Documents related to:

Lawrence Street Community Center

CBs 14-300 and 14-301

Dear All,
I need the following in preparation for tonight's meeting related to Lawrence Street:

It is my opinion that the Ballpark Neighborhood continues to grow and thrive. I need a brief statement to support my opinion. If it is not true I need to know. I have been waiting for this executive statement (not maps)

Attached to the email is additional information on investments in the Ballpark neighborhood. Substantial investments continue to be made in this neighborhood in both businesses and housing, as evidenced by new projects throughout the area and $6.4 million in OED direct investment.

I continue to hear that Coalition for the Homeless, Road Home, Ballpark Have not weighed in on this project. Please provide the supporting information that they have.

Meetings held between Mayor's Office staff and Ballpark Neighborhood Association related to the LSCC project as it has evolved over time:

2013 –

- Denver's Road Home started initial discussions with the Ballpark neighborhood association about the concept and plan for the Denver Rescue Mission project in the spring of 2013.
- July 19, 2013 - Ballpark officially opposes the "Capra project", (now referred to as the Lawrence Street Community Center) and any new additional human service expansion in the neighborhood.
- August 21, 2013- Met with Ballpark representatives at Premier Lofts, discussed Triangle Park and the Denver Rescue Mission project
- August 29th - Met with Judy Schneider, President of Ballpark to discuss their opposition to the Capra project.
- September 1, 2013 – Sonny Lawson Park repurposed.
- October 1, 2013 –Triangle Park repurposed.
    - Mayor's office grants permission to P and R to pursue a vender to power wash around Ireland's Finest 3X week through December.
- October 8, 2013 - LUTI committee presentation on Downtown TIF projects including concept for what is now called LSCC. Final passage by City Council on October 28th
- November 6th – Attended Ballpark General Membership Meeting
- November 13th – Scheduled special meeting with the general membership to update them on Triangle Park and Capra Project
    - Ballpark rejected the meeting on Nov 13th because it conflicted with their "Good Neighbor" awards ceremony
- November 15th—Met with David Zucker to discuss LSCC. He also wanted to present his proposed development which included some affordable, some transitional units and employment opportunities for the homeless.
- December 20th – Received an email from Bryan Slekes, new board member about scheduling a meeting with the board on January 8th.

2014 –

- January 8th – Attended their board meeting to listen to their concerns about Little Box Car Park and LSCC.
- January 15th – Attended their general membership meeting to discuss the zoning and notification process for LSCC.

- February 19th – Parks and Recreation attended their general meeting to discuss Triangle Park and Little Box Car future design plans.
- March 19th – DRM and city representatives attended their general meeting to discuss allowable use and operations at the LSCCC.
- March 27th – Mayor's office staff met with their board to identify solutions to their concerns around safety and clean-up in the neighborhood.
- April 8th - LUTI – Lawrence Street Community Center passes out of committee.

This does not include any separate meetings that you or CM Brooks may have held with the neighbors on the related topics of Downtown TIF/Triangle Park closure/LSCC, but I know those happened as well.

In addition, Bennie provided the following information on the outreach down with the Homeless Commission (of which Coalition for the Homeless is a member and had opportunity to weigh in):

The topic has been on the table in our updates to the commission multiple times. As reflected in the meeting minutes, the update is usually followed by discussion and dialogue when commissioners freely discuss information presented and register concerns as well. A good discussion ensued around the TIF Extension Project information sheet, detailing both the LSCC and the 24 Hour Rest and Resource Center. Also a copy of the mayor's letter to DURA including funding for homeless resources as a part of the TIF extension was provided also to show the link from proposal to project.

In sum:

- In May of 2013 I updated the commission on current issues. At that time we were in the process of identifying Tax Increment Financing options with DURA. The commission was informed of this as a possibility in the context of efforts toward 24 Hour Rest and Resource Center planning. The commission responded to the update with additional questions about TIF and discussion clarified that the funding could only be used in the downtown district. During this time there was an active working committee of commissioners discussing 24 Hour Rest and Resource Center planning.
- By the next commission meeting, in July 2013, the Denver Rescue Mission had been approach with the opportunity to purchase the Capra properties. As part of the update from Denver's Road Home we disclosed this opportunity as one of three priority projects (also the 24 Hour Rest and Resource Center, and Women's Sheltering). We were intentional to separate the 24 Hour project from the LSCC. At the time we described the LSCC as a Day Center and Courtyard and emphasized the scope of service it would provide. No commissioner concerns were expressed about identifying it as a priority of Denver's Road Home. Mr. Parvensky did express his concern with the courtyard because it did not have a housing component as a part of the project. He continues to hold that position today. As we know the kind of project he and many of us would like to see would jeopardize the Rescue Mission's ability to continue operation due to the grandfathered zoning restrictions.
- Finally, particular focus was given to the LSCC in my update to the commission meeting on January 28 of this year. At that time we announced legislative approval for the TIF projects and informed the commission that Denver Rescue Mission was working through some design challenges that had been brought forward by the neighborhood design guidelines. We reiterated the limitations on the scope of services the LSCC would provide. Again, no strong

concerns about the LSCC process were voiced by commissioners—however concerns about the planning process around the 24 Hour Center were. That work group continues meeting in efforts to identify a viable site.

