

## Roundtable #2 Participant Questions

### Clayton Questions/Comments

If Arcis and the City get into a bidding war over this land, what effect does this visioning process have on the outcome?

- Clayton's intent is that the vision plan will be the basis for decisions regarding this land going forward.

I am confused—is this really the community making these decisions or “outsiders”?

- Clayton has been engaging with the community since late 2016, and to date the following community outreach has occurred:
  - Held approximately 30 one-on-one and small-group meetings
  - Formed a Citizens Advisory Committee 12 meetings of this group have occurred since February 2017
  - Hosted community forums in March, August and September 2017. Another community forum will take place in July 2018
  - Hired a survey company to knock on 1000 doors in the surrounding neighborhood and widely distributed a community survey. This outreach ultimately resulted in responses from more than 750 community members about preferences for the site's future
  - Held 4 roundtable forums open to the community to discuss ‘themes’ that have arisen in previous community outreach.

Is not the first obligation of CEL the education of the young? Housing insecurity seems to be a focus best left to others?

- The Park Hill Golf Course land is held in trust with the sole purpose to provide funding for the benefit of the trustees, the children of this community. Clayton launched this visioning process with the intent to balance the community's desires for the future of the land with Clayton's financial needs as required by the trust. Members of the community have voiced their concerns about the lack of affordable housing in the community, these concerns will be documented as part of the vision plan. Clayton's intent is that the vision plan will be the basis for decisions regarding this land going forward.

How do we balance the idea of equitable inclusive + healthy community that's affordable for families and making money for CEL to thrive?

- Clayton is continuing to engage the community through this visioning process to find this balance.

How does Clayton now have the right to ignore the perpetual open space easement and develop the land?

- 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.

Why no mention of the conservation easement?

- The focus of this roundtable was not on the land restriction.

Are you considering the lack of open space in Denver and the extreme toxicity of surround neighborhoods?

- Through this community process Clayton has heard many view points from the community including community members who are interested in gaining more open space for the use of the community. Through this process we have included available information regarding Denver's open space needs as identified as part of the Denverright planning process.

What's happened to the City's need for more water storage?

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

What are the plans for handling the density that developing this land will bring to the area?

- The vision plan is a broad-brush stroke plan that begins to set a framework for potential future uses of this land, however further planning will be required including a master plan that would more closely study outcomes of potential future uses that are contemplated in the vision plan.

Are you considering densification building up?

- 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.