



# CITY AND COUNTY OF DENVER

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**Division of Real Estate**

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## EXECUTIVE SUMMARY

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To: City Council

From: Luke McKay, Assistant Director – Real Estate

Subject: DPR High Point Parcel 8-A Acquisition

Date: June 5, 2023

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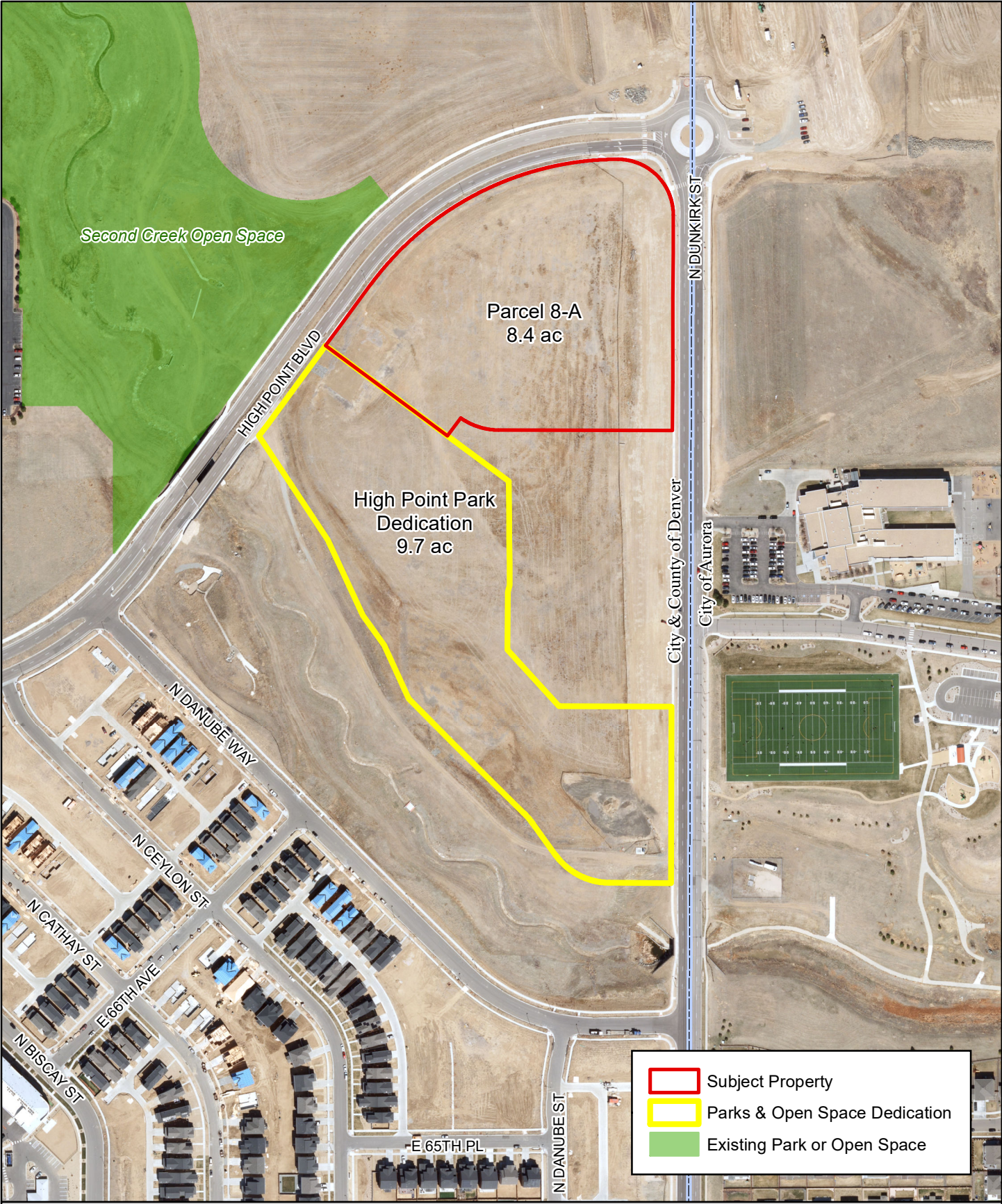
Under the guidance of its [Strategic Acquisition Plan](#), Denver Parks & Recreation (DPR) would like to acquire “Parcel 8-A,” an approximately 8.4-acre parcel generally located at 19202 High Point Blvd in Denver’s DIA neighborhood. The City and County of Denver (CCD) has a signed Purchase and Sale Agreement from the seller, ACM High Point VI C LLC, for \$4,641,903.50.

Parcel 8-A is adjacent to the future High Point Park, an approximately 10-acre future park that is being designed, constructed and dedicated to DPR by the seller. Acquisition of the 8.4 acres will not only expand High Point Park to more than 18 acres in size but also create an opportunity for DPR to develop recreational uses and facilities that can be difficult to site near residences such as lit athletic fields or lit sports courts while still providing access to residents in this neighborhood. Acquisition of this parcel also protects the future High Point Park from adjacent commercial development which would negatively impact the park and its users’ experience. Although the DIA neighborhood is still growing, DPR considers this acquisition both opportunistic and strategic in that it will help mitigate future gaps in the DPR system once this neighborhood is fully developed.

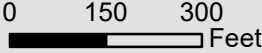
This acquisition meets and helps advance the goals and criteria of four DPR acquisition focus areas: Equity; 10-Minute Walk or Roll; Downtown, High-Density, and Growth Areas; and Resilience, Habitat Restoration and Waterways, as identified in the Parks Legacy Fund (2A) Five Year Plan and DPR’s Strategic Acquisition Plan.

In addition to the purchase price and the City’s due diligence and transactional costs, DPR is requesting \$500,000 for immediate restoration work including clearing, seeding, weed management, erosion control and two years of landscape maintenance bringing the total

acquisition cost to \$5,181,000. The acquisition project will be funded by the Parks Legacy Fund.



High Point - Parcel 8-A



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