

Evaluation Process for Homelessness Day Services Center

The process for selecting a property and location for the future [Homelessness Day Services Center](#) was multifaceted. City staff hired a commercial real estate brokerage firm to identify potential properties for the city to either purchase or lease for this purpose. The city also worked with Thistle Community Housing to identify potential properties available for immediate use as a day services center.

To help prioritize potential properties, city staff created evaluation criteria to identify key property characteristics for a successful and effective day services center.

Key evaluation criteria components include:

- **Size.** Day centers in neighboring jurisdiction range between 6,000 and 13,000 square feet. Staff used this square foot range in an initial search criteria.
- **Standalone.** A standalone building is a preferred option for day-to-day management.
- **One-story building.** One-story buildings are a preferred option for day-to-day management. Buildings with multiple stories must meet Americans with Disabilities Act accessibility requirements.
- **Distance from public transportation.** Many commercial buildings in Boulder are close to some type of public transportation. The below list identifies each property's proximity to high frequency transportation options.
- **Distance from schools and day care centers.** Due to the likelihood of high foot traffic at the day services center, city staff prefer not to be too close to a school or day care center.
- **Zoning.** Staff utilized [Section 9-6-1, BRC 1981](#) use table that specifies where this type of property is prohibited, allowed by right, conditionally, or through use review. Buildings in zones where day centers are prohibited were not pursued in this search process. In the table below, conditional use is identified as "Medium" difficulty of use. Use Review is considered "High" difficulty of use.
- **Lease or Purchase/Invest.** There is a preference to find a location that is available for purchase as the building selected in this process is likely to need some amount of remodeling or retrofitting to accommodate the proposed use. The city plans to contribute resources to purchase the building.
 - **Overall price or rent.** For purchase properties, this figure includes the listing price. For leased properties, this an annual rent estimate.
 - **Square foot price.** For purchase properties, this figure is straightforward: listing price divided by total square footage of property. For leased properties, this square footage figure includes rent, real estate taxes, building insurance, and maintenance.

Summary

Staff reviewed a total of 14 properties for the Homelessness Day Services Center. 1844 Folsom Street was identified as the best location for the center because it met key evaluation criteria, see Table 1 below, and is currently available.

Table 1. Evaluation Criteria for Homelessness Day Services Center

Property Name/Location	Size (sq ft)	Standalone (Y/N)	One-story (Y/N)	Distance to Public Transport	Distance from Schools/Day cares	Difficulty of Zoning (high/medium)	Purchase/Lease
							Overall Price/Rent
							Square Foot Price
1844 Folsom	8,000 (current building is 5,936)	Y	Y	0.2 mile to HOP	0.6 mile (Whittier)	Medium	Purchase
							Price: \$4-5M ¹
							Per sq ft: \$500-625
Notes: Preferred property. Easy and affordable conversion.							
2897 Mapleton	11,400	N	Y	0.3 mile to HOP	0.1 mile (YMCA)	Medium	Purchase
							Price: \$5.1M
							Per sq ft: \$448
Notes: Several tenants with current leases. Last lease ends 3/31/24.							
1530 55th Street	5,629	Y	Y	0.1 mile to JUMP	0.9 mile (Eisenhower)	Medium	Purchase
							Price: \$3.95M
							Per sq ft: \$701
Notes: Not a central location. Closest transport not high frequency.							
1720 14th Street	7,686	Y	Y	0.4 mile to Downtown Boulder Station	0.1 mile (Boulder High)	Medium	Purchase
							Price: \$3.65M
							Per sq ft: \$361
Notes: Issues with location and neighboring facilities. Under contract before tour happened.							
1731 15th Street	8,309	N	N	0.4 mile to Downtown Boulder Station	0.1 mile (Boulder High)	Medium	Purchase
							Price: \$4M
							Per sq ft: \$481
Notes: Toured the building. Two story building without an elevator.							
949 Marine Street	12,368	Y	N	0.2 mile Dash, Skip, etc.	0.1 mile (Boulder High)	Medium	Purchase
							Undisclosed
							Undisclosed
Notes: Several stories is a big challenge for management. This is a 4-story building.							
4710 Table Mesa Drive	8,970	Y	Y	0.4 mile to Table Mesa	0.1 mile (Bixby School)	High	Purchase
							Price: \$2.95M

¹ The cost here includes purchase, redevelopment, and day service component of the building.

							Per sq ft: \$329
Notes: Not a central location. Close to several schools.							
3640 Walnut Street	19,343	Y	Y	0.4 mile to Bound	~1 mile (KinderCare at UCAR)	Medium	Purchase Price: \$5.4M Per sq ft: \$281
Notes: Very large. Not centralized.							
2865 Baseline	6,391	Y	Y	0.1 mile to Bound/225	0.9 miles (High Peaks)	Medium	Lease Rent: \$67,105/yr Per sq ft: \$10.50
Notes: Not central. Expensive lease.							
2617 Broadway	7,114	Y	N	0.1 mile Skip/208	0.1 mile (Cottage School)	Medium	Lease Rent: \$248,990/yr Per sq ft: \$35
Notes: Newly remodeled. Retrofit unlikely.							
1526 Spruce St	12,368	Y	N	0.3 mile Downtown Boulder Station	0.3 mile (Sacred Heart of Jesus)	Medium	Lease Rent: \$420,512/yr Per sq ft: \$34
Notes: Newly remodeled. Retrofit unlikely. 3 stories/units.							
1795 Pearl St	6,458	N	Y	0.1 miles to HOP	0.3 miles (Whittier)	Medium	Lease Rent: \$193,740/yr Per sq ft: \$26-32
Notes: Central location. Close to schools. Expensive to lease. Would require a retrofit.							
1904-1914 Pearl St	11,884	N	Y	0.1 miles to HOP	0.3 miles (Whittier)	High	Lease Rent: \$298,280/yr Per sq ft: \$28-34
Notes: Would require a Use review.							
2880 Diagonal Hwy	10,616	Y	Y	0.1 miles Bolt/Bound	0.6 miles (Snow Lion Preschool)	Medium	Lease Rent: \$339,712 Per sq ft: \$29-36
Notes: Not a centralized location. Close to public transit.							