

Park Hill Campus FAQ Sheet - Revised 09/14/2021

Q - What benefit(s) does the surrounding community, especially East Colfax communities get from this newly established collaborative campus?

A - ULC This is our starting point not our ending point. Each of the campus partners' missions is focused on stewardship of the campus. The goal is for the campus to evolve based on what is deemed as important to community benefit over time. The point of us all being on this campus is as things change for the communities that surround the campus including East Colfax communities that we are flexible and open to meeting the needs long term of our neighbors.

A - Archway - Our organization has a strong commitment to pairing housing with supportive services. We plan to have a full-time service coordinator at this community, as we do at all of our communities. Our services team will partner with other entities throughout the community in support of our residents. We are in the very beginning stages of those discussions.

A - DHA - At our properties throughout Denver, DHA has developed strong and mutually beneficial partnerships with community organizations, education providers, and services providers. We are very early in our planning process, but as we move forward, we are looking forward to beginning to build these types of relationships with organizations in the East Colfax and Park Hill communities.

A - Kitchen Network - looking at creating commissaries and inviting community small businesses specifically focused on ethnic food to have access to the amenities in their buildings. This is also still early in the planning process within Kitchen Network and with the city.

A - St. Elizabeth's School - We are expanding our partnerships with preschools and K-5 schools in the area to provide equitable elementary and middle school options for children of all socio-economic backgrounds in the surrounding neighborhoods.

Q - How will safety be managed on the campus with so many different groups converging?

A - ULC John Bissell - Security on the property is being managed by the same group, Sodexo, that supported the campus on behalf of Johnson & Wales over the last 20 years, so neighbors should experience little change. There are patrols through the campus and along the perimeter. Sodexo will not patrol the neighborhoods around the campus but individuals that live near the perimeter of the campus the security will be visible. We are encouraging neighbors to feel safe and welcomed to be on the campus, especially the quad.

Q - How much was spent by ULC, DPS, DHA to purchase the entire campus?

A - Total campus purchased for \$62.3 million. Additional details about the amounts are all in public records. The purchase amount for each entity is as follows:

- Urban Land Conservancy (ULC) purchased the East Campus for \$22.7 million (*Note: this was not cash from ULC, which as a nonprofit does not have such funding readily available; but rather a combination of low interest loans and grants from a number of sources, including local philanthropic organizations.*)
 - Denver Housing Authority (DHA) purchased the South Campus for \$9.5 million
 - Denver Public Schools (DPS) purchased the West Campus for \$30 million
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Q - (comment) - I would really like to see a care center for children and elders on the campus, where elders and children can be together, and where both are able to enjoy the arts opportunities that DSA provides to the community. I think that would fit well with the goal of keeping the campus education focused, but maybe in a different way.

A - ULC The idea of matching children and elders is an important ideal. We value partnerships on the campus. There is no vacant space currently available for a specific use like this. However, we are always seeking to grow our partnerships and to leverage opportunities for cross-collaboration among partners both on and off the campus. We appreciate this recommendation and are open to more in the years to come.

Q - Why was there not a community process to identify who should be on the campus prior to the acquisition?

A - ULC - In order to preserve this campus from massive redevelopment we had to pull together different partners in a 6 month period, which is incredibly fast for a transaction and property of this size, to ensure that we could preserve the buildings and the campus. There was not a long runway and/or the flexibility of an infill project and we had confidentiality obligations to the seller throughout. Now that we have successfully purchased the property, however, we look forward to further engagement with our neighbors as campus operations begin.

Q - I never felt welcomed on the campus before. Security was overzealous to BIPOC community members. What is going to be different? Are we going to be able to walk on the campus and not be followed? How can we use the green space and do we need to reserve time or is it open to all community members?