I also need to know why the original DRM project that would provide housing was killed and by whom. What happened after that? Is the courtyard the result of the rejection of original DRM's project?

DRM has provided a summary in a separate email form Brad Meuli. In short, DRM's earlier proposal for a project that included a courtyard as well as some transitional housing and additional shelter beds met with substantial resistance from the neighborhood. Additional shelter beds would have required a change to the zoning code to lift or adjust the cap on shelter beds per council district, which the neighborhood adamantly opposed. Additionally, around that time, DRM became aware that CDOT would be taking their administrative headquarters as part of the highway expansion and devoted their resources and efforts to relocating the facility. The courtyard has always remained the central component of all project iterations because it is a best practice and was called for in the Arapahoe Square section of the Northeast Downtown Neighborhoods Plan.

In regard to financing this project, please state the steps that we have been through to get to this point and why these funds cannot be used for social services. Why is it so costly to build?

State statute requires that TIF funds be used only for capital improvements (brick and mortar projects). Funding cannot be used for providing services. In spring of 2013, we were made aware that additional capacity would be available in the Downtown TIF. At that time, the mayor identified several projects of importance that he was asking for DURA to consider funding (June 4 letter, which identifies a DRM/courtyard project, is attached to this email). Proposed projects were vetted both by the City's Development Council and by the DURA staff and board. In October of 2013, a list of projects was taken to City Council as part of a Cooperation Agreement amendment. Those projects included the DRM courtyard. This public process concluded with City Council approval on October 28th. Additionally, once specifics of each project were known, the DURA board had to approve the projects and City Council is currently in the process of approving the contracts associated with the site acquisition and construction of the LSCC.

The costs of the LSCC have been vetted by the Public Works and Finance team and are in-line with industry standards of a cost per square foot (see square footage breakdown below). The total costs are also "up to" amounts since final costs for construction may come in less.

1. **Building and Site Square Footage**:
   - The Total Site = 26,208 sf

- The Courtyard = 5,579 sf
- Building = 12,400 gross sf (When measuring outside wall to outside wall and accounting 50% of canopy area (per AIA standards)

2. **Costs per Square Feet:**
   - **Site Costs per sf of site = $50/sf** (includes demo of (e) buildings, and environmental work)
   - **Courtyard Cost per/sf = $57/sf**
   - **Building Cost is 12,400 sf, the cost/sf = $254/sf**

Also, what are the next steps to engage the Ballpark businesses and residents?

Over the past few weeks, the Mayor's Office has met about a half-dozen times with members of the BNA in part to discuss the neighborhood improvement plan. Next steps will include: 1) Mayor's Office meeting with BMO and Judy to draft the actual supplemental budget request; 2) Create a timeline doc that we can hand out to neighbors; 3) Work with Mark Dym and Amanda Sandoval to set up a neighborhood walk-through regarding street lighting; 4) work with NIS and Amanda on distribution of graffiti-removal authorization forms; 5) Talk to 311 and let them know they likely will be seeing increased call volume from Ballpark.

Thanks,
Judy

Michael B. Hancock
MAYOR

City and County of Denver

OFFICE OF THE MAYOR
CITY AND COUNTY BUILDING
DENVER, COLORADO • 80202-5390
TELEPHONE: 720-865-9000 • FAX: 720-865-8787
TTY/TTD: 720-865-9010

June 4, 2013

Tracy Huggins, Executive Director
Denver Urban Renewal Authority
1555 California St., Ste 200
Denver, CO 80202

Dear Director Huggins and Members of the DURA Board,

Our team has now completed its own due diligence with respect to several new transformational projects in the Downtown Urban Renewal Area that can be completed between now and when the Downtown Urban Renewal Tax Increment Financing (TIF) Areas expire. I am herein requesting that prior to completion of payments of the current bond by DURA, a new obligation be created to allow the TIF funds to be collected and used for additional downtown projects, in furtherance of the Downtown Urban Renewal Plan.

Among those projects currently under review by DURA are:

- A DPS School at 1860 Lincoln
- A grocery store in the mixed use development project at 20th and Chestnut
- A level of public parking in a new private development at 17th and Wewatta

With this letter, I propose the following Downtown TIF Program comprising five projects that will be submitted for review and approval by the DURA Board.

