



DENVER
THE MILE HIGH CITY

Real Estate Transaction with DPS

Government and Finance Committee

March 13, 2013

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

- BR 13-0171 approves a contract with Denver Public Schools for exchange of a 46,000 sf DPS owned building at 1330 Fox St (Council District 10) for 11.5 acres of City owned land in Council District 4.
- City property includes a 2.5 acre parking lot and the remaining acreage located within the area known as Hampden Heights Open Space.

- A Restrictive Use Covenant requires the land transferred to DPS be used for an educational facility for a period of 40 years
- Appraised value of the two sites differs by \$705,000. The non-profit domestic violence center planning group will pay \$355,000 from private fundraising. The City will pay the remaining \$350,000.
- Renovations funded by private fundraising through domestic violence center planning group, but the City will retain ownership of the building
- DPS will oversee renovations to the building prior to final transfer

- Need for new school in SE Denver due to severe elementary school overcrowding. DPS requires approx. 500 new school seats to serve kids in that area. 750 elementary age kids live within 1 mile of the site.
- DPS began site search in 2010. Options explored included both vacant and developed parcels, as well as repurposing existing DPS school sites. The HHOS site represents the only viable option based on needs.

Background – DV Center Needs

- Need for centralized services for domestic violence victims who currently must travel to a dozen or more agency locations for services
- Domestic violence center planning group sought appropriate location for many years including leased space in various downtown buildings and city-owned facilities
- Challenged by cost and locational constraints which precluded city facilities out of downtown and expensive private leased space
- Requirements included close proximity to transit, courts and police

Background - De-designation

- Request from DPS to de-designate 9 acres of the Hampden Heights Open Space area in order to facilitate building of ECE/Elementary school on site
- Per *Rules & Regulations for Natural Areas*, the proposed action was noticed and public comment was taken at a Parks & Recreation Advisory Board meeting
- At the Dec. 13, 2012 meeting, PRAB voted 11-6 to make a recommendation to the Manager to oppose de-designation of the area
- Manager's decision to de-designate based on Rules and Regs criteria and additional investigation performed was issued on January 2, 2013. (See decision packet for information)

- Public Notification & Outreach
 - HHOS site posted with signage at least 45 days in advance of PRAB vote and notice published in the Daily Journal
 - RNOs within 200 ft of site notified by mail. Those RNOs include: INC, Cherry Creek HOA, Hampden Heights Civic Association, Highline Club HOA, Woodstream Falls Condo Association, Dayton Green, Chestnut Ridge and Provence Town Condo Association
 - DPS individually noticed homes in the neighborhood with flyers on public meetings
 - DPR and DPS met with INC – PARC on October 15, 2012
 - Councilwoman Lehmann included information in October, November and December newsletters
 - DPS-hosted public meeting at Holm Elementary on November 1st
 - Hentzell Park webpage on the City's website posted all information
 - Public testimony taken at two PRAB meetings on November 8th and December 13th. Written comments accepted before and for 30 days after the initial public hearing

- Land will be used for educational facilities (restrictive use covenant)
- Providing educators with the ability to include environmental learning and outdoor education in school curriculum
- Construction of multiple play fields and open green areas available for youth sports & general community use
- Public input will continue as part of the design phase of the facility through a community-based Design Advisory Group

- One stop resource center for victims of domestic violence
- Centralized, coordinated services involving 25 distinct agencies, including both community based organizations and the criminal justice system
- Expected to serve 3000+ victims per year
- Will not process domestic violence offenders at the site or offer on-site shelter services
- Non-profit is funded through gifts, grants & donations, including a \$1 million contribution from Rose Andom that will help fund acquisition and building rehab

- Formal designation of 9 parks, including adding an additional designated 15.9 acres to Hentzell Park. These designations will follow the same City Council approval schedule
- DPS contract approval schedule:
 - Finance & Audit committee (review) – March 11
 - DPS Board Work Session (review) – March 18
 - DPS Board Meeting (vote) – March 21

- Mayor-Council – March 19th
- First Reading – March 26th (Council meets on Tuesday due to holiday)
- Second Reading with One Hour Courtesy Public Hearing – April 1st