a grand opening on Tuesday, November 15 from 5PM to 8PM.
- Park Range Construction - An Englewood-based construction company is seeking space to purchase or lease in Englewood. Staff provided several opportunities for available warehouse space with outside storage.
- 3801 South Jason Street: The property was recently purchased, and the owner plans to construct four 2,500 sq. ft residential units on the second story and four 3,200 sq. ft. work units on the ground floor.
- Sports Authority/Etkin Johnson property: Developing an outreach initiative to corporations seeking expansion or relocating major 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 new ownership. The new owner expressed an interest in opening 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**

- On October 17, 2016 City Council approved the new Economic Development Program. The new program consists of specific, varied and measurable programs that are geared toward giving businesses a leg up while investing in job growth and support for entrepreneurs. The 11

approved programs focus on supporting entrepreneurs from the start-up stage; training for businesses at key phases of their lifecycle; providing tax credits for a variety of business investments; and offering commercial and industrial site selection for prospective tenants and developers.

- A Business Resource Guide was released online on October 31, 2016. The guide provides new and relocating businesses with information on what is needed to open a business in Englewood. Print versions will be available by the end of November.
<http://www.engagewoodgov.org/home/showdocument?id=16823>
- Englewood launched a commercial / industrial site selection website. The website provides free access to available commercial and industrial real estate listings and area demographics.
<http://engagewoodgov.org/doing-business/commercial-property-search>
- US Small Business Administration Emerging Leaders Program
- On November 1, 2016 nineteen business executives, 2 from Englewood, graduated from the Emerging Leaders Program. Graduation was held in Hampden Hall.
- Englewood received a special recognition award for its sponsorship of the program. On October 21, 2016, the Aurora-South Metro Small Business Development Corporation, in partnership with the City, hosted a Funding Options Panel at the Malley Recreation Center. Eight panelists participated and 23 entrepreneurs attended the event.



BUILDING

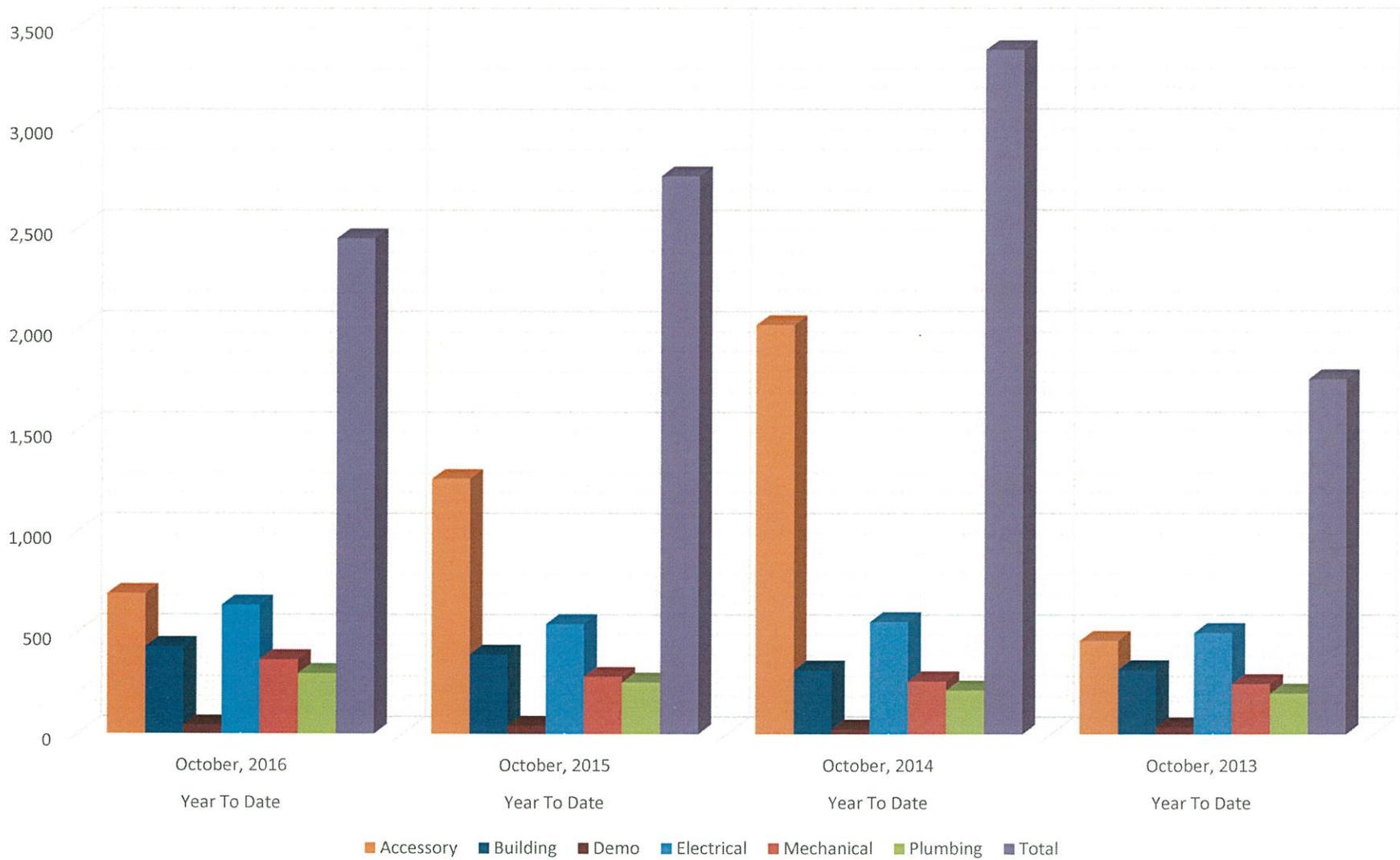
- After 23 years, Lance Smith retired from the City of Englewood on October 31, 2016. Karen Montanez, who has worked in the City's Building Division since 1999, will assume the position of Chief Building Official on November 14, 2016.

