



DENVER
THE MILE HIGH CITY

City & County of Denver Clayton Trust Park Hill Land Agreement

Denver City Council
Finance & Governance Committee
Oct. 3, 2017

- Introductions
 - Evan Dreyer, Mayor's Office
 - Charlotte Brantley, CEO, Clayton Early Learning
 - John McGrath, City Attorney's Office
 - Jeff Steinberg, Division of Real Estate
 - Lesley Thomas, Public Works
 - Steve Nalley, Community Planning & Development
- Brief History & Background
- Current Status
- Proposed Agreement
- Q&A

History & Background

- **1899-1984:** City as Trustee for Clayton Trust
- **Early 1900s:** Land used as dairy farm
- **1920s:** City decides to construct golf course
- **1997:** City/Clayton agree to land restrictions
- **2000:** City/Clayton enter Agency Agreement

- Clayton serves 700 children and employs more than 200 staff
- 2018: Clayton 20-year golf lease expires
- Golf operator pays Clayton \$700K/yr
- Insufficient revenue for Clayton & operator
- What is best way to continue serving children and provide the community time for meaningful input on future land use?

- Clayton has led a robust public involvement effort to inform the community about the financial challenges, share possible solutions and learn community desires:
 - Began holding key stakeholder mtgs in Nov 2016
 - Hosted monthly Community Adv Committee mtgs
 - Held 3 communitywide public forums
 - Knocked on 1,000 doors, received 750 responses
 - Established dedicated phone line and website
 - Hired experts for community visioning process

- City acquires 50% of property for \$10M
 - City takes possession 1/2/19, begins constructing flood-protection detention area
- City acquires other 50% of property through annual lease-to-own payments of \$350K
 - Early buyout provision
 - Full title at end of 30 years for \$10
- Existing Agency Agreement and land-use restrictions would be lifted by mutual consent

- Community visioning process continues for next several months
- Agreement allows for full spectrum of possibilities:
 - Complete open space
 - Full development
 - Based on community input thus far, more likely scenario is a mix of significant open space and some community-serving uses such as grocery store, affordable housing, local retail and entertainment

- Depending on outcome of visioning process, if there is development:
 - Master plan and rezoning would require an open, public process and Council approval
- If there are land sales:
 - Clayton receives 75% of proceeds until Clayton receives total of \$24M
 - After \$24M, all proceeds go to City until City recoups all costs (including \$10M down-payment and all annual payments)

Proposed Agreement

- Any additional sale proceeds split 50-50
- City would control any third-party sale effort until 12/31/22, then Clayton until 12/31/39
- After 12/31/39, City owns and controls all land

- Visioning process continues this year
- “Office Hours” for community drop-ins:
 - Sept. 26
 - Oct. 5 (4-7 p.m., Clayton Campus)
- Community Advisory Committee meetings:
 - Oct. 12
 - Oct. 19
- Questions?