



DENVER
THE MILE HIGH CITY

License Agreement for 4400 N. Pearl

FinGov Committee

April 16, 2019

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

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 38th and Blake, and owned by Urban Land Conservancy.
- A 3rd 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 28th, and in conjunction with the property owner, now have until May 15th.
- City stepped in to help Colorado Village Collaborative find a new site, and searched dozens of properties for a good fit.

- 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

- **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 (<https://youtu.be/SmUOPc5KvVk>)
- **March 18** Meeting with neighbors to discuss village services and security
- **March 25** Meeting with neighbors to discuss fence design and vegetation

- **March 27** NDCC meeting with RNO leadership
- **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

- 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