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

	Number October, 2016	Number October, 2015	Number October, 2014	Number October, 2013	Year To Date October, 2016	Year To Date October, 2015	Year To Date October, 2014	Year To Date October, 2013
No. Permits								
Accessory	56	146	330	61	687	1,254	2,017	457
Building	43	33	41	26	426	388	312	315
Demo	0	3	4	0	42	40	24	35
Electrical	79	57	54	48	631	538	550	496
Mechanical	40	28	33	26	363	280	259	246
Plumbing	33	24	24	20	296	253	215	200
Total	251	291	486	181	2,445	2,753	3,377	1,749
Inspections								
Building	614	446	777	183	3,680	3,510	3,044	1,664
Demo	5	4	0	2	43	21	18	13
Electric	320	199	202	206	2,738	2,138	1,935	1,573
Mechanical	110	57	98	109	1,064	852	779	758
Plumbing	151	119	120	100	1,404	1,187	999	812
Total	1,200	825	1,197	600	8,929	7,708	6,775	4,820
Valuation								
	\$5,082,128	\$1,737,761	\$10,414,957	\$4,885,510	\$81,919,477	\$98,554,689	\$112,892,496	\$139,322,707
Fees								
Licenses	\$12,500	\$12,125	\$15,550	\$9,100	\$119,325	\$108,726	\$111,525	\$90,762
Permit Fees	\$48,418	\$45,982	\$95,666	\$38,620	\$655,164	\$695,896	\$688,079	\$661,885
Plan Ck	\$6,812	\$10,099	\$82,708	\$11,238	\$205,669	\$238,962	\$185,435	\$265,553
Use Tax	\$91,242	\$59,461	\$184,716	\$81,503	\$1,109,137	\$1,843,139	\$1,474,130	\$1,447,429
Total	\$158,972	\$127,667	\$378,640	\$140,461	\$2,089,295	\$2,886,723	\$2,459,169	\$2,465,629

