



ARAPAHOE COUNTY



Purpose and Request

Direction on potential options for county-owned property at 4857 South Broadway in Englewood, as the site will be vacated by the end of 2026 when public health operations move to the County's Arapahoe Plaza facility.

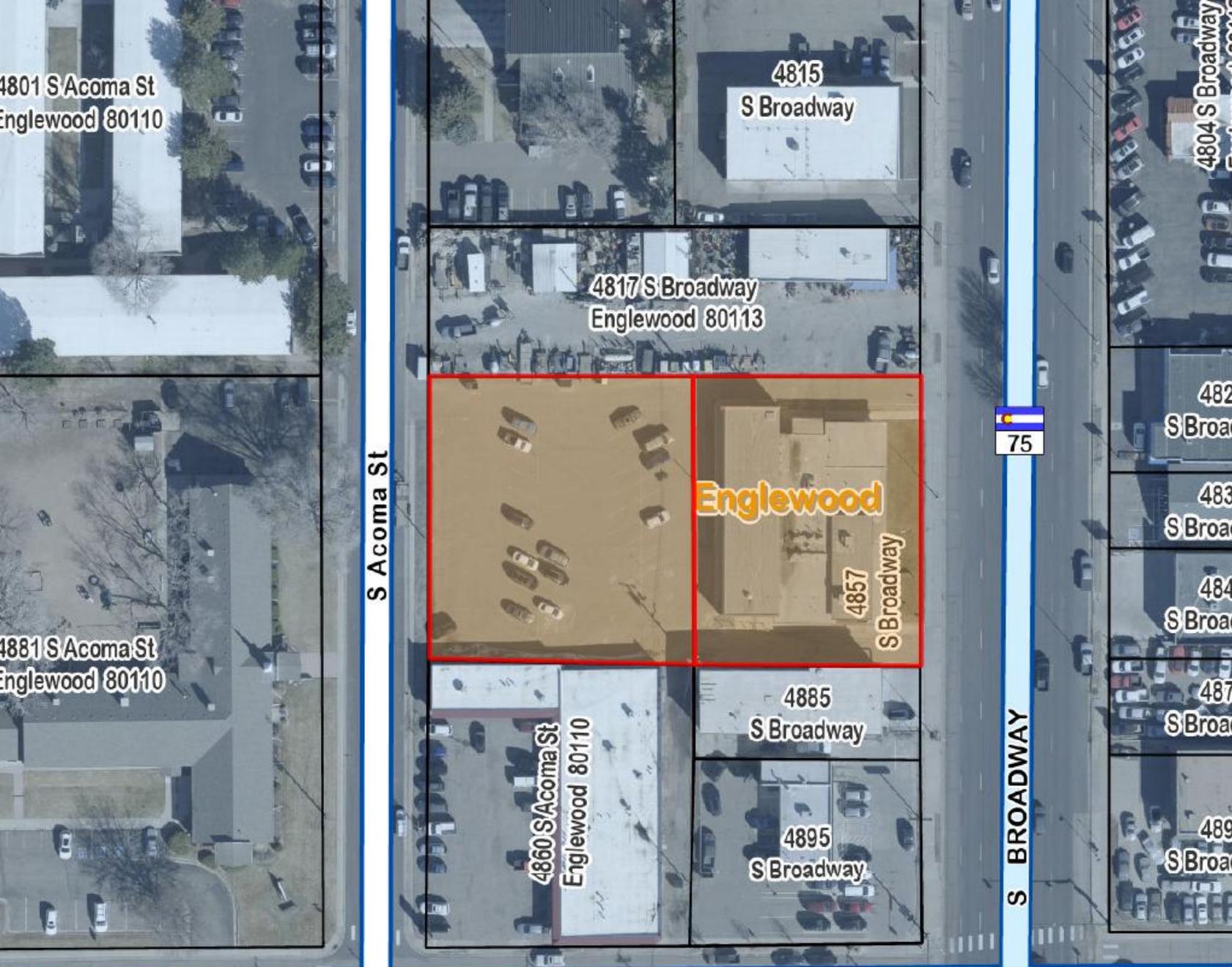
This property represents a significant community asset; its future use has the potential to provide long-term public benefits.

Specifically, staff is seeking direction on whether to pursue:

- Property disposal and sale
- Further evaluate alternative public uses, such as affordable housing



Property Context & Background



Property Details

- Address: 4857 South Broadway, Englewood, CO 80113
- Size: 8,398 square feet (split-level wood-framed commercial building)
- Year Constructed: 1950 with major addition in 1962
- Site Size: 0.95 acres (41,382 square feet)
- Zoning: MU-B-2 (allows for multi-family, some limited group living, and other public and commercial uses)

Property Context & Background

- Served as a County-owned Public Health building for entirety of use.
- Represents the worst-condition facility in County portfolio.
 - Facilities Condition Assessment score of 0.90.
 - \$3.6m in deferred maintenance and a multitude of ADA deficiencies
- 2023 Facilities Master Plan suggested relocation of public health operations to Arapahoe Plaza and eventual disposal of property.
- Recent Opinion of Price indicated approximate value of \$2.9m, or just over \$70 per land square foot.