- Improvements to the 16th Street Mall
- Two-way conversions of portions of Welton and 18th Streets
- Acquisition of buildings by Denver Rescue Mission in furtherance of Denver's Road Home programs
- Acquisition of a building for Denver's Road Home 24-Hour Rest and Resource Center program
- Acquisition of an underutilized parcel of land along 14th Street for a Convention Center Plaza

I request that DURA move forward with appropriate documentation to allow DURA's existing bonds to be paid off and to create a new obligation for financing this new Downtown TIF Program. The City also recommends that a small portion of the funds be used for management of the Downtown TIF Program. This will assure efficient delivery of projects, including coordinated timing and cash management. In cooperation with our program management team,

the City will continually monitor project development and may propose modification or reallocation of proposed projects as needed to ensure timely completion and prudent use of these funds.

This is an exciting time for Downtown Denver, and I greatly appreciate the commitment of the DURA Board and your dedicated staff as we move forward.

Thank you, again, for all you do to support our great City.

Respectfully,

Michael B. Hancock
Mayor

Michael B. Hancock
MAYOR

City and County of Denver
OFFICE OF THE MAYOR
CITY AND COUNTY BUILDING
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April 21, 2014

Denver City Council
City & County Building
1437 Bannock St., Rm. 451
Denver, CO 80202

Dear City Council President Susman and Members of Council:

I write to you today encouraging you to approve Council Bills 14-0300 and 0301, two contract agreements between the City and County of Denver and the Denver Rescue Mission. The Land Use, Transportation and Infrastructure Committee approved these agreements on April 8. Full Council adoption of these contracts will allow the City, Rescue Mission and Denver Urban Renewal Authority to move forward with the Lawrence Street Community Center and courtyard project.

As Mayor, I am proud of and inspired by our social service network and the partnerships we have developed with provider organizations like the Rescue Mission. I am humbled by the generosity and goodwill we extend as a community to those who are less fortunate and in need of a helping hand. That compassionate Denver spirit is one of the many things that set us apart from so many other cities.

The Lawrence Street Community Center and courtyard will provide a safe and dignified access point for those who are homeless to come in off the street and sidewalk and obtain basic human services such as water, restrooms, showers and food. This project will not solve the problem of homelessness in Denver. It is but one piece in a comprehensive, citywide strategy.

I wholeheartedly understand the concerns nearby residents and businesses have with this project. There is no greater concentration of social services anywhere in Denver than in this particular neighborhood. We must do everything possible to ensure the health, safety and well-being of those who live, work and visit not just Ballpark but our entire urban core.

