



**DENVER**  
ECONOMIC DEVELOPMENT  
& OPPORTUNITY



# Property Acquisition For Youth Support Services 1240 W. Bayaud Avenue

Finance and Governance Committee: September 29, 2020

Bill #: 20-1041

# Developing a Public Health Approach to Youth Violence Prevention ("YVP")

Research from the Centers for Disease Control and the Prevention Institute on youth violence prevention provides a blueprint for implementing a successful youth violence prevention plan. Youth violence is a public health problem that is complex and is influenced by the interaction of multiple factors which require a comprehensive set of strategies that address risk factors on an individual, family and community level.

The proposed youth center provides the City with an opportunity to braid a handful of proven youth violence prevention strategies and create a safe space where youth and families can access a menu of wraparound services. Using the Change Center in Knoxville, Tennessee as an example of a youth center that offers wrap around supports, the Center will help support the following youth violence prevention strategies:

- Promoting family-based services and supports;
- Increasing physical and social emotional wellness opportunities for youth and families;
- Strengthening youth's skills;
- Enhancing youth's connections to community and caring adults.

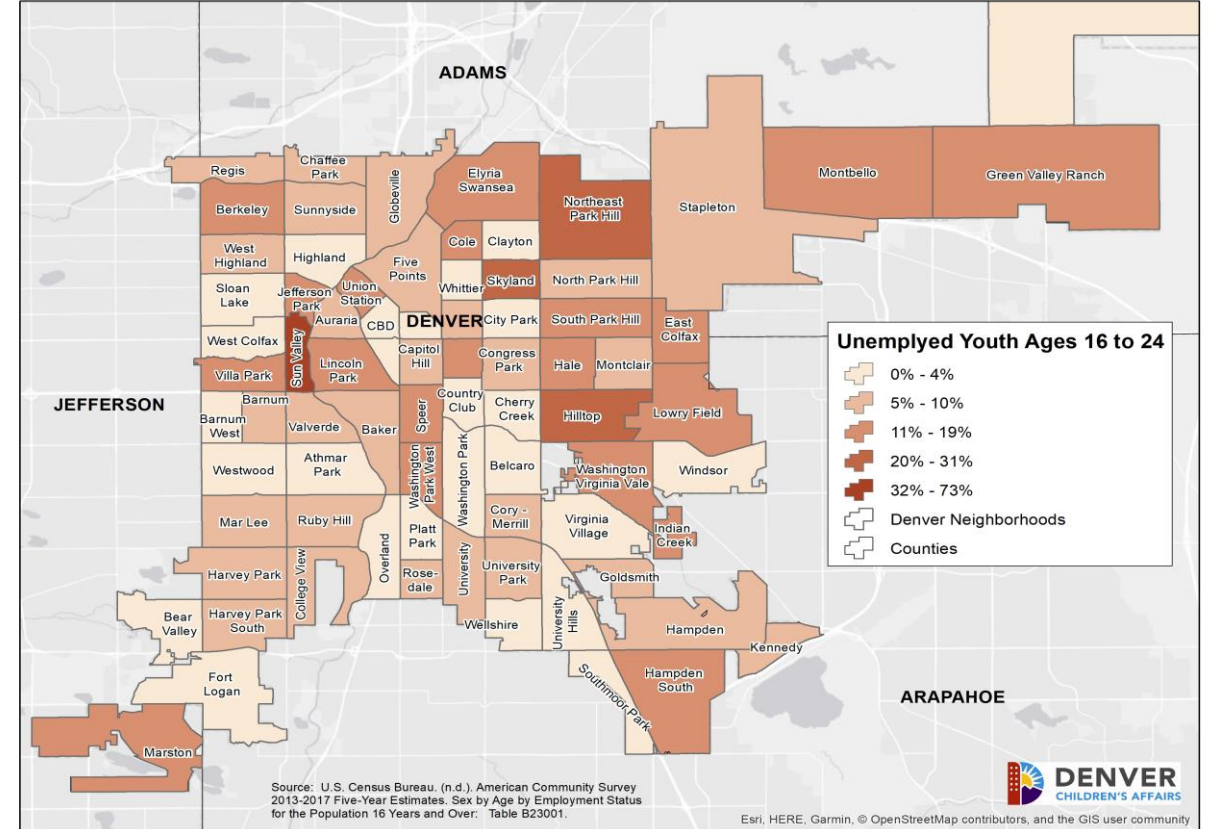
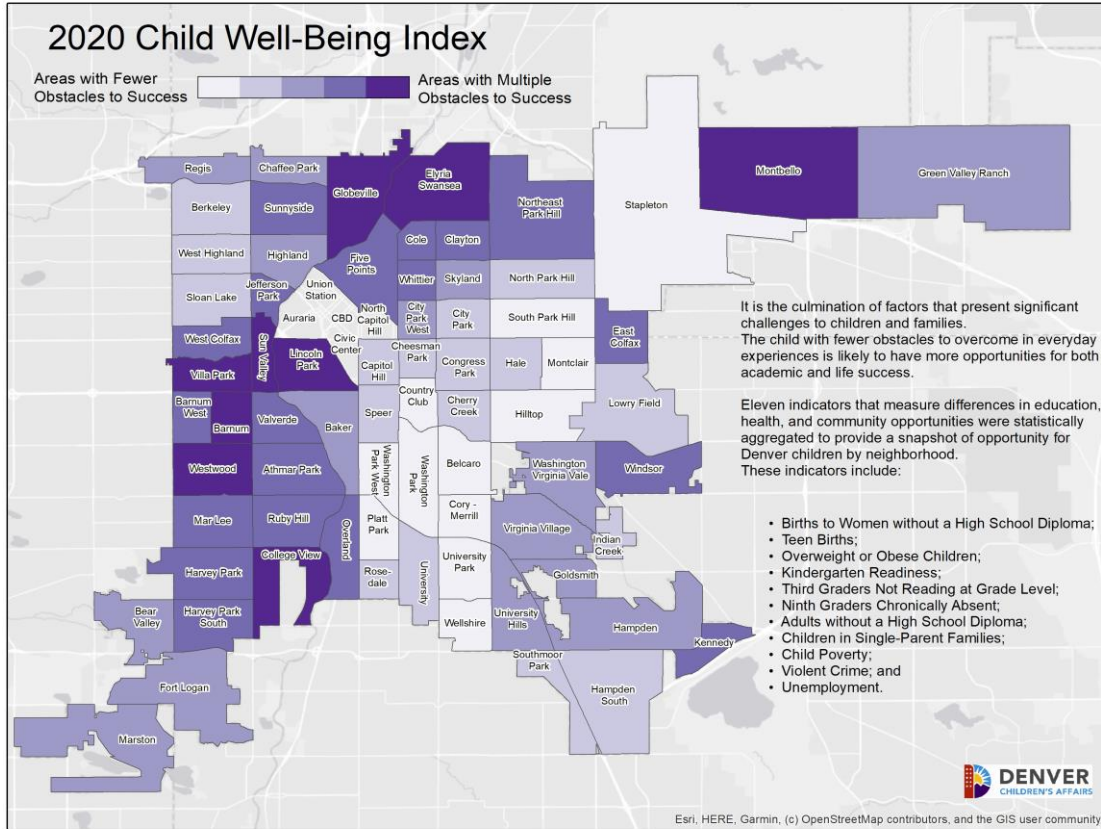
This acquisition is an important first step to creating a youth-focused center that leverages city and community resources to provide a menu of wraparound services/activities designed to reduce risk factors and promote resiliency. While the center will have a primary focus on youth-specific services, where possible, multi-generational strategies will be incorporated to address needs of the whole family.

# Proposed Building Usage

## Youth Violence Prevention & Alignment with YVP Strategies

- ☑ YVP Strategy: Youth Center to support multi-generational wraparound services.
  - Activity: Youth entrepreneurial support; access to behavioral/mental health services, and recreation programs for youth and families.
  
- ☑ YVP Strategy: Enhanced employment opportunities for youth.
  - Activity: Youth workforce and training programs
  - Activity: Leverage partnerships with other city agencies/businesses to support employment/apprenticeship/volunteer opportunities for youth (Denver Animal Shelter).
  
