



Board Summary Report

File #: 26-108

Agenda Date: 2/17/2026

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To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources; Michelle Halstead, Interim Director, Facilities and Fleet Management

Prepared By:

Ken Morris, Division Manager, Project Operations Facilities and Fleet Management; Lizze Loomis, Division Manager, Community Development, Housing and Homeless Services, Community Resources

Presenter: Ken Morris, Division Manager, Project Operations Facilities and Fleet Management; Lizze Loomis, Division Manager, Community Development, Housing and Homeless Services, Community Resources

Subject:

2:15 PM *Public Health Englewood Property

Purpose and Request:

The Board of County Commissioners is requested to provide direction on next steps regarding the County's public health property in Englewood. Specifically, guidance is sought on whether to proceed with disposition of the property or to further evaluate alternative uses, including housing or other community-serving initiatives. The Board's direction will help ensure that the property is utilized in a manner consistent with county strategic objectives and maximizes the value of county assets.

Alignment with Strategic Plan: Economic Resilience and Stability - Support long-term economic resilience through responsible fiscal and investment strategies.

Background and Discussion: The property under consideration is a County-owned building located at 4857 South Broadway, Englewood, CO 80113. The facility has provided public health services its entire operational history, originally housing Arapahoe County Health, later accommodating Tri-County Health, and currently serving as the Arapahoe County Public Health office. The building is an 8,398 square foot split-level commercial structure, constructed in 1950 with a major addition in 1962, situated on a 0.95-acre site (41,382 square feet). The property is zoned MU-B-2, which allows for multi-family residential, limited group living, and a variety of public and commercial uses.

In 2023, the County's Facilities Master Plan recommended relocating Public Health operations to the Arapahoe Plaza campus, with the eventual disposal of the existing property. This recommendation aligns with the County's long-term objectives to optimize facility usage, consolidate operations, and maximize the value of County-owned assets. Relocating Public Health to Arapahoe Plaza supports these goals by allowing for more efficient use of space and modernized facilities.

A recent Facilities Condition Assessment identified this property as the highest-risk asset within the County's portfolio, with a Facility Condition Index (FCI) of 0.90. The assessment documented approximately \$3.6 million in deferred maintenance, as well as numerous accessibility deficiencies that do not meet current ADA standards. These findings underscore the significant investment that would be required to maintain the facility in its current use.

A Broker Opinion of Price completed in the fourth quarter of 2024 estimated the property's market value at approximately \$2.9 million, or just over \$70 per land square foot. The broker noted that this value has remained relatively stable over the past year, providing a reliable estimate of the property's current market worth.

Over the past several years, the County has undertaken a series of space consolidation initiatives to improve operational efficiency and support the relocation of Public Health. Key milestones include consolidating AD Works operations from two buildings into one at Lima Plaza in Q4 2024, relocating Public Health operations from Willow DTC to Lima Plaza in Q3 2025, moving Facilities and Fleet Management (FFM) from Arapahoe Plaza East to Lima Plaza in Q3 2025, and relocating Public Trustee operations from Arapahoe Plaza East to the Administration building in Q1 2026. These efforts have laid the groundwork for the full relocation of Public Health from Broadway to Arapahoe Plaza East.

As part of these efforts, a project to remodel Arapahoe Plaza East to accommodate the full relocation of Public Health is on schedule for completion by Q4 2026. Given the condition of the existing facility, the significant deferred maintenance needs, the property's site characteristics and zoning, and the strategic relocation plan, the County is evaluating options for the property, including potential disposal, in alignment with sound fiscal management and long-term operational planning.

Future Use Options for 4857 South Broadway

The County is exploring several options for the property at 4857 South Broadway, Englewood, CO 80113. One approach is to list the property for public sale through the County's real estate broker. This would allow the County to divest itself of the facility in its current, high-maintenance condition and redirect the proceeds to support other County priorities. However, to maximize market interest, the County may need to address hazardous materials abatement or consider demolition of the existing structure prior to sale.

Alternatively, the County could retain the land to advance County priorities, including housing or other public uses. Affordable Rental Housing (H-1) could provide safe, modern apartments for households at or below 80% of the Area Median Income (AMI), paired with supportive services such as job training, healthcare, and childcare assistance to help residents achieve long-term stability. Mixed-Income Housing (H-2) could combine market-rate units with deed-restricted affordable units, promoting economic diversity while leveraging state and federal incentives to reduce development costs. Transitional and Supportive Housing (H-3) could provide stable housing with wraparound services for vulnerable populations, including individuals experiencing homelessness, seniors, and persons with disabilities, using long-term affordability mechanisms such as deed restrictions or land leases.

In addition to housing, the County could explore other public uses that align with community needs

and County priorities, ensuring the property continues to serve a meaningful public purpose. Each option presents unique benefits and considerations, allowing the County to thoughtfully balance financial, operational, and social outcomes in determining the most strategic path forward for the property.

Alternatives: The Board of County Commissioners may also recommend an alternative direction for the future use of the property, consistent with County goals and community priorities.

Fiscal Impact: Possible fiscal impacts to the County will be dependent on the current and future determinations for next steps on this property. The current County land and building asset may generate additional funding for County use with the sale of this property. If the Board chooses to explore other public uses for this property, there may be additional fiscal needs for evaluation and pre-development costs in addition to staff resource time and effort.

Alignment with Strategic Implementation Strategies: N/A

Staff Recommendation: County staff are recommending the Board consider the options presented in this report.

Concurrence: Arapahoe County Attorney's Office and Finance Office