

Roundtable #4 Participant Questions

Clayton Questions/Comments

Following Clayton's 1997 sale of the development rights for the PHGC land, how can Clayton now justify any claims to an additional \$24 million—or any significant funds from development of this land?

- While the current use restrictions on the land would have to be addressed before any new uses of the land could be finalized, Clayton is continuing to explore with the community their desires for the land going forward. Clayton seeks 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.

How are any of these amenities consistent with the perpetual conservation easement for which Denver citizens paid Clayton \$2 million in 1997?

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Who will negotiate with the grocery firm? The developer of the property? The city? What role does Clayton have, other than convincing the city to rezone prior to the sale of the property?

- 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. Clayton's intent is that the vision plan will be the basis for decisions regarding this land going forward. Many members of the community have voiced their desire for a grocery store in the community, this desire will be documented as part of the vision plan.

What was the point of the speed talk on planning? I don't understand how it related to the PHGC other than his telling us that the police don't like green space.

- The speaker was discussing how it is important to consider many different elements when planning for a vibrant, inviting and inclusive community space. If we think about different elements in isolation, we miss opportunities in creating synergy between uses, and may struggle to create an economically viable place. So, when we think about what makes for a successful green space, we might want to consider how we make the space attractive to a diverse population, how we activate the edges, and how we make the space both inviting and safe.

Why is PHGC supposed to provide jobs? It doesn't now. Shall we just rezone it industrial and put commercial there? Maybe Amazon?

- Through the visioning process, we have heard about the limited economic mobility in the surrounding neighborhoods, the lack of diversity in employment and the need for workforce training to better prepare individuals for the workplace. Some community members have expressed the desire for the PHGC property to play a role in addressing these issues. Clayton's intent is that the vision plan will be the basis for decisions regarding this land going forward.