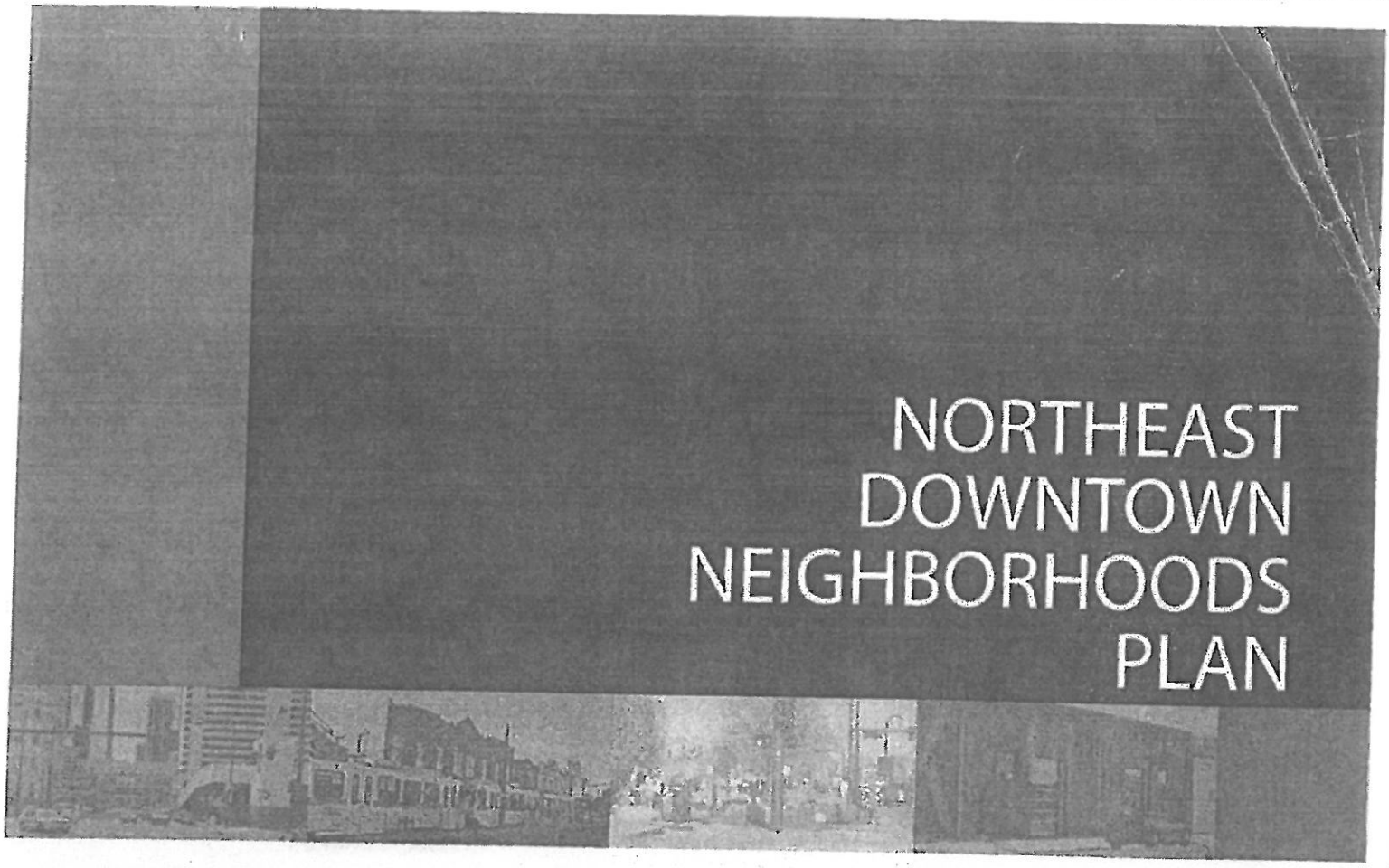
We can, we must and we will do more to address the unique challenges now being experienced in and around the Ballpark neighborhood. In the coming weeks, my administration will be submitting to City Council a supplemental budget request seeking immediate funding to support an aggressive neighborhood improvement strategy. This will include a significant increase in uniformed police officers in Ballpark, Lower Downtown and on the 16th Street Mall. We also will be asking for funding to improve street lighting, sidewalk and alley power-washing, graffiti removal and large-item pickup in the Ballpark neighborhood.

These measures will provide much-needed relief to the neighborhood, while at the same time, the Lawrence Street Community Center and courtyard project will fill a void in services for the homeless.

Thank you for your consideration.

Respectfully,

Michael B. Hancock
Mayor



NORTHEAST DOWNTOWN NEIGHBORHOODS PLAN

DENVER
THE MILE HIGH CITY

Adopted
May 23, 2011

Acknowledgements

Mayor Guillermo "Bill" Vidal

DENVER CITY COUNCIL

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District 2- Jeanne Faatz

District 3- Paul D. López

District 4- Peggy Lehmann, President Pro Tem

District 5- Marcia Johnson

District 6- Charlie Brown

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District 8- Carla Madison

District 9- Judy Montero

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District 11- Michael Hancock

At-Large- Carol Boigon

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Plan Approved May 4, 2011

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Amber Callender, Denver's Road Home

DOWNTOWN DENVER PARTNERSHIP

John Desmond

OTHER AGENCIES

Wil Alston, Five Points Business District Office

Bill Sirois, RTD

Mark Baudermann, RTD

Mike Turner, RTD

Cameron Bertron, DURA

Grant Bennett, DURA

CONSULTANT TEAM

AECOM

EnviroHealth Consulting

JVA Consulting

KHO Consulting

Sky to Ground, LLC

National Charrette Institute

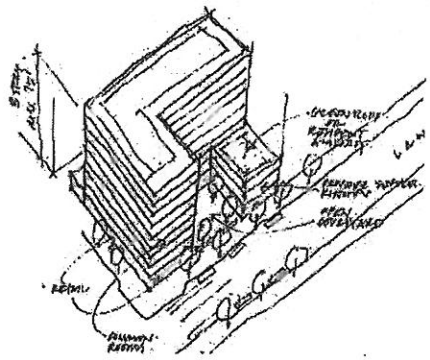
DEDICATED TO THE MEMORY OF CARLA MADISON IN RECOGNITION OF HER VISION, LEADERSHIP, AND CONTRIBUTION TO THE CONTENTS OF THIS PLAN.

Social Services

GOAL STATEMENT

Better manage the provision of social services and provide more appropriate facilities in order to improve the development climate, connectivity, and safety.

