DEVELOPMENT HIGHLIGHTS

Synergy Medical Office Building
506 East Hampden Avenue

Project: A five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building will have self-contained parking offering valet parking and 325+ parking spaces in a covered structure.
• Construction continues.

Iron Works Village
601 West Bates Avenue

Project: 136 townhomes, condominiums, and single-family for sale units
• Construction continues.
DEVELOPMENT HIGHLIGHTS

Hilltop
3800 South Broadway

Project: Three-story building comprising 8 apartments above a 2,800 square foot commercial space
- Construction continues.
- The property owner is inquiring about a liquor license for a prospective restaurant tenant.

Mango Tree Coffee
3498 South Broadway

- Interior tenant finish continues.

Englewood Dental Center
3401 South Broadway, Suite 180

- Plans have been approved and building permits issued.

3500 South Corona Street

Project: 44-unit for sale residential building.
- Foundation permit has been issued.
- Construction continues.
DEVELOPMENT HIGHLIGHTS

3507 South Ogden Street
Project: Six townhomes; for sale units
• Construction continues.

3531 South Pennsylvania Street
Project: Twelve townhomes; for sale units
• Certificate of Occupancy issued in April.

3525 - 3545 South Emerson Street
Project: 25 townhomes; for sale units
• Foundation work continues

Navajo Apartments
4201 South Navajo Street
Project: 5-story, 146 residential units
• Building permit under review.
DEVELOPMENT HIGHLIGHTS

1280 East Hampden Avenue
Project: 18 townhomes
• Construction continues.

3325 South Santa Fe Drive
Project: 10,200 sq. ft. storage facility
• Plans have been approved and permit issued.
• Construction has started.

2140 South Zuni Street
Project: Sixty-four townhomes; for sale units
• A formal planned unit development application was filed on December 6, 2019.
• The applicant will be hosting a neighborhood meeting within the next two months.

The Hive on Broadway
200 West Belleview Avenue
Project: Multi-Use Remodel
• Plans have been approved.

Swedish Medical Center
501 East Hampden Avenue
Project: Five story vertical expansion; 115,371 sq. ft.
• Plans are under review.

Winslow Crane Apartments
3002 South Huron Street
Project: 203 for-lease units, 12 three-story walkups
• A virtual neighborhood meeting was held on June 18.
• A Planned Unit Development (PUD) application was submitted on June 29, 2020.

Front Range Pharmacy
3401 South Broadway, Suite 160
Project: Tenant Finish
• Certificate of Occupancy issued March 31, 2020
• Now open for business.
Short Term Rentals
• Four applications have been submitted. Three require additional information and one is under review. 45 property owners are in the process of submitting application documents.
• Due to COVID-19 precautions, City inspectors are unable to enter inhabited structures; therefore, issuance of permits are on hold until the restriction is lifted.

Title 16 Community Assessment
• Logan Simpson, LLC has been selected to partner with city staff to conduct a comprehensive public outreach project related to Title 16, Unified Development Code.
• Project kickoff will occur in late July.

Citizens Planning School
• The Fall session is tentatively scheduled to start Thursday, September 17 and continue for six weeks.

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood (ACE)
• The Alliance for Commerce in Englewood did not have a June meeting.

Board of Adjustment and Appeals
• 3135 South Grant Street: On August 12, the Board will consider a variance for an encroachment into the front setback.

Keep Englewood Beautiful
• A water wise education series is scheduled for August 5.
• The annual Household Hazardous Waste and Electronics Recycling Roundup is scheduled will be held on September 12 and 19.

Historic Preservation Commission
• Work continues on creating a revised demolition permit in partnership with the Building Division.
• The Commission is reviewing potential landmark protections for property owners wanting to participate in a landmark review process with the potential of being granted landmark status.

Planning and Zoning Commission
• On May 5 and 19, the Commission reviewed and discussed the 2021 Capital Projects list and recommended Council incorporate $5 million of projects into the 2021 Capital Improvement Projects budget.
• On July 7, staff will provide updates and review the Downtown Development Authority and the Downtown Plan with the Commission.
Business Training
- Englewood partners with the Aurora-South Metro Small Business Development Center to offer training workshops, and free one-on-one consulting to assist startup and operating small businesses. The 2020 webinar series is available at [www.aurora-southmetrosbdc.com](http://www.aurora-southmetrosbdc.com) (click on workshops/training).

Business Initiation Grant
- **Pending:** Brewability, 3445 South Broadway, is interested in a grant to support energy efficient lighting enhancements and interior tenant finish.
- **Pending:** A&A Commissary, 4695 South Windermere, is interested in a business initiation grant to support a new gravity grease interceptor for the new commissary space.
- **Approved:** Front Range Pharmacy, 3401 South Broadway Unit 180, is approved for a business initiation grant for tenant finish.
- **Approved:** Trompeau Bakery, 2950 South Broadway, is adding outdoor seating and extending operating hours into the evening.
- **Approved:** Rhythm Yoga Studio, 12 East Girard, was approved for tenant finish.
- **Approved:** The Filling Station Tap House, 3242 South Acoma, is approved for a grant to fund tenant finish expenses.
- **Approved:** Leatherneck Precision Machine, 1555 West Thomas Ave., is approved for a grant for HVAC upgrades to maintain temperature consistency, which is necessary in a precision machining environment.

