



**Contact:**

Clayton Early Learning  
Charlotte Brantley, President and CEO  
[Cbrantley@claytonearlylearning.org](mailto:Cbrantley@claytonearlylearning.org)  
O: (303) 398-8578

City and County of Denver - Department of Finance  
Courtney Law, Communications Director  
[courtney.law@denvergov.org](mailto:courtney.law@denvergov.org)  
O: 720.913.5514  
C: 347.342.6288

City and County of Denver - Community Planning & Development  
Andrea Burns, Communications Director  
[andrea.burns@denvergov.org](mailto:andrea.burns@denvergov.org)  
O: 720-865-3186  
C: 720-326-6245

## **Clayton announces it has come to an agreement with the City and County of Denver on a proposal to purchase the Park Hill Golf Course property**

**Denver, CO – Sept. 21, 2017** – The George W. Clayton Trust, managed by Clayton Early Learning, (“Clayton”) today announced that it has come to an agreement with the City and County of Denver on a proposal to purchase the Park Hill Golf Course property.

The proposal calls for the City to purchase the property, which will allow time for a community visioning process that is currently underway to continue and help ensure both Clayton and the 155-acre property keep serving the residents of Denver.

Clayton’s lease with its golf course operator expires at the end of 2018. With declining revenue and increasing costs at the golf course, Clayton began meeting with community stakeholders in 2016 about the financial challenge and to begin a conversation about the future of the property that would generate sufficient revenue for Clayton to continue serving low-income children from Northeast Denver.

To date, Clayton has:


- Held more than 30 one-on-one and small-group meetings
- Formed a Citizens Advisory Committee, which has met monthly since February 2017
- Hosted community forums in March and August
- Surveyed community members about preferences for the site’s future
- Launched a community visioning process in February 2017

Thus far, the community has expressed interest in a range of options, including retail, residential, recreation, parks and open space. During this community dialogue, many residents have asked if the City could be part of the solution. The City has heard the community's input and understands Clayton's financial challenges. The proposed agreement is flexible and allows for consideration of a full spectrum of outcomes.

Clayton's visioning process will offer more opportunities for public input over the next several months. If the community's vision calls for some development on the site, the city would then facilitate a more detailed master planning process to ensure the community's voice informs all future plans.

The proposal will allow the City to purchase the entire property with an immediate \$10 million down payment followed by annual lease-to-own payments of \$350,000 for 30 years with an early-buyout provision. Of the 155-acre property, approximately 20-25 acres will be used for a detention area set out by the Platte to Park Hill flood-protection and storm-water program. Much or all of that detention area would be available for golf, park, open space or similar uses based on the outcome of the community visioning process.

Denver City Council has a formal role in approving the agreement and, depending on the outcome of the community visioning process, a master plan. City officials and Clayton expect to present the agreement to Council in early October.



#### **Background on Clayton Trust and Park Hill Golf Course**

The George W. Clayton Trust has owned the land on which the Park Hill Golf Course now operates along Colorado Boulevard between 35th Avenue and Smith Road since the Trust was established in 1899. The City and County of Denver was the initial Trustee of the George W. Clayton Trust from 1899-1984. In the mid-1920s, the City constructed the golf course on the land, which had been a dairy farm until that point.

**About Clayton Early Learning**

Clayton Early Learning, a 501(c)(3), is Colorado's leading catalyst in providing early care and education to ensure optimal development for all children, especially those of limited opportunities. We harness the synergy of four dynamic initiatives – classroom and family-centered practices in our schools, research and program evaluation, professional development of teachers and leaders, and effective policy advocacy – to spark improved early care and education approaches statewide in collaboration with other public and private entities. Visit [www.claytonearlylearning.org](http://www.claytonearlylearning.org) for more information.

###