

Roundtable #3 Participants Questions

Clayton Questions/Comments

How does Denver's conservation easement fit into this?

- Clayton is continuing to engage the community through this visioning process to find a balance between community desires for the future of the land and Clayton's fiduciary responsibility to leverage this land to serve the beneficiaries of Mr. Clayton's trust, the children of this community. No decisions have been made regarding the future of the open space easement.

With the current parcel of land being a golf course, why do we not have a panelist to discuss the need of golf in the city?

- The panelists were selected to discuss themes we heard arise from previous community input, we have not heard many community members voice an interest in golf as the future of this land.

When does discussing PHGC as part of the entire resolution to the flooding in the PH neighborhood?

- The city is moving forward with acquisition of a portion of the Park Hill Golf Course land for the purposes of water detention.

Why are park areas smaller than the foot print of Park Hill without discussing the use of overage acreage?

- We do not understand this question.

21 years ago Clayton perpetually relinquished its right to develop the land in exchange for \$2 million. Why is it appropriate to discuss any use other than open space?

- Clayton is continuing to engage the community through this visioning process to find a balance between community desires for the future of the land and Clayton's fiduciary responsibility to leverage this land to serve the beneficiaries of Mr. Clayton's trust, the children of this community. No decisions have been made regarding the future of the open space easement.

What communications has Clayton had with the Trust for Public Land about maintaining this important and unique 155-acre parcel?

- The Clayton team met with Trust for Public Lands twice in 2017 to discuss the future of the land.

Park is terrific, however has the City of Denver abandoned their possibilities of commercial housing development?

- Clayton's intent is that the vision plan will be the basis for decisions regarding this land going forward. Varied opinions have been expressed throughout this visioning process, at this point no decisions have been made.

Why is city government taking any vacant land and jamming with apartments? Density?

- Clayton is hosting this visioning process and cannot speak on behalf of the city government.

If Denver continues with more cement, we could evolve to a flooding situation like Houston.

- This statement has been noted and will be used to help inform the vision plan.

To accomplish the multiple desired outcomes for this area, I think we should allow high rises like around Cheeseman Park with open space, parks, mixed use and pedestrian trails. Connectivity to 40th and CO. station critical. Business should favor heritage businesses and local hiring.

- This statement has been noted and will be used to help inform the vision plan.

I hope the green space can be maximized and concrete/asphalt can be minimized.

- This statement has been noted and will be used to help inform the vision plan.

Denver zoning code is designed to reduce previous area and set up more flooding in Park Hill.

- This statement has been noted and will be used to help inform the vision plan.

Please make the introductory slides available on a website where they can be easily accessed.

- These slides have been posted to the website.

I realize the community surrounding the golf course has many significant needs such as a grocery store and affordable housing. However, I believe the quality of life and the health of residents is of paramount concern. Open space and the benefits it provides, once lost, is irreplaceable. I would like to suggest that other properties be considered for commercial and housing purposes so that valuable open space can be preserved.

- This statement has been noted and will be used to help inform the vision plan.

Housing and displacement are at a crisis level in Denver. This property should prioritize affordable housing and provide units to people in north Denver at risk of displacement. Placemaking efforts should focus on the culture/history of N. Park Hill and pursue strategies to slow down gentrification. Not easy to do but needs to be a priority effort.

- This statement has been noted and will be used to help inform the vision plan.

I am offended by City using statistics to suggest what Clayton/Park Hill residents should thinking meaningful for PHGC

- Clayton is hosting this visioning process and cannot speak on behalf of the city.