Small Business Scholarship
- Amuse You, LLC received a $500 scholarship to participate in the SBDC Leading Edge program for entrepreneurs.

COVID-19 Business Recovery and Assistance Resources
The City of Englewood is here to help businesses who have been affected by the current health crisis. Englewood has a number of economic partners that offer business information and resources. For more information please call 303-762-2342 or email commdev@englewoodco.gov

Outdoor Seating – Patio Expansions
The City of Englewood has created a temporary program to allow restaurants (to include coffee shops, bakeries, food trucks, etc.) and bars to operate in outdoor settings adjacent to their businesses. The intent of the program is to allow for greater physical distancing and safety for patrons until the state’s public health orders allow restaurants and bars to resume sit-down service.

Reopening and Marketing Grant
A $500 grant is available for non-home based City of Englewood businesses that were closed due to the COVID-19 pandemic and are re-opening in the near future. Eligible use of funds includes: marketing business re-opening, personal protective equipment, cleaning supplies, signage/stickers for social distancing, products to promote social distancing, etc. Businesses are encouraged to incorporate the “We’ve Got This” branding in their signage and marketing campaign.

Expanded COVID-19 Small Business Support and Recovery Grant
This $4,000 grant is open to all non-home based, small businesses in the City of Englewood, but the priority is for businesses that have frequent and/or close contact with customers. Home-based businesses, food trucks, national chains and franchises are ineligible. Applications must be complete and emailed to ecodev@englewoodco.gov to be considered and are processed on a first-come/first-served basis. The application may be found on the city’s website. [www.englewoodco.gov/business-resources/business-resources/](http://www.englewoodco.gov/business-resources/business-resources/)

Grant for Non-Profits Impacted by COVID-19 ($2,000 to $4,000)
This grant is open to City of Englewood non-profits holding a 501c(3), 501c(4) or 501c(6) status. These types of non-profits may include: human services, arts, non-religious charitable organizations, fraternal organizations, schools, and business organizations. Eligibility criteria includes: temporary closure; reduced hours of operation; employee layoffs; inability to host events; etc. Religious institutions, political organizations, and home-based non-profits are ineligible for the grant. Grant amounts are based on the organization’s annual revenue/budget. The application is located on the city’s website. [www.englewoodco.gov/business-resources/business-resources/](http://www.englewoodco.gov/business-resources/business-resources/)
Englewood CityCenter

- Community Development Staff reported to Council that SKB had performed well under the first-stage Exclusive Negotiating Agreement signed in January.

- SKB will provide Council with an update on its redevelopment planning progress at the July 13, 2020 Study Session (Zoom meeting format).

- Staff also continues to talk with LNR Partners about their plans to sell the former Weingarten property, shown in orange. LNR represents the bondholders that foreclosed on this property in August 2018.

- LNR is exploring a possible overall approach in which they would propose converting the City's underlying ground lease (55 years remaining) to an outright land ownership interest, which would ultimately be transferred to LNR’s selected buyer. LNR’s architectural firm is working on conceptual redevelopment plans to discuss with Englewood.

- This approach would encourage the redevelopment of the property with an updated mix of uses and densities that would better ensure the long-term success of a redeveloped CityCenter.

“Downtown Matters” Initiative

- During the pandemic shelter at home period, City Staff and the Downtown Matters consulting team conducted two online Steering Committee meetings which generated a wide range of recommendations for improving Downtown Englewood. The Steering Committee includes 25 business and property owner representatives from across Downtown.

- During a May 21st online public forum, 50 participants took part in active polling and discussions about Downtown. The Downtown Matters public outreach also included an online public survey which generated 318 detailed responses. Downtown Matters information can be found on the City’s website: https://www.englewoodco.gov/government/englewood-downtown-matters.

- The Downtown Matters initiative (funded by a $200,000 DRCOG grant) will create a plan to re-energize downtown and better connect the three sub-areas which make up Downtown: (1) South Broadway, (2) the CityCenter area, and (3) the Medical District area. The formation of a Downtown Development Authority (DDA) has been recommended by the consultants team.

- On June 15, 2020, Council approved at First Reading a DDA Organizational Ordinance which calls for a special DDA formation election on November 3, 2020 for qualified electors within the proposed DDA boundaries (depicted below). The Second Reading of this Ordinance is scheduled for July 6, 2020. If Council approves the Ordinance and the formation vote is successful, a 2-mill property tax assessment will be imposed on properties within the DDA starting in 2021 to fund annual operating expenses for marketing and maintenance tasks.
At the June 22, 2020 City Council Study Session, Council reviewed the related draft DDA Downtown Plan produced by the Downtown Matters consultant team. The Plan is posted at https://www.englewoodco.gov/home/showdocument?id=26719. It will be available for public comment through July 15, 2020. Englewood residents are invited to provide feedback at: info@EnglewoodDowntownMatters.com.

Residents who don’t have access to the internet may contact Chief Redevelopment Officer, Dan Poremba at 303.762.2366 to request printed copies of the Draft Plan.
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| Valuation  | $10,577,584      | $10,388,496      | $4,033,384       | $24,687,219       | **$66,032,984**        | $47,671,099            | $84,395,257            | $53,045,245            |

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# Office Space

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# Retail

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# Industrial

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