



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# Status of the South Metro Enterprise Zone Program

Board of County Commissioners Study Session  
July 28, 2025





# Purpose



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- State has embarked on a once-in-10-year process to redesignate the 16 Enterprise Zones in the state in 2024-2025.
- Opportunity to include more areas in the South Metro Enterprise Zone (EZ) to benefit Arapahoe County businesses.
- Purpose of this study session is to obtain the Board's support to include additional eligible areas of unincorporated Arapahoe County in the South Metro EZ.





# Redesignation



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- Per statute, **EZ areas are to be reviewed every ten years**, based on updated eligibility criteria (currently data from 2018-2022 ACS 5-Year Estimate). The process is underway and some existing areas may no longer qualify.
- The City of Englewood, as the current South Metro EZ administrator, will be submitting an application that adds new jurisdictions and areas. Due date for applications from the 16 EZs is August 1.
- State created an EZ redesignation mapping tool to identify qualifying geographies.
- Areas within an EZ (such as Block Groups) must meet at least one of the following three criteria:

Metric	State Data	Criteria	Benchmark
Population Growth Rate	6.1%	< 25%	< 1.525%
Unemployment Rate	4.5%	> 125%	> 5.625%
Per Capita Income	\$47,764	< 75%	< \$35,823





# Process

## Process to decide on new areas to add to the South Metro EZ:

- **Arapahoe County staff** (Commissioners' Office, Community Resources, and PWD) met to analyze the eligible areas in the unincorporated county and selected the most appropriate.
- **Denver South** facilitated three meetings with invited jurisdictions from Arapahoe and Douglas counties.
- **Interested jurisdictions** (Aurora, Centennial, Greenwood Village, Strasburg (a portion in Adams County north of Colfax Avenue), Parker, Lone Tree, and Douglas County) submitted their eligible Block Groups and Block level data, along with maps in June/July. Some jurisdictions are revising their areas to reduce the total population numbers.



# South Metro EZ Redesignation – draft proposal



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## South Metro EZ, current areas:

- Englewood
- Sheridan
- Littleton
- Arapahoe County, east area (as approved by the Colorado Economic Development Commission in June 2024)

Jurisdiction	Area	Population (2022)	Population Sub-total	Notes
Sheridan	Proposed area	5,396		confirmed
Englewood	Proposed (estimate)	20,652		*revise with block data
Littleton	Proposed	7,507		to be confirmed
			33,555	
Arapahoe County	East County	8,561		confirmed
	Four Square Mile area	8,821		confirmed
	Dove Valley	195		confirmed
	Federal enclave	738		confirmed
			18,315	
Greenwood Village	I-25 Corridor	2,810		confirmed
Aurora	Proposed areas	19,128		confirmed
Centennial	Proposed area	8,260		confirmed
Strasburg	Colfax in Adams County	2,043		confirmed
Lone Tree	Park Meadows area	1,555		confirmed
Parker	Proposed area	2,191		confirmed
Douglas County	Highlands Ranch	2,241		confirmed
			38,228	
<b>Total</b>			<b>90,098</b>	
<b>Target population</b>			<b>100,000 max.</b>	





# Arapahoe County



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Existing and proposed areas, including:

- Block Group in Strasburg on the north side of Colfax
- Enclaves adjacent to Federal Blvd.

Area	Population (2022)	Block Groups
<b>Existing area in South Metro EZ</b>		
East County	5,399	80050071011, 80050071012, 80050071013
<b>Proposed areas</b>		
East County	3,162	80050071061, 80050071014
Four Square Mile	8,821	80050868022, 80050869002, 80050869001, 80050872003 80050872001, 80050873021 80050873014
Dove Valley	195	80050068632 (Block level data used)
Federal enclave	738	(Block level data used)
Strasburg (Adams Co.)	2,043	80010084022
Total Population	20,358	



