

Independence House Acquisition 4101 N. Pecos St.

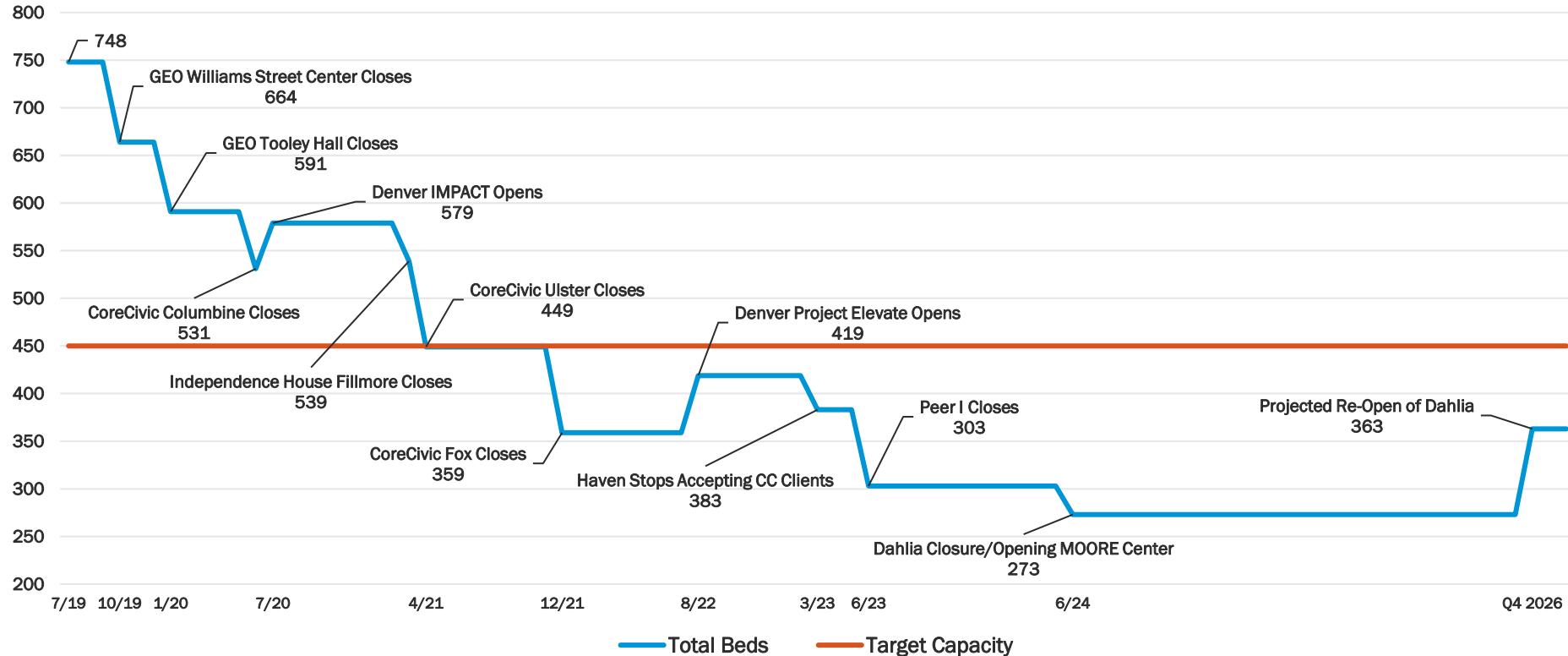
Health and Safety Committee
December 10, 2025

Background & Business Case

- In 2019, City Council took action that required a transition away from for private for-profit prison operators as community corrections providers.
- Community Corrections commenced a thoughtful, responsible transition strategy in 2019 resulting in the closures of Williams Street Center (GEO, closed October 2019), Tooley Hall (GEO, closed December 2019), Columbine (CoreCivic, closed June 2020), Ulster (CoreCivic, closed April 2021) and Fox (CoreCivic, closed December 2021), and Dahlia (CoreCivic closed June 2024).
- The Community Corrections Advisory Group (CCAG), formed in late 2019, developed 10 recommendations and two additional concepts. One of those recommendations was to assess the *feasibility of lease or purchase and identification of additional service providers*.
- Since then, the City has acquired Tooley Hall at 4280 Kearney St., the former Dahlia facility at 4511 E. 46th Ave., the former Columbine facility 4280 N. Columbine St. and leases the Fox facility at 570 W. 44th Ave.



Denver Community Corrections System Total Bed Capacity July 2019 to December 2026



Background & Business Case

- Once the renovation of the former Dahlia facility is complete, which is anticipated by the end of 2026, DOS will transition residents from Independence House to Dahlia before closing on the purchase in late 2026/early 2027.
- DOS plans to utilize the site to continue providing community corrections services for those exiting from incarceration and returning to the Denver community.
- This acquisition would allow the number of projected available beds for community corrections in Denver to remain at 363.