A - ULC John Bissel - Sodexo will be maintained as the security team on campus. We have had discussions with them to discuss the difference in security needs for a private school like Johnson & Wales and a more public collaboration of public and non-profit entities that are now on the campus. The expectation is that difference as well as each of the campus entities focus on equity and inclusion will provide a different experience. We are also hosting a block party on **September 24** on campus to encourage the community to engage more fully with campus partners.

A - St. Elizabeth's School - The faculty and staff, as well as students and extended community members of St. Elizabeth's School are very diverse in terms of race and ethnicity. For the current school year, 43% of our current students and 30% of our faculty and staff who work with children regularly identify as BIPOC. We are incredibly invested in having all members of our community feel welcome in this space.

Q - Are there other community partners not currently in this group that will be joining the campus? If yes, who are they?

A - NO. ULC Erin Clark There are discussions with specific community partners that will operate with current campus tenants (e.g., various programs working with Kitchen Network to support the culinary education and startup business opportunities provided within the Culinary Arts Building and Vail Hall), but there are no additional previously undisclosed organizations or uses coming to the campus.

Q - CWC [Colorado Women's College] Alums are planning to apply for historical designation for the entire campus. Can you speak to how that will work with the plans for the campus?

A - Erin Clark responded to this...ULC has been actively engaged in conversations with Historic Denver throughout the acquisition process and is looking forward to that continued collaboration going forward. ULC became involved in the potential acquisition of the campus specifically because of Dr. McWright's vision for the expansion of DSA. Our objective is to ensure that the entire campus can be bought in order to preserve the opportunity for DPS to purchase the western half of the property. We support preservation of the buildings on the campus. This is not to redevelop the buildings, although interior renovations are currently being planned. Even

though it will no longer be a single University owner/operator, we want to maintain the same types of historic campus uses—particularly education and other community serving uses that complement the education focus. With respect to historic designation, we are open to considering national register status and engaging in direct conversations with CWC alums and others about that.

Q - What will community engagement look like from your perspective?

A - ULC perspective strives to work collaboratively with communities that surround our properties. We are not a stereotypical development company and we strive for an ongoing dialog. We also recognize that this campus has been a part of the community for over 100 years. We intend for that to be the same under our stewardship. We have to brand the campus beyond the former Johnson & Wales campus. That naming process will be another step in the community engagement process.

A - DHA perspective In all of the neighborhoods we are a part of we collaborate with the communities both in the planning phase and, down the road, once we are in the buildings and existing symbiotically with the neighborhood. This is a new neighborhood for DHA to be a part of and we are really looking forward to getting to know this community.

A - Archway perspective When we as an organization think of where we want to create an affordable living community, we look for neighborhoods where our residents are surrounded by resources and amenities that can help them thrive within that community. Part of making this vision successful is forging long-term relationships and partnerships with other community groups and leaders to weave our community into the broader neighborhood.

A - St. Elizabeth's School - St. Elizabeth's School has always been very connected to and active in our surrounding community. We are thrilled to be part of this synergistic group of partners, and we look forward to opportunities to collaborate with and to serve our community.

Q - Will there be any steps to build or alter the campus buildings?

A - ULC Erin Clark/ Aaron Maripol Each campus partner is committed to **preservation** of the building exteriors and the historic character of the existing buildings and the campus layout as a whole. There are some renovations happening internally to the residential and educational buildings so that each of the entities can meet their specific needs. There are no plans that impact the exterior of any of the buildings. The central quad is currently protected by an easement held by Historic Denver that protects the view of the historic Centennial Hall and, therefore, prohibits any new construction in the central green space in front of that building. The surrounding community will be informed well in advance if and when any future development (e.g., an addition to an existing building) would be proposed and such action would have to go through permitting processes, including public meetings and hearings.

Q Will the DHA spaces for residents be primarily for individuals or families?

A - DHA We are still early in the planning process. Both buildings right now are one or two bedroom apartments. There could be in the future opportunities to serve larger family groups.

Q - How many units are for rent and for sale?

