



**DENVER**  
THE MILE HIGH CITY

# **License Agreement for 4400 N. Pearl**

City Council

April 29, 2019

# What is Beloved Community Village?

- Known as Beloved Community Village (BCV).
- 11 sleeping units (no bath/kitchen), with 12 residents
- Two port-a-potties.
- One common bath house with two showers.



# History of Beloved Community Village

- The first two sites for the village were adjacent to 38<sup>th</sup> and Blake, and owned by Urban Land Conservancy.
- A 3<sup>rd</sup> site was picked for the village in summer of 2018. In October 2018, the site was determined not viable due to flood inundation concerns.
- Village had to relocate from their current site by March 1st. Village requested additional time from the Building Code Board of Appeals on February 28<sup>th</sup>, and in conjunction with the property owner, now have until May 15<sup>th</sup>.
- City stepped in to help Colorado Village Collaborative find a new site, and searched dozens of properties for a good fit.

- Criteria considered to determine the best site:
  - Ability to meet tight timeframe
  - Proximity to current village location
  - A suitable and safe location for homes
  - Ability to improve bath/kitchen facilities
  - Likelihood site could be used for more than 1 year
  - Transit accessibility
  - Space for up to 20 sleeping units (now = 11)

# 4400 N. Pearl



- Intent is to relocate the existing tiny home village to ~ 20,000 sq. ft. of this site
- Allows the village to expand to up to 20 sleeping units and provide a community kitchen & bathroom building connected to utilities
- U-MX-3 zoning located in the Globeville Neighborhood in Council District 9

# Community Engagement

- **February 7** Neighborhood meeting at Globeville Rec Center– hosted by the City
- **February 15** Neighborhood meeting at Globeville Rec Center – hosted by Councilman Brooks
- **February 23** Neighborhood meeting at Laradon Hall – hosted by the City
- **March 3** Meeting at Black Shirt Brewing – hosted by Colorado Village Collaborative (CVC), included a tour of the village
- **March 13** Release of “Let’s Be Neighbors” truth vs. myth video from CVC (<https://youtu.be/SmUOPc5KvVk>)
- **March 18** Meeting with neighbors to discuss village services and security
- **March 25** Meeting with neighbors to discuss fence design and vegetation



# Community Engagement

- **March 27** NDCC meeting with RNO leadership
- **March** CVC and City staff went door to door
- **April 2** Meeting with Globeville K.A.R.E.S. and Globeville First
- **April 9** Meeting with ESGBA
- **April 11** Meeting with Globeville Civic Partners
- **April 13** Community clean-up, BBQ and community meeting – hosted by the City and CVC
- **April 25** Meeting with UCAN

# License Agreement Terms

- One-year term with the allowance of two one-year renewals at a cost of \$10, that can be renewed administratively.
- Use of the property is tied specifically to the Beloved Community Village with a maximum limit of 21 structures (20 sleeping units and 1 community building) that can occupy the site.
- Renewal of the license agreement is at the City's sole discretion.



# Modifications to the License Agreement

- Reduced the term from a maximum of four years to a maximum of only three years
- Allows the City authority to enter the property with 24 hours notice to conduct monitoring program inspections
- Requires bi-annual check-ins with the City and CVC, and requires the City to attend a bi-annual public meeting with CVC
- Added language that outdoor camping is not allowed
- To the extent permitted by law, CVC shall perform background checks, including criminal background checks to screen for sex offenders or potentially dangerous individuals
- Requires CVC to install fences as approved by the City
- CVC is responsible for snow removal and maintenance of the property