Property Context & Background

- 2024-2026 space consolidation projects enabled Public Health to move from Broadway into Arapahoe Plaza East:
 - AD Works consolidated from two buildings to one at Lima Plaza Q4 2024
 - Public Health moved from Willow DTC to Lima Plaza Q3 2025
 - FFM moved from Arapahoe Plaza East to Lima Plaza Q3 2025
 - Public Trustee moved from Arapahoe Plaza East to Admin Q1 2026
- Project to remodel Arapahoe Plaza East for Public Health relocation from Broadway on schedule to be complete by Q4 2026.



Property Disposal Options

- Option A: List property for public sale through County's real estate broker
 - Pros: County would divest itself of the worst-condition facility in the portfolio and related deferred maintenance, and could utilize sale proceeds to fund other priority needs
 - Cons: County may have to consider hazardous materials abatement and demolition of existing structure prior to sale to attract potential buyers
 - Option B: City of Englewood expressed interest in property for public use
 - Pros: Property would be redeveloped for continued public use
 - County may not receive full market value for property
 - Option C: Arapahoe County retains the land and utilizes it for other county priorities and other purposes. (Examples: affordable housing, parks, etc.)
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Exploring Housing Options for Public Health Building on Broadway

4857 South Broadway, Englewood, CO 80113



H-1 – Affordable Rental Housing

- The county-owned property could be developed into new affordable rental apartments that offer market-rate quality for households earning 80% of the Area Median Income (AMI) and below. This approach ensures residents have safe, modern, high-quality apartments while maintaining long-term affordability.
- By partnering with local developers, adjacent housing authorities, municipalities, and nonprofit service providers, the county can increase the number of affordable apartments through a combination of 99-year deed restrictions/covenants, grant funding, private activity bonds, and additional public services provided by the county.
- In addition to apartments, supportive services, such as job training, childcare assistance, healthcare referrals, and financial counseling to help residents achieve stability and self-sufficiency to overcome housing barriers.

H-2 – Mixed Income Housing

- A mixed-income housing model combines market-rate units with deed-restricted set-aside affordable units, creating a balanced and economically diverse community that reflects the full spectrum of household incomes. This approach encourages interactions among residents of different economic backgrounds and fosters stronger community support.
- The County can leverage a variety of state and federal incentives, such as Low-Income Housing Tax Credits, to reduce the financial burden of development and create affordable set-aside units through deed restrictions.
- County staff would ensure compliance through our current audit process, which verifies tenant application eligibility and adherence to program requirements.
- Additionally, engaging in public-private partnerships can further minimize upfront costs while ensuring long-term sustainability and operational efficiency. This approach supports the development of affordable units alongside market-rate housing, making the project financially feasible.



H-3 – Transitional and Supportive Housing

- **Transitional and supportive housing provides safe, stable housing with essential services for vulnerable residents, including those experiencing homelessness, seniors, and individuals with disabilities (geared towards 50% AMI and under).**
- **Wraparound support can include counseling, healthcare, job training, and life skills programs to help residents transition successfully to stability. This can be achieved with one-bedroom or studio units and communal spaces, using deed restrictions, long-term (99-year) land leases, or land banking. State, federal, and grant funding can reduce county costs while maximizing impact.**
- **Investing in this model addresses urgent social needs, aligns with county priorities, and demonstrates leadership in providing compassionate, evidence-based solutions for vulnerable residents.**



Next Steps: Housing Exploration

- **Initiate a comprehensive feasibility study, including an Environmental Phase I assessment and, if warranted, a Phase II assessment, to evaluate potential housing uses, associated costs, funding opportunities, and anticipated social and economic impacts of the county-owned building.**
 - **Ensure the feasibility analysis aligns with adopted County housing goals, housing needs assessments, and neighboring revitalization efforts.**
 - **Implement a coordinated community engagement strategy, including community charrettes and structured coordination with local municipalities, adjacent housing authorities, businesses, and other key community stakeholders**
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Next Steps and Timeline

Fall/Winter 2026:

- **Review findings from environmental and feasibility studies, results of community engagement with Board**
- **Present options for advancing housing project, including:**
 - **Housing investment options**
 - **Funding and financing strategies**
 - **Governance and management**

Based on direction of BOCC, investment could take 18-24 months for development/financing prior to construction.