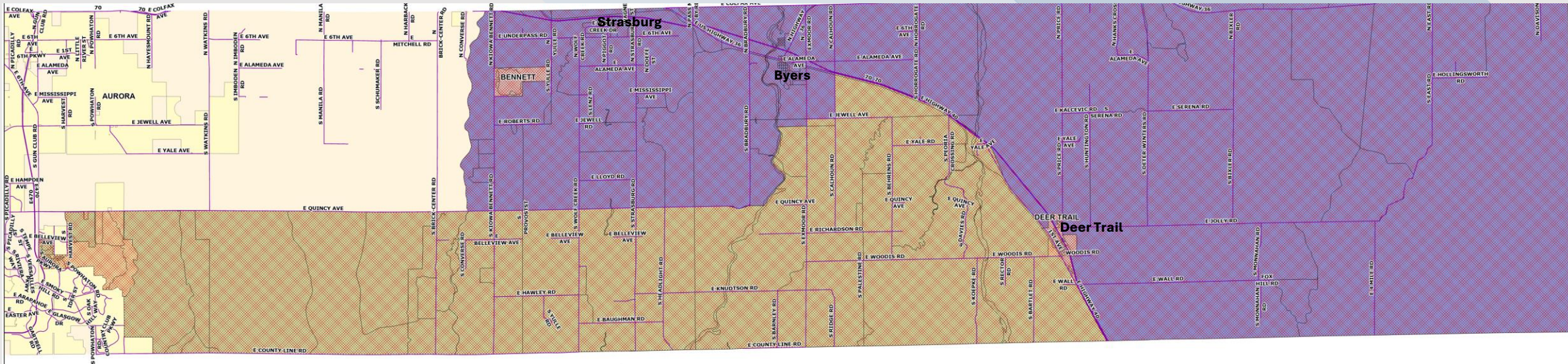




# East County

Area shown in purple is currently in the South Metro EZ.  
Two Block Groups are proposed to be added (shaded area).