The **Triangle Parks Coordinating District** was formed in 2011 as a metropolitan district for the purpose of addressing the impact of the homeless and other urban social conditions on these particular park spaces. The metropolitan district, though technically a government entity, is a good example of the type of public-private partnerships that will be increasingly important as the city moves forward with planned improvements in this area. The District, whose board is composed of stakeholders in the Arapahoe Square and Ballpark areas, will work with the City and other partners to develop and implement physical, programmatic, and service provision improvements. The Denver Rescue Mission and Parks and Recreation Department are formulating a stewardship agreement specific to Maestas Park.



Courtyard building form

At the **Arapahoe Square Charrette** in January, 2011, attendees identified the impacts of social services as being the most immediate need to address within Arapahoe Square.

WHAT IS IT?

There is a concentration of social service providers in this area which serve a critical role for the greater Denver region, by housing and feeding homeless and low income individuals and providing wrap around services such as drug rehabilitation, job training and counseling. The main providers in this area include the Denver Rescue Mission, Catholic Charities Samaritan House, the Urban Peak, Saint Francis Center, and the Colorado Coalition for the Homeless's Stout Street Clinic. The concentration of social service providers leads to activities that are considered a major impediment to promoting a safe and enjoyable public realm in Arapahoe Square and hinders development in the neighborhood.

The impact and visibility of the homeless on public streets and parks is a detriment to promoting the area as a walkable, urban neighborhood, most evident at Eddie Maestas Park. The panhandling and loitering associated with the clients of the social service organizations contribute to Arapahoe Square's negative reputation and perceived safety issues. While the populations served by the social service organizations rarely commit crimes, they are often victims of it. It is widely known that criminals and drug-dealers use the congregations of homeless individuals in the Triangle Parks as "human camouflage" for illicit and illegal activities. This perceived and real barrier is centered on Lawrence, Broadway and Park Avenue and discourages residents of Curtis Park from walking or biking to Downtown. This all contributes to Arapahoe Square's image problem and discourages developers from making investments in the area.

The zoning code sets spacing, density, site, and other limitations on homeless shelters to reduce their impact on surrounding neighborhoods. Specifically these include, but are not limited to, a 2,000ft spacing requirement between shelters, a limitation that no more than 2 shelters be allowed within a 4,000ft radius of a proposed new shelter, as well as a limitation that no more than 200 beds can be located in any one shelter (350 for shelters having a legal zoning permit as of January 1, 2005), and no more than 950 beds can be located in any one council district. There is also a spacing requirement of 500 feet from a school, meeting the compulsory education laws of the state.

Given that social service providers are not expected to leave the area, new strategies related to effective social service management and other alternatives need further exploration:

- Courtyard Building Form: Encourage development of courtyards or semi-private open space for social service queuing, feeding and congregating to replace such activities currently occurring in the Triangle Parks and on sidewalks. This need may be met by identifying existing privately owned land adjoining a social service facility, obtaining additional land, or moving service providers to more suitable locations within Arapahoe Square, or elsewhere in the metropolitan area. Courtyard-style buildings provide outdoor space that is defensible because of its limited access from the street, private maintenance and security/surveillance. Courtyards also can provide visual and actual relief from monolithic building forms. Although the Courtyard development form was suggested as a general development form for Arapahoe Square, this proposal has proven to be particularly popular when suggested as a tool to improve the management of social service providers. At the Arapahoe Square Charrette, this concept was specifically modeled for the Denver Rescue Mission (DRM). Currently many of DRM's clients congregate on Maestes Park during the day. In a courtyard development, the DRM could have a private, outdoor space that would be monitored and controlled by DRM staff. The homeless population they serve could have a safe place to congregate while not being housed or provisioned by DRM.
- SRO Pilot Project: Develop a pilot single-room occupancy (SRO) project to provide ad-

COLORADO
COALITION
for the
Homeless

April 23, 2014

Councilwoman Judy Montero
Via Email

Dear Councilwoman Montero:

I am writing to clarify the position of the Colorado Coalition for the Homeless regarding the proposed "courtyard project" known as the Lawrence Street Community Center. The Coalition was not asked to provide advice or input into the development of this project. Nor was the Homeless Commission, of which I am a member, asked to review or give its input. Thus, what I know about the project is only what I have gleaned from media reports or third hand accounts.

The Coalition does **not** oppose the project. We just wish it were more than it is and that it was part of a comprehensive effort to truly address the issue of adult homelessness, the inadequacy and quality of the emergency shelter system, and the need for expanded services and supportive housing in Denver.

