



# South Platte Update

April 12, 2021

# Purpose

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- Provide update on project status
- Receive Council direction on method of tenant selection





# Project Status

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South Platte Crossing Update

# Overview

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- Property acquired 1/28/21
- Remodel project in progress
  - Anticipated completion end of 2021
- Tenant move-in anticipated Q1 2022



# Remodel

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- Planning on initial work underway
- Initial work necessary to prepare space for any use
  - Drywall, paint, carpet, etc.
- Furnishing will follow based on fuller understanding of final use for space (number of tenants, nature of work to be done)



# Tenant Placement

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## South Platte Crossing Update

# Overview

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- Space will be ready for tenants beginning 2022
  - Goal to have tenants under lease and ready to move in when remodel is complete
- Intended use as space for non-profits
- Council will have to determine method for selecting tenants
  - Based on criteria to be developed later
- Staff will negotiate lease agreements based on Council direction
  - Rent/other factors in lease will be given by Council direction

# Considerations

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- Use the space to further Council's vision
- Lasting City involvement in new area of development
- Maintain good relations with non-profit partners
- Legally, Council has broad latitude in selection
  - Few legal/compliance restrictions in selection



# Options

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- Option A – Council picks tenants
- Option B – RFP/Application process
- Option C – Outsource selection

# Option A

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- Council directly selects partners based on pre-existing relationships
- Pros
  - Gives Council most control over project
  - Shortens timeline
- Cons
  - Does not give organizations an equal chance
  - Could damage some relationships
  - Time is not a critical constraint

# Option B

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- Council solicits applications through an RFP based on criteria they develop
- Pros
  - Transparent process
  - Allows all organizations to make a case in writing or in person
- Cons
  - Potentially lengthy process



# Option C

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- Outsource tenant placement to third-party property management company
- Pros
  - Avoids appearance of favoritism
  - Minimizes time invested in project
- Cons
  - Council does not have direct influence in selection
  - Time is not a critical constraint
  - Cost

# Potential Partnership

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- Staff has met with C4 (Commerce City Community Campus) alignment group
  - Discussed potential partnerships and synergies
- Group developing wellness infrastructure in the community
- Partner organizations have purchased other floors of the building
- Potential to help create a dedicated space for human services in Commerce City

# Council Direction

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- Pick a method for tenant selection



# Future Steps

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- Council develops criteria for tenant selection
- Staff will develop a process for tenant selection based on Council criteria
- Staff will continue to update Council on project status and seek direction as necessary

# C4 Partner Organizations

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- Urban Land Conservancy (ULC)
- Cultivando
- Front Range Clinic
- United for a New Economy (UNE)
- Women, Infants, and Children (WIC)
- Early Childhood Partnership of Adams County (ECPAC)
- Tri County Health Organization
- Kids First Health Care (KFHC)
- Kids in Need of Dentistry (KIND)
- Colorado Orthodontics Foundation (COF)
- Commerce City?