



# CITY AND COUNTY OF DENVER

**Department of Finance**  
**Division of Real Estate**

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## MEMORANDUM

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To: City Council

From: The Division of Real Estate

CC: DHS

Subject: 405 S. Platte River Drive

Date: July 7, 2020

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## PROJECT UPDATE

Recently, the Family Crisis Center was relocated to 405 S. Platte River Drive to accommodate growth needs which, in turn, allowed for utilizing the previous building for the new Solutions Center. DHHA is one of many agencies providing services at the Family Crisis Center. DHHA will occupy a portion of the first floor as their dedicated leased space and will have some areas of shared space on the first and second floor. Their dedicated space is approximately 2,906 SF. Term is for 5 years. Rent is \$10.00 per year for a total contract amount of \$50.00. This amount is the nominal lease amount determined by CAO.

The Family Crisis Center supports children under the age of 18. This is an outpatient office. This facility coordinates services of Denver Health, the Denver Department of Human Services (DHS), the Denver Police Department, the Denver District Attorney's Office, and the Denver Children's Advocacy Center to evaluate cases of alleged child abuse and neglect, and to collaborate for prevention of child maltreatment in the City and County of Denver. DHHA provides support and services to the Citizens in the Denver area, including but not limited to child protection, adult protection, child abuse and neglect assessments and investigations, medical evaluations, consultation services, medical passport services, and Nursing Health Assessment triage and training.

<https://www.denverhealth.org/locations/denver/family-crisis-center-2929-w-10th-avenue-denver-80204>

## **SITE**

### **405 S. Platte River Drive**

- Located in the middle of the block on the west side of S. Platte River Drive between W. Alameda Avenue and W. Virginia Avenue
- Lot Size: Approximately 52,709 SF
- Building Size: Approximately 25,980 SF
- Zoning: I-A
- Council District: District 7
- Intended Use of Leased Space: Family Crisis Center – DHHA

### **LEASE SPACE - DHHA**

**Leased and Shared Premises**

*Areas shaded yellow dictate the leased premises for DHHA.*

*Areas shaded blue is the premises for DPD.*

*Areas shaded reddish-orange is the premises for DHS.*

*Areas shaded green are shared areas for DHHA, DPD and DHS.*

*Office areas not shaded are for use by CCD.*

*Common areas not highlighted including access to leased premises is also shared by all Parties to this agreement.*

	Total SQFT
DHHA	2,906
DPD	2,495
DHS	11,873
Shared	7,490
CCD	144
CCD	107

**LEVEL 1**