We have advocated for years that Denver needed 24 hour emergency shelters for men and women that did not require residents to leave in the morning only to queue up for re-entry at night. The current way our shelters operate, primarily due to lack of space and inadequate funding, creates a negative impact on surrounding businesses and neighbors as it requires a congregating of persons seeking shelter around those facilities. Using overflow "beds" to meet the overwhelming need for shelter contributes to this impact, as well as causes many persons in need to refuse to use these facilities.

We believe that the Denver Rescue Mission is doing the best they can within available resources and zoning limitations to meet the needs of homeless men in our community.

We strongly supported the initial proposal by the Denver Rescue Mission to rebuild and expand the shelter at its current location and on the Capra property. We believe that this would have been the best solution to the problems the Ballpark neighbors complain about. Unfortunately, when this proposal was quashed, the resulting project was a half-measure addressing the symptom rather than the underlying problem. While it is better than doing nothing, it is extremely unfortunate that the significant funding being invested in this project couldn't have been used to create a more appropriate shelter facility that both met the needs of those on the streets and lessened the negative impact on the neighborhood.

While we have expressed reservations about the proposed project, we cannot state more strongly that we do not support the efforts of the Ballpark neighborhood to relocate the DRM or any other homeless service program located in the neighborhood. The DRM has been an anchor of the neighborhood and the community for 44 years and 125 years respectively. Not only do they have the right to remain there, we believe that it is critical that they do so. The city should support their efforts, and those of other facilities, to improve their facilities and programs to meet the increasing needs of Denver's homeless residents.

Nor do we support the recently stated commitment from the Mayor's office to enhance police patrols in the Ballpark neighborhood, particularly at a time that the number of nightly "beds" is being reduced at the area shelters. This will not solve the underlying problems of inadequate shelter and services – it will only exacerbate the sense of futility and fear on the streets. Where are these homeless persons who are unable to access the shelters to go? Jail? That is not a cost effective or lasting solution.

We have long advocated for a comprehensive solution to Denver's homelessness problem that includes strong street outreach; adequate, safe and sanitary emergency shelter; a robust and expanded Housing First initiative; expanded health, mental health and substance treatment services; and the creation of an adequate supply of supportive housing for both individuals and families. The current housing market is creating a crisis in our community – one that will not be met through day centers and police patrols. We need a continuum of housing and services.

We have appreciated the support that you, other members of City Council and the Mayor's office have provided to the Coalition to help create real solutions to homelessness. However, these efforts need to be expanded and funded at the level commensurate to the growing need. That is vital to the economic vitality of Denver as well as to the needs of those currently on the streets.

So, I reiterate that we do not oppose the Lawrence Street Community Center. We would just like to see these other needs being addressed by Council and the Mayor with the same sense of urgency. Otherwise, we will continue to fight a losing battle in our efforts to end homelessness.

Please let me know if you have any questions or concerns.

Sincerely,

John Parvensky, President

CC: Denver City Councilmembers
Mayor Hancock
Brad Mueli
Ballpark Neighborhood Association

Ballpark Neighborhood Association Timeline

2011 –

Mayor Hancock opposes initiative 300; most restaurants in Ballpark opposed this initiative.

2012 –

- Mayor's office organizes a meeting to discuss the operational and governing structure of Crossroads Shelter opening.
- Mayor signs unauthorized camping ban into law with support of Ballpark neighbors.
- Mayor's office worked with OED to issue 86,000.00 in Community Development Block Grant, (CDBG) funds to police district 6 for off-duty policing in Ballpark, Curtis Park, and Five Points.
    - Ballpark matched those dollars and provided additional services.
- Parks and Recreation initiates weekly power washing at Triangle Park in an effort to alleviate trash at the Triangle Park.
- Ballot Measure 2A passes – Ballpark doesn't endorse because of potential burden on commercial property owners.

2013 –

- Mayor's office, Downtown Denver Partnership, and Ballpark neighbors organized sit-ins at Snooze Restaurant to support their business.
    - Occupy Denver protested their business every Sunday because of their support for the unauthorized camping ban.
- March 20th - Mayor Hancock attends their general membership meeting to discuss his priorities and initiatives. He also answers questions from the general membership.
- July 19, 2013 - Ballpark officially opposes the Capra project and any new additional human service expansion in the neighborhood.
- August 8th - Ballpark participates in Mayor Hancock's new neighborhood initiative - Denver Days; Ballpark Plates.
- August 29th - Met with Judy Schneider, President to discuss their opposition to the Capra project.
- September 1, 2013 – Sunny Lawson Park repurposed.
- October 1, 2013 –Triangle Park repurposed.
    - Mayor's office grants permission to P and R to pursue a vender to power wash around Ireland's Finest 3X week through December.
- November 6th – Attended Ballpark General Membership Meeting
- November 13th – Scheduled special meeting with the general membership to update them on Triangle Park and Capra Project
    - Ballpark rejected the meeting on Nov 13th because it conflicted with their "Good Neighbor" awards ceremony
- November 21st – Received an email from Judy citing her displeasure with the Mayor's office not getting a meeting scheduled.
- November 22nd – Responded to Judy about our attempts to meet with the membership. Offered some alternatives. (Never received an email back from Judy)
- December 20th – Received an email from Bryan Slekes, new board member about scheduling a meeting with the board on January 8th.
- December 31st – Responded to Bryan and told him that we could send Laura Dannemiller and Bennie Milliner to their board meeting on January 8th.

