



Park Hill Golf Course Land Exchange

Department of Finance
Department of Parks and Recreation
Finance & Governance Committee | April 29, 2025

Agenda

Proposed Real Estate Exchange

Park Visioning Process

Questions



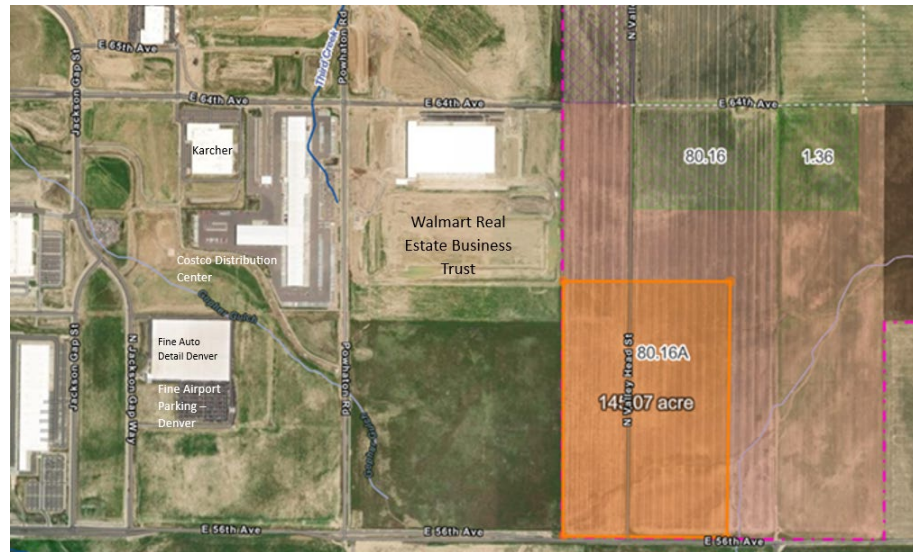
Park Hill Golf Course Property Overview

- 4141 E. 35th Ave. (Schedule #01193-00-032-000)
- 155 acres
- Owned by ACM Park Hill JV VII LLC (Westside Investment Partners)
- City Council District 8
- One of Denver's largest contiguous, centrally located parcels of land with a single owner
- Subject to conservation easement



East 56th Avenue Property Overview

- Generally located at Valley Head St. and Hayesmount Rd. between E. 56th and 64th Ave.
- 145 acres
- Owned by the City and County of Denver
- Located in Adams County
- Executed memorandum of understanding between DEN and City
- Transaction complies with FAA rules



Exchanged Properties

	Park Hill Golf Course	56 th Avenue
Highest and Best Use <i>Note: Neither site allows residential</i>	Golf Course	Industrial
Acreage	155	145
Infrastructure	Some utilities, irrigation, mature tree canopy	None
Appraised Value	\$12,760,902	\$12,758,724
Use	OS-B	Industrial – Adams County
Land Use Restrictions	Conservation Easement	Avigation Easement, Residential Prohibition, Rezoning Restrictions, Air Navigation Interference & Airport Hazard Prohibition

Next Steps

- City Council consideration of a purchase and sale contract
- Rezoning at LUTI Committee
- Potential for utility easements for 56th Avenue Parcel
- Working toward a nominal lease during due diligence for Park Hill Golf Course



Transaction Timeline

Councilmember Briefings

- January -February

Finance & Governance Committee

- April 29
- Skip Mayor-Council

City Council 1st Reading

- May 5

City Council 2nd Reading

- May 12

Anticipated Real Estate Closing

- This fall

Use of 2A Legacy Fund

The city will leverage the Denver Parks Legacy Fund. Denver voters passed 2018 Ballot Measure 2A: Parks & Open Space Sales Tax, a 0.25% sales tax dedicated funds for maintaining and extending the park system.

What will happen to the conservation easement?

Under state law, the easement is extinguished by merger of title once the land and easement are both owned by the City and County of Denver (this happens automatically under applicable legal principles).

This will allow the city to manage the site as a park with a broader range of park, open space, cultural and recreational uses (versus as only a golf course under the existing easement).

Parks & Recreation Next Steps

Historic Transaction to Create One of Denver's Largest Parks



CBSColor... @CBSNewsColo... · 2h ...
Park Hill Golf Course in Denver set to become a public **park** this summer, community celebrates



From cbsnews.com



Denverite

After years of Denver drama, Park Hill Golf Course to become a public park this...

16 hours ago

Denver7

After years of uncertainty, City of Denver will acquire former Park Hill Golf Cour...



23 hours ago



The Denve...
@DenverGazette

It's official. Denver's Park Hill Golf Course will be returned to the city, making it the largest acquisition of private land destined for use as a public park in the city's history.
trib.al/sabwCCA



Image credit: Denver Post

Anticipated Actions by Parks & Recreation

- Capture Park Hill Dave ✓
- Address any safety issues – tree pruning/removal, managing overgrowth, etc.
- Prepared park for passive use in the short term
- Pending inspection, some areas may remain closed



Park Visioning Process

- Design Selection
- Family Field Day on April 24
- Public Survey - <https://parkhillpark.org/>
- Building on prior community input gathered as starting point
- Develop initial vision framework in 2025
- Begin design and construction documents starting early 2026

Community Next Steps

- Future volunteer opportunities to prepare land for community to enjoy passive use of open space
- Multiple community engagement opportunities

Questions?