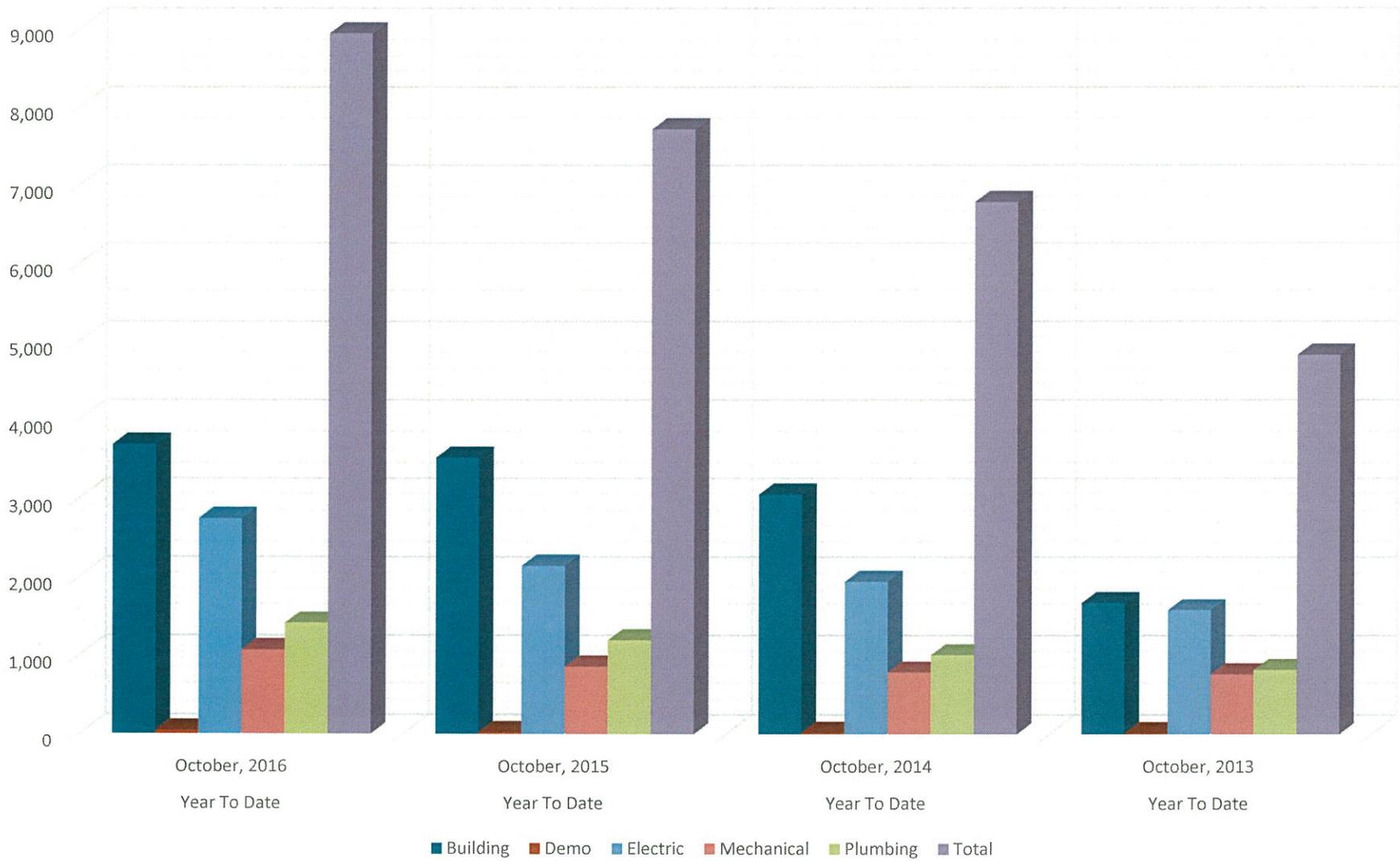
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Building Permit Issued To Date



