

FOR EMBARGOED RELEASE

Date: November 5, 2019

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Background: In 1997 an agreement was signed between the City and County of Denver and the property owner at the time, Clayton Early Learning, stating that the property would be restricted for use as a regulation length 18-hole daily-use fee public golf course and driving range. In July of 2019 Westside Investment Partners purchased the 155-acre parcel from Clayton Early Learning for \$24.35 million. The land use restriction requiring the land to be utilized as a golf course was not impacted by the sale.

Park Hill Golf Club has been closed since the end of 2018 due to a permanent stormwater detention easement and a temporary construction easement on 25 acres of the land filed by the City as part of its Platte to Park Hill project. Denver City Council passed a land acquisition ordinance in 2017 that allowed the City to negotiate the terms of acquisition for this project, the City and Westside have now agreed on those terms

As the new property owners Westside provides maintenance at the full 155-acre site, including watering and mowing the grass and engaging full time security to ensure public safety and that the site is not an eyesore to neighbors while this is resolved.

Westside Investment Partners has recently moved a small area plan through city council on the Loretto Heights campus that included a robust community driven process and has resulted in a very positive community response with a number of people available to talk about what a process looks like. Clare Harris has offered the following quote as a longtime College View neighborhood resident, active member of the RNO and a former student and graduate of Loretto Heights. "Westside has consistently been mindful of the Sisters, of the history at Loretto Heights in all its meaning, respectful of us, the community. I feel privileged and fortunate for our whole communities in this project. As has been mentioned, the memory and legacy of strong women, of this college and its most symbolic structures, will continue to exist because of the vision created in our work together. For many of us, this is one of the most important things we will accomplish in life."

EMBARGOED UNTIL NOVEMBER 5 AT 12:00 PM

Settlement Agreement Reached on Park Hill Golf Course Condemnation

DENVER- The City acquired 25 acres for a storm water detention area for the Platte to Park Hill project. The parties have agreed to a total of \$6M to settle all claims related to the City's acquisition of that 25 acres of land as well as just compensation for all of the terms set out in the Settlement Agreement (attached).

The 1997 easement stating that the property would be restricted for use as a regulation length 18-hole daily-use fee public golf course and driving range did not change with the terms of the settlement. The settlement outlines a grace period during which a

community driven process to discuss alternative uses can be conducted and the golf course restoration will not occur. If an alternative use is not approved by city council after this process the City retains its right to require the land be restored as a golf course as described in the 1997 easement.

“We have been working hard to get to know the people, the history, and the community surrounding this unique property and are looking forward to participating in a city led, community driven process to re-imagine this land for the future.” said Kenneth Ho, who leads the project for Westside. “We think we can do more to meet access, equity, health, open space, and environmental stewardship goals for Denver than to restore this land as a golf course. The time has come to have a true community conversation and make a decision about the future of this land.”

Westside is committed to listening and communicating clearly the opportunities available and any constraints regarding the future of the site. We have set up a website for history, updates, and opportunities to engage:

www.parkhillgolfcourseimagined.info

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