



[VIA EMAIL ONLY]

May 11, 2021

Michael Hancock, Mayor, City and County of Denver [mayorsoffice@denvergov.org]

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Re: CPD Park Hill Golf Course Land Planning and Development Process

Mayor Hancock, Ms. Bronson, Ms. Aldrete, Ms. Haynes, Mr. Gaspers, and Ms. Levingston—

The Community Planning and Development Department ("CPD") announced on May 5, 2021 that it has appointed Dr. Ryan Ross to replace Dr. Nita Mosby Tyler as the "Steering Committee" facilitator for the CPD planning and development process regarding the Park Hill Golf Course ("PHGC") land. With all due respect to Dr. Ross, we must object to his appointment to fill what should be a neutral facilitator position.

In the May 5th email announcement to City Council, CPD attached a biography of Dr. Ross as Chief Operating Officer of the Urban Leadership Foundation of Colorado but failed to disclose that Dr. Ross and Norman Harris are teammates in the Five Points Development Corporation ("FPDC") with Dr. Ross being identified with FPDC's "Business Development" work and with Mr. Harris being identified with FPDC's "Community Engagement" work. FPDC identifies itself on its website as "an active owner, developer and manager of several properties in Denver, Colorado." FPDC identifies the Urban Leadership Foundation of Colorado as one of "Our Partners." See <https://fivepointsdevelopmentcorporation.com/about/>.

What's wrong with this appointment?

First, Dr. Ross--through his position as a "Business Development" "team" member of FPDC --is actively involved in the real estate development business. Such involvement by itself disqualifies Dr. Ross from legitimately being considered as a neutral facilitator for CPD's planning and development process for the PHGC land. The threshold issue in this process is whether there should be mixed use development on the land or whether the land should be preserved for open space and recreational purposes consistent with the 2019 conservation easement's conservation purposes.

Second, Dr. Ross' FPDC teammate Mr. Harris is an equity owner in two active companies doing business under the name "Holleran": (1) Holleran Property Management & Development LLC (also dba The Holleran Group) and (2) Holleran PHGC Holdings, LLC . One or both Holleran companies is a partner with Westside Investment Partners, Inc. in Westside's real estate development project for the PHGC land. See <https://www.parkhillgolfcoursereimagined.info/story/> .

We have no reason to doubt Dr. Ross' integrity, but his work as the FPDC "Business Development" "team" member and these business and personal relationships cast serious doubt on his ability to serve successfully as a neutral facilitator for CPD's planning and development project regarding the future of the PHGC land. It would be difficult for Dr. Ross to be completely neutral regarding a plan that would be contrary to the pro-development financial interests of Mr. Harris, the Holleran companies, and Westside—and potentially himself, since we do not know the full nature of the relationships but can only rely on what they chose to disclose publicly. At the very least, this appointment creates the appearance of a conflict of interest that undermines the ability of Dr. Ross to be viewed properly as a neutral facilitator in this planning and development process.

We must also once again challenge this entire pro-development CPD planning and development process regarding the PHGC land. The City is spending hundreds of thousands of dollars and committing many hundred hours of City employee time and energy to invent a public narrative supporting Westside's real estate development plans for the PHGC land. And the City is taking these actions despite the fact that the land's 2019 open space and recreational conservation easement protects the PHGC land in perpetuity from any such development.

Under the circumstances discussed above, we demand that CPD immediately removes Dr. Ross from his new position as CPD's "Steering Committee" facilitator and that--if CPD chooses to continue this wasteful planning and development process--it at the very least can appoint a replacement who can truly be neutral regarding the competing issues between preservation of the PHGC land as open recreational space, on the one hand, and mixed use development of the land by Westside and its partners, on the other.

We request that you fully and promptly provide substantive responses to this letter and our February 5, 2021, March 3, 2021, and March 23, 2021 letters.

Save Open Space Denver

By: _____

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Copies by email to City Council members