

# License Agreement for 4400 N. Pearl

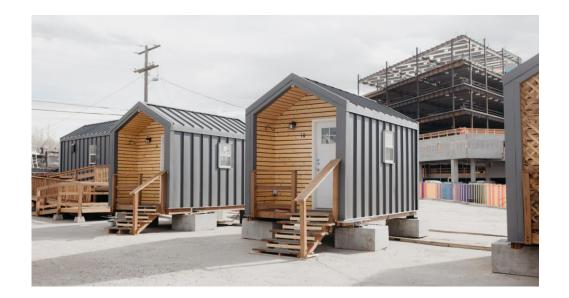
**FinGov Committee** 

April 16, 2019



# What is Beloved Community Village?

- Known as Beloved Community Village (BCV).
- 11 sleeping units (no bath/kitchen).
- Two port-a-potties.
- One common bath house with two showers.
- Houses 12 residents who are not well served by the City's shelter system.





# History of Beloved Community Village

- In 2017, the Mayor tasked City departments with coming up with a pilot to permit a tiny home village for the homeless led by Colorado Village Collaborative
- The village was permitted as temporary buildings that could be located on one site no more than 180 days (per the Denver Building/Fire & Zoning Codes)
  - This provision was later changed to allow temporary buildings containing residential uses to stay up to 360 days.



# History of Beloved Community Village

- The first two sites for the village were adjacent to 38<sup>th</sup> and Blake, and owned by Urban Land Conservancy.
- A 3<sup>rd</sup> site was picked for the village in summer of 2018. In October 2018, the site was determined not viable due to flood inundation concerns.
- Village had to relocate from their current site by March 1st. Village requested additional time from the Building Code Board of Appeals on February 28<sup>th</sup>, and in conjunction with the property owner, now have until May 15<sup>th</sup>.
- City stepped in to help Colorado Village Collaborative find a new site, and searched dozens of properties for a good fit.



#### **Site Selection**

- Criteria considered to determine the best site:
  - Ability to meet tight timeframe
  - Proximity to current village location
  - Suitability and safety for residential use
  - Ability to improve bath/kitchen facilities
  - Likelihood site could be used for more than 1 year
  - Transit accessibility
  - Space for up to 20 sleeping units (now = 11)



#### **4400 N. Pearl**



- Requesting to lease approximately 20,000 sq ft of the 35,000 sq ft parcel to Colorado Village Collaborative
- Currently vacant parcel that contains Public Works
   Wastewater facilities on the Washington Street side
- 25 ft access corridor along the railroad tracks being maintained
  - Buffer from the railroad
  - Provides access for BNSF and Public Works



#### **4400 N. Pearl**



- Intent is to relocate the existing tiny home village
- Allows for the village to expand up to 20 sleeping units and provide a community kitchen & bathroom building connected to utilities
- Located in the Globeville Neighborhood in Council District 9



### **Community Engagement**

- February 7 Neighborhood meeting at Globeville Rec Center hosted by the City
- February 15 Neighborhood meeting at Globeville Rec Center hosted by Councilman Brooks
- February 23 Neighborhood meeting at Laradon Hall hosted by the City
- March 3 Meeting at Black Shirt Brewing hosted by Colorado Village Collaborative (CVC), included a tour of the village
- March 13 Release of "Let's Be Neighbors" truth vs. myth video from CVC (<a href="https://youtu.be/SmUOPc5KvVk">https://youtu.be/SmUOPc5KvVk</a>)
- March 18 Meeting with neighbors to discuss village services and security
- March 25 Meeting with neighbors to discuss fence design and vegetation



DenverGov.org | 311

### **Community Engagement**

•	March	27	NDCC meeting with RNO leadership
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- March CVC and City staff went door to door
- April 2 Meeting with Globeville K.A.R.E.S. and Globeville First
- April 9 Meeting with ESGBA
- April 11 Meeting with Globeville Civic Partners
- April 13 Community clean-up, BBQ and community meeting hosted by the City and CVC
- April 25 Meeting with UCAN FOR CITY SERVICES VISIT | CALL



### **License Agreement Terms**

- One-year term with the allowance of two one-year renewals at a cost of \$10, that can be renewed administratively.
- Use of the property is tied specifically to the Beloved Community Village with a maximum limit of 21 structures (20 sleeping units and 1 community building) that can occupy the site.
- Renewal of the license agreement is at the City's sole discretion.



### Modifications to the License Agreement

- Reduced the term from a maximum of four years to a maximum of only three years
- Allows the City authority to enter the property with 24 hours notice to conduct monitoring program inspections
- Requires bi-annual check-ins with the City and CVC, and requires the City to attend a bi-annual public meeting with CVC
- Added language that outdoor camping is not allowed
- To the extent permitted by law, CVC shall perform background checks, including criminal background checks to screen for sex offenders or potentially dangerous individuals
- Requires CVC to install fences as approved by the City
- CVC is responsible for snow removal and maintenance of the property

