



## Parks and Recreation Committee

September 1 2017  
Dear Council

Re: Park Hill Golf Course and Clayton Early Learning Center Planning

In April, the Inter-neighborhood Cooperation delegation passed a resolution in regard to a hope that Denver would acquire Park Hill Golf Course should it become available in order to provide more park land. It was anticipated that it would be funded by the Go Bond. A link to the resolution is provided below. Also on this link is a brief history of the City/Clayton relationship and three documents pertaining to their agreement.

<http://www.denverinc.org/inc-parc-recommended-resolution-re-acquisition-of-park-hill-golf-course/>

We ask you please to keep the process regarding Clayton Early Learning Center open and transparent. Our reasoning is:

Recently there have been articles and discussion in news outlets and from community and stakeholder meetings about what Park Hill Golf Course( PHGC) future will be at the end of 2018 when the contract with the golf course management is up for renewal. Clayton Early Learning Center ( ClaytonELC) has been spearheading discussion in the community, and with Brad Buchanan and others in the Mayor's office. We believe much of the information being shared is incomplete or just not shared at all.

Denver has a long history of involvement and has played an important role in supporting ClaytonELC and the Park Hill Golf Course which is zoned Open Space. What does the future hold for this piece of property? Will it be developed for multiple uses, a park, a golf course, a large detention area for storm water?

It is our opinion that what has been missing in the discussion with the City and Clayton ELC is a transparent process with the general public. Many City officials and select groups already have been contacted by CRL, (who has been hired by ClaytonELC), to discuss and facilitate what the future could hold and what or if development should occur on the PHGC. We hope they have fully included the details of the interesting tangled history between Denver and Clayton.

From the research we have done it appears that Council and Denver will be the final decision makers if ClaytonELC seeks to change the zoning of the golf course and desires development of the property.

Transparency is missing in this process and is needed to negate the perception of a backroom zoning change by Mayor Hancock, CPD and Clayton ELC and approved by City Council.

Examples of missing transparency are:

- The conservation agreement between Denver and ClaytonELC which included protection of the Park Hill Golf Course to remain OS zoning. What does it entail?
- Transparency on storm water detention expansion plans and implementation on the golf course.
- The financial records for the golf course and examination of the impact of the \$700,000/yr lease on the ability to keep the course and amenities improved and up to date.
- The financial records of Clayton ELC and what percent of their budget is dependent on the annual \$700,000 income from the golf lease. What is the value of the current open space as zoned?

Questions needed to be answered:

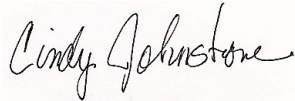
- Has there been an unofficial go ahead to pursue development of the golf course?
- Could there be a conflict of interest with some Clayton Board members and financial advisers in working with the CPD and City?
- Why might the city be willing to remove a perpetual conservation easement on the Golf Course that it paid fair market value for 20 years ago?

- We understand that storm water detention plans are part of the future for this property , Are there plans to trade one easement for another?

Transparency and a lack of openness have come to the attention of community members and the number of questions continue to grow. A decision for Park Hill GC has city wide impact. A decision on its use is a rare and unique opportunity to acquire and designate a large parcel of open space in Denver's urban setting.

Again we ask you please to keep the process open and transparent and to address our questions and concerns. Please look for alternate solutions to keep Park Hill GC protected as open space that has been set up in the Agency (conservation) agreement by previous council and administration.

Sincerely,



Cindy Johnstone



Maggie Price  
Co Chairs, INC PARC

cc:

Mayor Michael B. Hancock

Charlotte Brantley – Clayton Early Learning Center

Jon Murray -Denver Post

Alan Prendergast Westword

Haines Easton Life On Capitol Hill

Andrew Kenney The Denverite

Aaron Kremmer Business Den

Denver Channels, Fox 31,Channel 2, Channel 4, Channel 7, Channel 9

RNOs Greater Park Hill Community Inc, Northeast Park Hill Coalition, City Park Friends and Neighbors, Clayton, Cross Community Coalition, Elyria and Swansea Neighborhood Association

John Joseph Niemann, Inter-neighborhood Cooperation