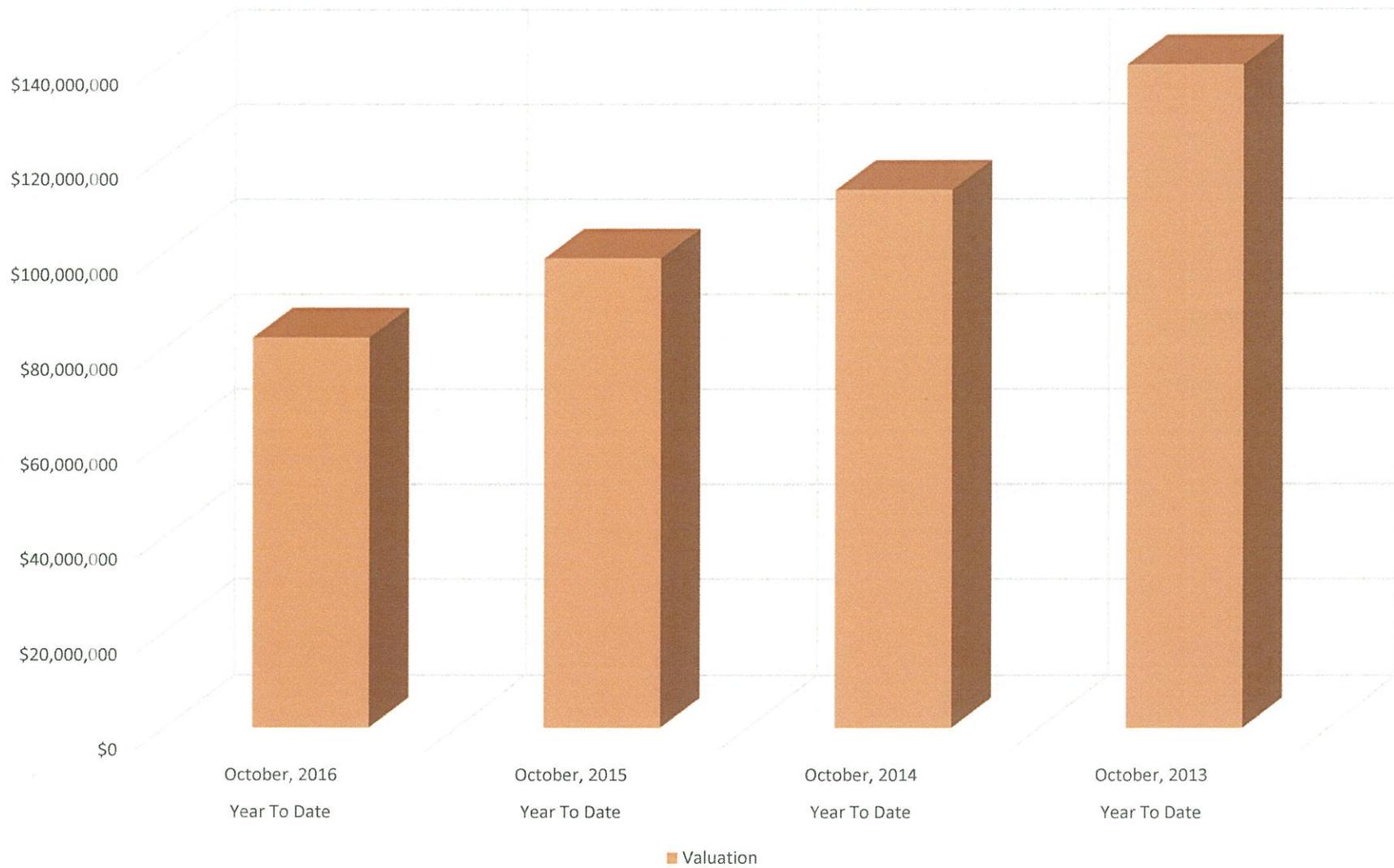
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Inspections Performed To Date



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Valuation



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

Fees Collected To Date