Population: 8,561

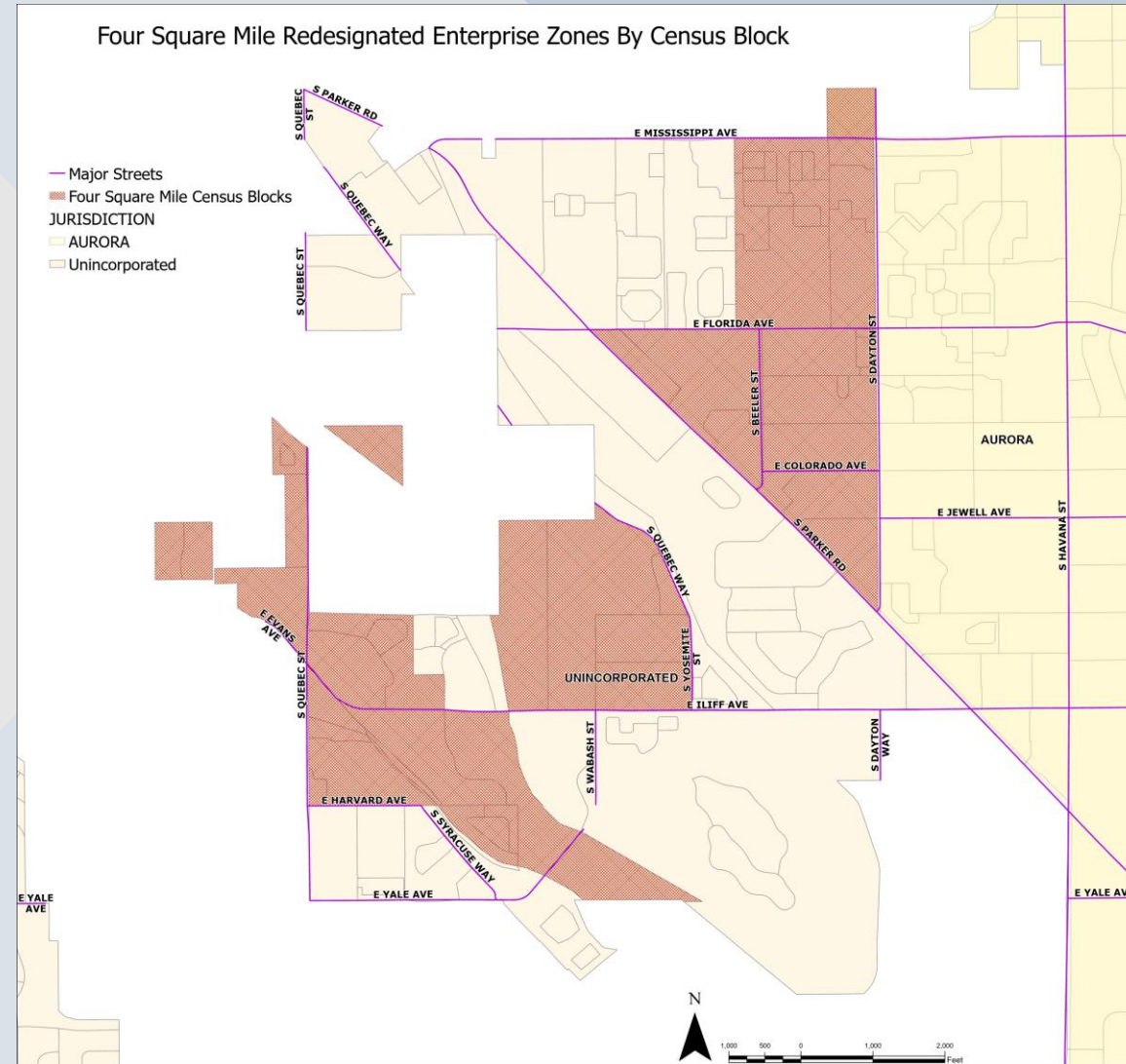




# Four Square Mile area

Selected Block Groups are highlighted. These contain some or are all commercial or industrial uses. Areas not highlighted are primarily residential or do not qualify.

Population: 8,821



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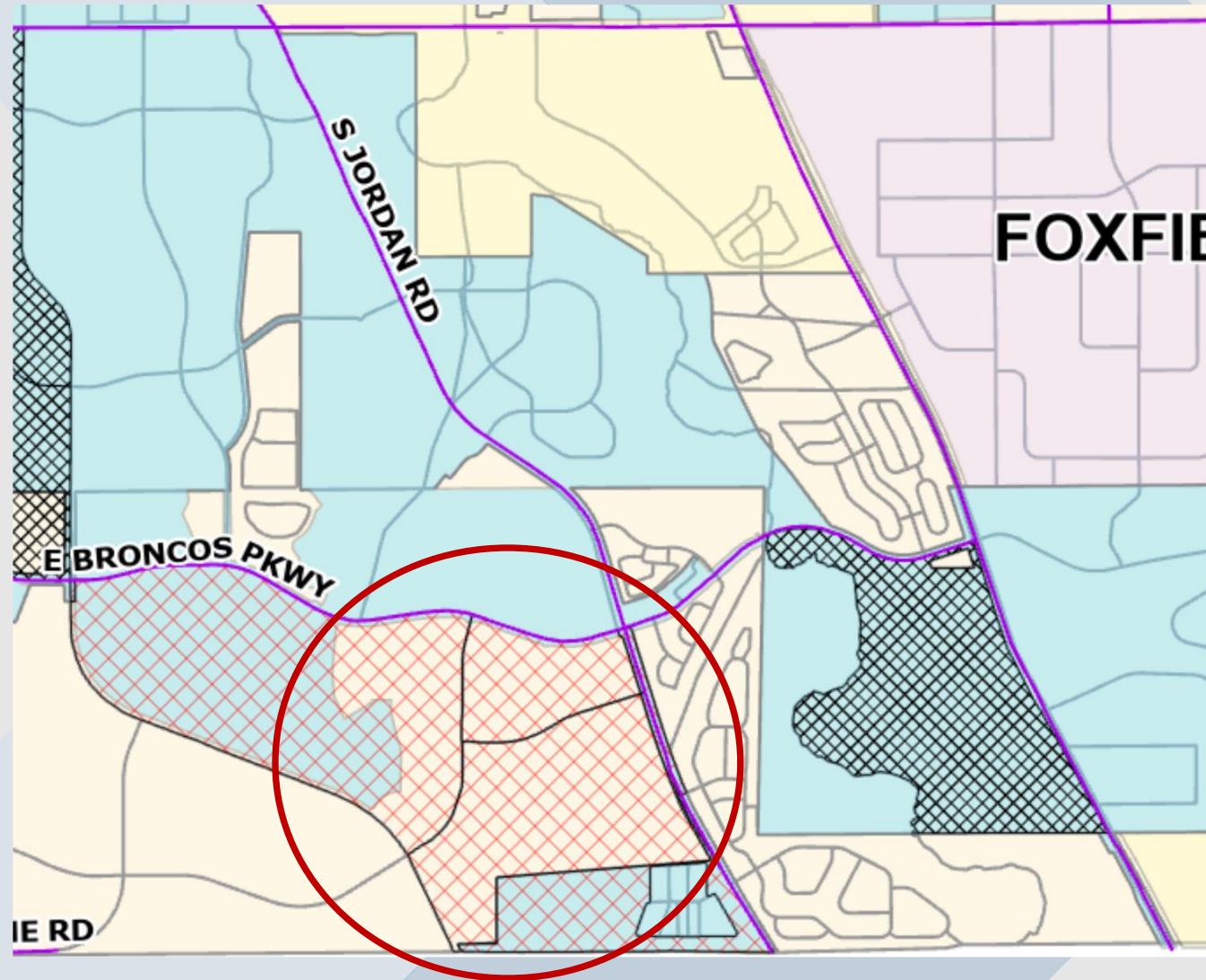




# Dove Valley

Census Blocks have industrial/warehousing uses west of Jordan Road.

