



Westwood Library

Purchase and Sale Agreement

Finance and Governance Committee
February 7, 2023
Resolution Request 23-0104

Background

- DPL currently occupies approximately 900 square feet in the Westwood Community Center.
 - Smallest library in the DPL system
 - Size of the branch prohibits the library from adequately serving the neighborhood
 - Does not have enough space for computers, programming and community space
 - DPL hours and operations are limited since it is within the community center
- In 2021, Denver voters approved the RISE Denver bond package which included a new library in Westwood.

Westwood Redeemer

- In 2021, Lifespan Local, led by Dr. Lydia Prado, purchased the Lutheran Redeemer Church with the goal of developing a community well-being hub for Southwest Denver.
- Beginning in 2017, Dr. Prado used a community-driven process to identify the needs of the Southwest Denver residents, similar to the community work she undertook at Dahlia Campus for Health & Well-Being.
- Areas of focus include community well-being, healthy food and space, early learning, discovery (art & creativity), and lifelong learning.

Westwood Library at Westwood Redeemer

- Flexible spaces for generational educational programming geared toward families, youth, immigrants, refugees and job seekers
- Larger collection of books, movies, music and magazines funded by DPL
- Greater access to computers
- Co-created space with other neighborhood organizations providing legal support, healthy food and well-being resources
- Community meeting spaces to be used in a variety of ways such as workshops, cultural events and more
- Partnership with early learning classrooms and support for youth 0-5 and their caregivers
- Allows for the continued operations of the smaller Westwood Library at Westwood Community Center.

Property Location

3300 W. Nevada Place



Proposed Acquisition

The Division of Real Estate proposes the acquisition of a condo unit located at 3300 W. Nevada Place, Denver, Colorado, within the Westwood Redeemer development. The building is currently undergoing construction/renovation.

- Purchase Price: \$5,950,000
- Seller: Lifespan Local LLC.
- Premises Size: Approx. 6,000 square feet
- Includes tenant finishes
- Approximate closing in Q4 2023
- Council District 3

Requested Council Action

RR 23-0104: Approves the Purchase and Sale Agreement with Lifespan Local to acquire a condo unit located at 3300 W. Nevada Place, Denver, Colorado.



Questions?