- ⌋ YVP Strategy: Parenting skills and family relationship programs.
  - Activity: Programming to support parents and families with teens and preteens.
  
- ☑ YVP Strategy: Support youth serving non-profit organizations.
  - Activity: Workspace, capacity building, and technical assistance for youth-serving organizations.

# Data Snapshot – Status of Denver's Children



# 1240 W. Bayaud Avenue

- ✓ **Asset:** 2-story office/flex building
- ✓ **Building size:** Approximately 9,610 square feet
- ✓ **Land size:** Approximately 0.61 acres
- ✓ **Year of Construction:** 2010
- ✓ **Zoning:** I-B General Industrial District with a UO-2 Overlay which permits billboards
- ✓ **Transportation:** Less than one mile from Alameda Light Rail Station which provides access to:
  - Bus Routes 3, 4 & 52
  - Rail Lines C, D E, F & H



# 1240 W. Bayaud Avenue

- ☑ **Location:** Southwest corner of W. Bayaud Avenue and S. Platte River Drive
  - Just northwest of Alameda and I-25
  - City Council District 7
  - Adjacent to Valverde Park with a basketball court and softball fields, Denver Animal Rescue and S. Platte River Trail
  - Potential location for food donations



# Proposed Acquisition

- ☑ The City & County of Denver (CCD), on behalf of Denver Economic Development & Opportunity (DEDO), proposes to purchase the property from Denver Police Activities League, Inc., a Colorado Non-profit corporation in the amount of \$3,000,000 using CDBG funding.
- ☑ A fully executed Purchase and Sale Agreement is critical for CCD and DEDO to move forward with securing the space for youth-focused activities aligned with CCD's youth violence prevention goals. (FINAN-202055776)



# DEDO Priorities

Consistent with DEDO's commitment to working with the youth population through our Workforce Services and Youth Activity Programs, this site will aim to address many of the needs for youth in this and surrounding communities.

Denver Workforce Services address one or all of the following evidence-informed practices;

1. Engagement and stabilization
2. Initial and ongoing service planning
3. Increasing resilience
4. Developing human capital



# Funding

## Acquisition

\$3,000,000 - CDBG Funding

## Carrying Costs (estimated)

A minimum of \$50,000 will be needed to fund the initial year of operating expenses for the property. HUD will cover one year of operating expenses to maintain and operate the facility. Future expense past the initial year of ownership will be outlined in the service provider RFP.

## Rehab Costs

Through an RFP process, a service provider will be selected to occupy this property. The RFP will outline the needs as related to the space and will determine what renovations will need to be conducted to accommodate their needs. Once these needs are identified, DEDO will reach out to HUD to identify eligible funds to pay for the renovation.

# CDBG: Community Development Block Grant Program

- The CDBG Program from the U.S. Dept. of Housing and Urban Development (HUD) provides annual grants on a formula basis to state and local governments to develop viable urban communities.
- Typical CDBG activities in Denver include economic development investments, neighborhood facilities, and housing services.
- Activities benefit low- and moderate-income persons and often serve Denver's target neighborhoods.
- 1240 W. Bayaud Avenue's future use will depend on the results of the RFP to be issued in 2021, however it will most likely support the CDBG eligible use of a public facility.

# Timeline

2020

- ✓ City Council approval of the acquisition
- ✓ Execute a Purchase and Sale Agreement
- ✓ Proceed to move through the acquisition process to closing
- ✓ Conduct community engagement and outreach regarding proposed activities

2021

- ✓ Interim use for the building
- ✓ Draft and Release RFP for a service provider(s)
- ✓ Approval of provider(s)
- ✓ Renovations as needed for the new service provider(s)

# Request for Purchase and Sale Agreement

- ☑ The purchase of this property supports the CCD goals of youth violence prevention and DEDO's youth workforce and economic development activities. The Division of Real Estate requests the approval of the acquisition of 1240 W. Bayaud from Denver Police Activities League, Inc., a Colorado Non-profit corporation.

# Youth and Community Impact

- Adriana Lopez – Vice President, Valverde Neighborhood Association
- Leo Alirez, PhD. – Executive Director, Life-Line Colorado
- Nevaeh Cassanova – Member, Youth Violence Prevention Advisory Committee

Thank You