2014 –

- January 8th – Attended their board meeting to listen to their concerns about Little Box Car Park and Capra project.
- January 15th – Attended their general membership meeting to discuss the proposed project at the Denver Rescue Mission.
- February 19th – Parks and Recreation attended their general meeting to discuss Triangle Park and Little Box Car future design plans.

- March 19th – DRM and city representatives attended their general meeting to discuss the proposed Lawrence St. Community Center project.
- March 27th – Mayor's office staff met with their board to discuss to discuss next steps.
- April 8th - LUTI – Lawrence Street Community Center passes out of committee with no public comment.

Bartleson, Debra - City Council

Subject: FW: HISTORY OF OUR PROJECTS IN BALLPARK

Judy,

As you requested, I am providing a time line history of the two projects we have been reviewing. As you know we originally looked at doing a $25 million dollar project across the street from the existing Lawrence Street Shelter. This project anticipated the closing of the existing shelter, had a courtyard and 100 new beds beyond our existing beds for men and women. We did not do this project because it would have required a zoning variance for new beds and Ballpark Neighborhood was strongly against this (adding new beds).

Timeline:

-July 2011: Developer David Zucker approaches the Mission regarding a new facility across the street from Lawrence Street.
-Nov 2011: Preliminary Plans, acquired an option on the land
-March 2012: DRM Board Approves Due Diligence
-March 2012: Presentation to Ballpark Neighborhood with a number of follow on discussions and BPN board meetings on this topic
-April 2012: Presentation to Curtis Park Neighborhood
-July 2012: Due to resistance to any new beds from the neighborhood, and the requirement for a zoning variance the project is indefinitely postponed
-Sept 2012: David Zucker approaches DRM about purchasing Tony Capra's property, we decline to pursue based on a number of factors, including the need for City support.
-February 2013: Discussions with City and Tony Capra begin again regarding doing a courtyard without any new beds in light of Triangle Park's closing
-February 2013: Due Diligence begins regarding this option
-July 2013: New Lawrence Street Center Community Center Project presented to Ballpark Neighborhood Board with many discussions following
(We have copies of the minutes from this meeting.)

This is just a short summary, but we have email trails and BPA board minutes from a number of meetings and discussions that we had regarding the LSCC. From these meetings and other correspondence it was clear that the BPA did not want to discuss solutions other than a flat out "no" to the project and that they would be seeking legal assistance in fighting this project. As you have said, it is hard to engage in discussions when one side is hiring attorneys. On more than one occasion I have been asked, "When will Denver Rescue Mission be leaving the neighborhood?" As you know, it is our desire to be the best neighbor we can be and help the number of people that come to us for help. We believe we are in the best location to do that.

Let me know what else you need. Thanks again for your committed support.

Brad

Brad Meuli :: **Denver Rescue Mission**
President/CEO

[p] 303.297.1815
[f] 303.294.9503

Office of Economic Development
Office of the Director

201 W. Colfax Ave., Dept 208
Denver, CO 80202
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DENVER
THE MILE HIGH CITY

MEMORANDUM

TO: Councilwoman Montero
Members of Denver City Council
Paul Washington, Executive Director

CC: Skye Stuart, Legislative Director
Bar Chadwick, DoF Special Projects Coordinator
Shawn Ropp, Better Denver Bond Program

FROM: Jeff Romine, Chief Economist

DATE: April 28, 2014

SUBJECT: **Review of OED recent projects and business activities in the proximity of the proposed Lawrence Street Community Center**

SUMMARY

Core Business Area (Central Business District, Five Points, North Capitol Hill & Union Station)

- 12,200 businesses and organizations
- 125,000 total employment
- $20M+ of direct OED investment , leveraging over $100M in direct private investment

Immediate Area (19th to 25th, and Blake to Stout)

- 620 businesses and organizations
- 4,100 total employment
- $6.4M of direct OED investment, leveraging over $30M in direct private investment

The proposed Lawrence Street Community Center will serve as a safe, secure courtyard and waiting area, along with needed core services and amenities (e.g. bathrooms, showers, and other shared basic needs space.) The facility is proposed to be located 2222-32 Lawrence Street, in Arapahoe Square (part of the Five Points neighborhood).

