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# Westwood Library

## Purchase and Sale Agreement

Finance and Governance Committee  
February 7, 2023  
Resolution Request 23-0104

# Background

- DPL currently occupies approximately 900 square feet in the Westwood Community Center.
  - Smallest library in the DPL system
  - Size of the branch prohibits the library from adequately serving the neighborhood
  - Does not have enough space for computers, programming and community space
  - DPL hours and operations are limited since it is within the community center
- In 2021, Denver voters approved the RISE Denver bond package which included a new library in Westwood.

# Westwood Redeemer

- In 2021, Lifespan Local, led by Dr. Lydia Prado, purchased the Lutheran Redeemer Church with the goal of developing a community well-being hub for Southwest Denver.
- Beginning in 2017, Dr. Prado used a community-driven process to identify the needs of the Southwest Denver residents, similar to the community work she undertook at Dahlia Campus for Health & Well-Being.
- Areas of focus include community well-being, healthy food and space, early learning, discovery (art & creativity), and lifelong learning.

# Westwood Library at Westwood Redeemer

- Flexible spaces for generational educational programming geared toward families, youth, immigrants, refugees and job seekers
- Larger collection of books, movies, music and magazines funded by DPL
- Greater access to computers
- Co-created space with other neighborhood organizations providing legal support, healthy food and well-being resources
- Community meeting spaces to be used in a variety of ways such as workshops, cultural events and more
- Partnership with early learning classrooms and support for youth 0-5 and their caregivers
- Allows for the continued operations of the smaller Westwood Library at Westwood Community Center.

# Property Location

## 3300 W. Nevada Place



# Proposed Acquisition

The Division of Real Estate proposes the acquisition of a condo unit located at 3300 W. Nevada Place, Denver, Colorado, within the Westwood Redeemer development. The building is currently undergoing construction/renovation.

- Purchase Price: \$5,950,000
- Seller: Lifespan Local LLC.
- Premises Size: Approx. 6,000 square feet
- Includes tenant finishes
- Approximate closing in Q4 2023
- Council District 3

# Requested Council Action

RR 23-0104: Approves the Purchase and Sale Agreement with Lifespan Local to acquire a condo unit located at 3300 W. Nevada Place, Denver, Colorado.



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# Questions?