Property & Acquisition Overview

- Independence House is a residential community corrections facility currently providing services to 75 participants returning from incarceration.
- Department of Safety (DOS) currently has a service agreement with Independence House for Community Corrections through July 2026.



Property & Acquisition Overview

Location: 4101 N. Pecos St.

Parcel Size: 25,000 square feet

Building Size: 7,099 square feet composed of resident dorm rooms, dining room and group space, mechanical rooms, laundry room, a commercial kitchen, storage areas, offices, and a recreational area and parking lot on the north side of the building.

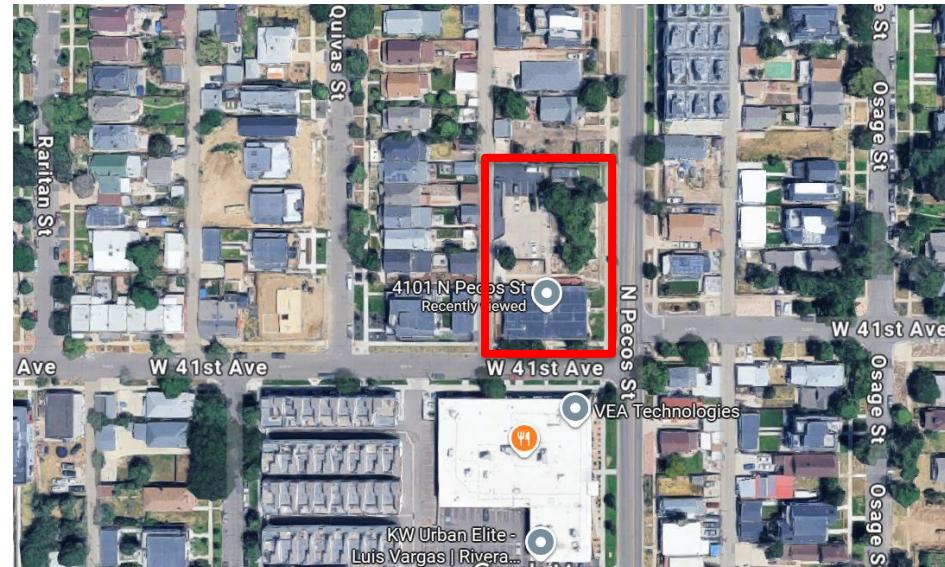
Council District: 1

Zoning: U-TU-C

Seller: Jose M. Rodriguez

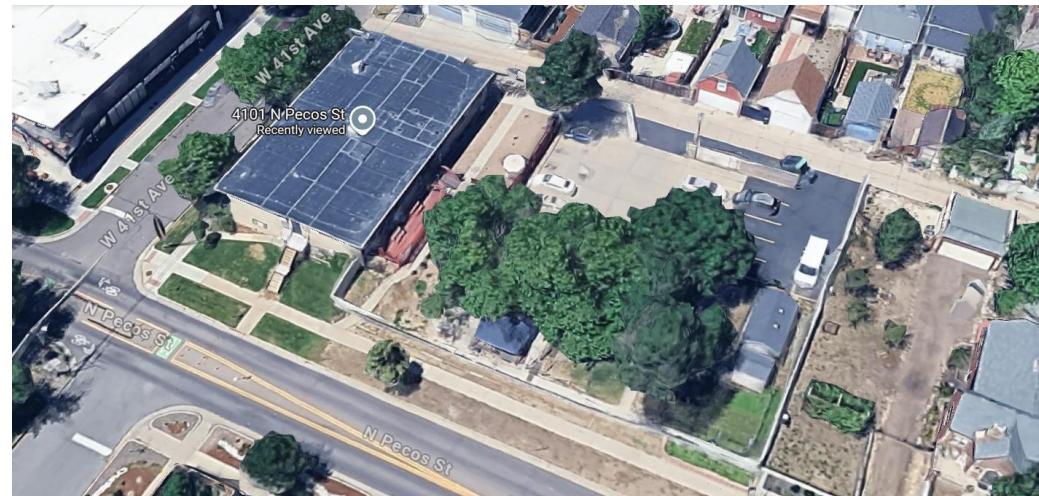
Purchase Price: \$8 million

Funding Source: Capital Improvement Fund (2025 & 2026)



Requested Council Action

Approves a Purchase and Sale Agreement for \$8,025,000 between the City and County of Denver and Jose M. Rodriguez for 4101 North Pecos Street located in Denver's Sunnyside neighborhood in City Council District 1 (FINAN-202582463).





Questions?