Population: 195



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# Federal Enclaves adjacent to Sheridan



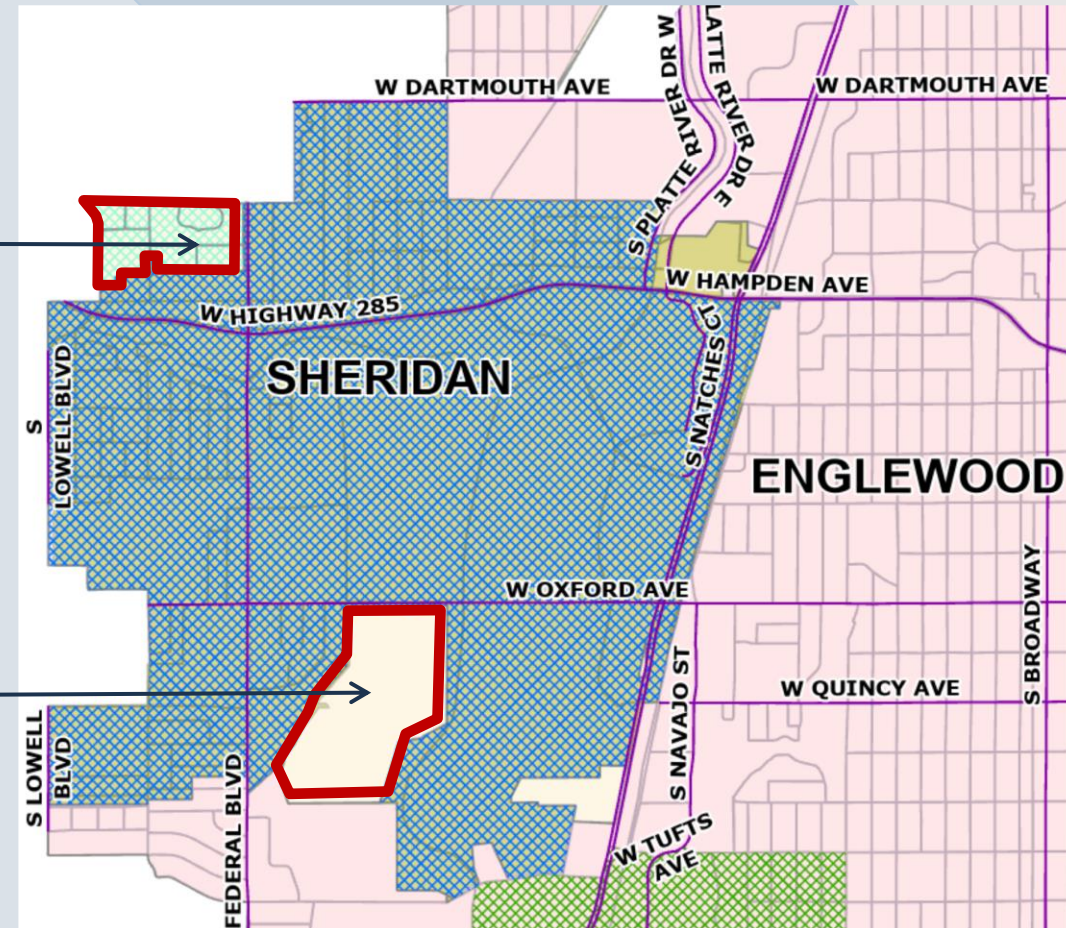
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Two unincorporated Arapahoe County areas are near Federal Blvd.