Residents and businesses in the immediate area (19th to 25th , Blake and Stout) benefit from the strong business environment and housing market in this area. Within a very short walk from the businesses, buildings, and future development sites exist 12,000 businesses employing over 125,000 persons. Few places in Denver – or the metro area – have a similar economic foundation and strength to build on for customer, employment and B2B access.

Denver's downtown has continued to evolve and grow, with expansion into Civic Center and the Golden Triangle to the south, LoDo and Central Platte Valley to the north, and the establishment of

Colorado's largest educational campus, Auraria, to the west. Most recently, this area has experienced a significant level of business and developer interest. This interest has not waned as the discussion related to the Lawrence Street Community Center has progressed over the many months.

Denver OED has actively worked to bring about this interest and investment for over a decade. The efforts and focus of the administration and City Council in the larger area has led to the direct investment of more than $20 million in capital and program funding over the past ten years. This area is comprised of four defined Denver neighborhoods, including Union Station, Five Points, Central Business District, and North Capitol Hill. Within these neighborhoods are several known areas, such as Ball Park, LoDo, Arapahoe Square and River North.

These business, housing, and neighborhood investments and support have led and played a role in community revitalization. Many businesses have succeeded and grown due to OED's active lending role, including Snooze, Great Divide, and Biker Jim's. Additionally, OED has played a very direct role in assisting in housing development in the area, working with developers to bring forward projects like ClockTower Lofts, 2020 Lawrence, and Alta City House (Chestnut project).

Much of OED's focus has been the immediate 40 block area, which has undergone a significant revitalization over the past ten year. These positive changes in the area are in part due to the direct investment of $6.4M, with an estimated $30M or more in leveraged private investment. Of this direct OED investment, nearly 50% of the funds were targeted and utilized to make small business loans for growth of new businesses, creating job opportunities, and meeting changing an increased customer demands and needs. At the same time, the private sector has flourished in this area, due to the affordable land and building prices compared to other areas in the greater downtown (that is a very short walk to the economic center of our metro area).

Our latest business data reveals that more than 600 businesses are operating in the immediate area. These firms employ more than 4,100 persons – and more businesses are now seeking locations in this vibrant, urban business neighborhood. Additionally, more than a thousand new housing units have been built or are planned in this immediate area – with an increasing share of the units in the workforce and market rate price levels.

Attached to this memo is a map highlighting a few of the larger development and business projects in the immediate and surrounding core business areas.

If you have any additional questions, please let me know at your earliest convenience.

Office of Economic Development Investments 2003-2013 In Arapahoe Square and Near Northeast Denver (REVISED)

#	Economic Development Project
ED01	GLBT Center
ED03	NES, LLC
ED04	Cook's Fresh Market
ED05	Digitally Unique
ED06	1731 Emerson Facade
ED07	Tattered Cover
ED08	TAXI - Freight
ED09	Lower 48
ED10	2036 Larimer Facade Improvements
ED11	United Business Communication
ED12	Market Central
ED14	2109 Larimer Bldg Improvements
ED15	Ignite
ED16	2134 Curtis Bldg Improvements
ED17	Biker Jim's Gourmet Dogs
ED18	Great Divide
ED19	Snooze
ED20	Montessori Academy
ED21	Crossroads Theater
ED22	Industrial Candles
ED23	StudioTrope
ED24	Industry
ED25	Empowercom
ED26	External Documents
ED27	Hello Mommy Daycare
ED28	SunPower
ED29	Acorn at the Source
ED30	Great Divide
ED31	Landworks Design
ED32	Agency 225
ED33	3462 Larimer Acq-Rehab
ED34	AA Printing
ED35	Jazz at Jack's
ED36	Cheeky Monk
ED37	Veracity Credit
ED38	Aveda Institute
ED39	Choose Red
ED41	Marczyk Fine Foods, Inc
ED42	Club Evolution

#	Neighborhood Development Project Name
ND01	Archdiocese of Denver
ND02	Centro Humanitario Para Los Trabajadores
ND03	Clinica Tepeyac
ND04	Denver Inner City Parish
ND07	Inner City Health Center
ND10	Metro CareRing
ND11	Saint Francis Center
ND12	Samaritan House

#	Housing Project Name
H02	
H03	Blake Street Apartments
H04	Burnetti Lofts
H05	Ogden Street Apartments
H06	Row House Rehab
H07	Saint Francis
H08	Sunset Towers
H10	
H12	Manhattan Lofts
H13	Alta City House
H14	2020 Lawrence
H15	Renaissance Stout Street Lofts
H16	One Lincoln Park