

PARK HILL GOLF COURSE LAND OPEN SPACE FACT SHEET

The specific grant language in the conservation easement is for “a perpetual, non-exclusive conservation easement ... upon the [Park Hill] Golf Course Land to maintain the [Park Hill] Golf Course Land’s scenic and open condition and to preserve the [Park Hill] Golf Course Land for recreational use.” ■

The Park Hill Neighborhood Plan identifies the Park Hill Golf Course land as a “major facility” of open space and states repeatedly that preserving open space is a primary goal of the Plan. For example, in the Plan’s Parks, Open Space, and Trails Section, the first stated goal is to “acquire, extend, improve, and maintain parks, public open space and parkways in the neighborhood to meet the needs of increasing population and to support recreational opportunities.” And, a goal of the Land Use and Zoning Section is to “preserve the existing parks and open space within the neighborhood.” ■

Westside Investment Partners, Inc. purchased the Park Hill Golf Course land that is not only encumbered by the perpetual open space conservation easement but also zoned OS-B (Open Space-Recreation). Westside chose to buyout and terminate a viable golf course lease that had a term through December 31, 2024 and an additional 5-year renewal option through 2029. ■

Based on an appraisal commissioned in 2015 by the prior landowner, Clayton Early Learning, the fair market value of the Park Hill Golf Course land—as encumbered by the perpetual open space conservation easement—was \$3.1 million. ■

On January 14, 2019, the city renewed its 2017 offer to acquire the land by paying \$10 million for one-half of the land and by leasing one-half of the land on a thirty-year term paying \$350,000 per year. ■

Denver voters in 2018 approved Referred Measure 2A imposing an additional 0.25% sales tax for the purpose of acquiring new park land and maintaining and improving park land. The city projects that this new sales tax revenue should produce at least \$37.5 million per year dedicated for these critical park land purposes. ■