Population: 738

Unincorporated  
Arapahoe County

Unincorporated  
Arapahoe County





# Strasburg (Adams County)

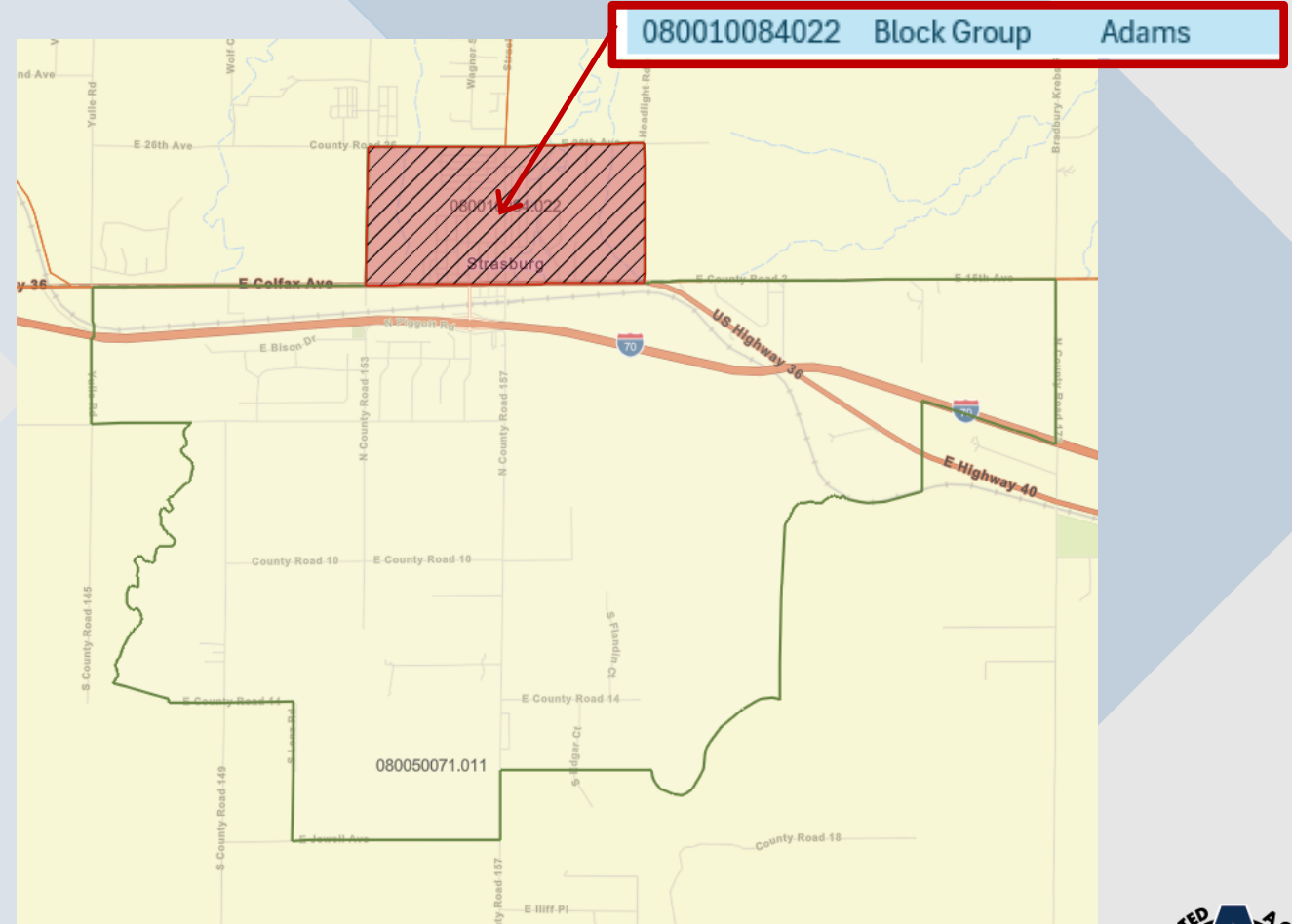


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Colfax Avenue in Strasburg is the commercial hub of the community and is an important “main street.” Businesses on the south side of Colfax are currently in the South Metro EZ.

Using the Strasburg Census Designated Place (CDP) category from state’s map tool, can include the shaded portion in Adams County, shown on the map. On its own, this Block Group doesn’t qualify. Result of partnership with Adams County on the Strasburg Subarea Plan update.

Population: 2,043





# Redesignation timeline



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## Timeline and milestones:

- August 1. Applications for EZ area changes are to be submitted to the state.
- August-September. Individual EZs can work with the state to resolve any issues or questions.
- September-October. The proposed EZ area changes are to be submitted to the Economic Development Committee for approval in October.
- **January 1, 2026. New EZ areas are in effect.**

**South Metro EZ Administrator to be decided by the end of 2025.**

**Goal today: support for recommended areas (unincorporated county areas and Strasburg) to be added to the South Metro EZ redesignation application.**







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# Questions?







# Redesignation – areas that do not qualify

These are areas of interest to Arapahoe County that are not eligible:

- Inverness area
- Copperleaf (e.g., commercial along Quincy, SW corner of E-470/Quincy intersection)
- The Industrial zoned properties on Quincy Avenue, east of Watkins Road

Not considered:

- The area along Platte Canyon Road qualifies under population growth rate and unemployment rate, but the use is residential (residential and MU zoning). There are no commercial uses.