A - Archway - We are currently planning 154 affordable family rental units.

A - DHA - There are 72 units and we are planning for all to be affordable rental housing.

Q - What are your AMI targets for this campus? (Both DHA and Archway Communities are still finalizing AMI target for resident average income)

A - Archway - We will offer units to households earning 30 - 60% of the area median income (AMI). To give some context, 60% of the AMI would be around \$44K income for a one person household up to \$63K income for a 4 person household. Most of the units we are providing will be income-qualified and rent restricted at 60% of the AMI.

A - DHA - The majority of residents in our current range is between 30 - 50% AMI.

Q - Do you plan on requesting historic designation for the buildings on campus?

A - ULC Erin Clark We have definite continued discussion with Historic Denver. As we noted previously, there is an existing conservation easement that protects the view from Centennial Hall that protects the green space, central quad. We have had discussions of this campus being a historic district or for specific buildings having historic designations. The Landmark designation staff developed a preemptive study of each of the buildings on the campus and ULC has that study.

Q - Will you have 24-hour security managing the campus?

A - ULC John Bissell - We have kept the same security force, Sodexo, that supported the campus under Johnson & Wales over the last 20 years. There are patrols through the campus and the perimeter of the campus. Sodexo will not patrol the neighborhoods around the campus but individuals that live near the perimeter of the campus the security will be visible. We are encouraging neighbors to feel safe and welcomed to be on the campus, especially the quad. All of the uses that were available under Johnson & Wales will be the same on the current campus. The experience should be very similar.

Q - Will we have a Good Neighbor Agreement?

A - ULC Erin Clark/ Angelle Foucher We regularly engage with other communities where ULC properties are located and work collectively to draft and abide by good neighbor principles. With respect to a Good Neighbor Agreement, specifically, we would want to discuss with local stakeholders what the community's priorities might be with respect to campus operations that we could help address. We would be open to the dialog if this is requested.

Q - What ways will Kitchen Network engage with the community?

A - Kitchen Network The Kitchen Network will engage a little differently than Johnson & Wales. J&W being a private school had a more closed campus for the buildings that they were in. We will have a different, more open process and community focused.

A - St. Elizabeth's School - The Kitchen Network has already been an amazing partner for St. Elizabeth's School! They immediately reached out to us to talk about the opportunity to provide hot lunch for our students. Approximately 30% of our students qualify for free or reduced lunch, and this partnership will allow us to continue to cover the cost of a healthy, high quality hot lunch for our students for a reasonable price.

Q - Is a playground going to be built for St. Elizabeth Schools?

A - St. Elizabeth answered by Erin Clark Yes, they are building a playground on the south side of Centennial Hall. They will be using that playground for their students during the school hours. Access to the public is still being discussed.

A - St. Elizabeth's School - The playground is currently under construction on the South side of our building. Of course, there is a need for that space to be secure during school hours. In the past, we have left our playground open to the public during Non-school hours. We have no reason to believe this will not be the case. We do ask that our neighbors are good stewards of the space, picking up after children and pets.

Q - On Park Hill Golf Course the conservation easement is not being followed by the administration. What is different about the conservation easement on this campus? How can we be sure it is protected?

A - Erin Clark, ULC - The conservation easement that we have on this campus is directly with Historic Denver and it is recorded against the deed with the property on this campus. It is not a political process. It is a qualitatively different easement on the Park Hill Golf course that is with the City and County of Denver. The political process happening there would not occur with the conservation easement on this property.

Q - Will tenant selection plans be shared with the neighborhood? What are the preferences for housing?

A - Archway - Typically for a community that is financed using tax credits, which is our financing plan for this community, we will open an interest list and then will work through the list to income-qualify potential residents - each resident household must be income-qualified for the unit they're applying for, according to the tax credit program rules. We will not have a formal Tenant Selection Plan, but we will engage with the community to ensure that the community is up to date on our construction progress and how to access the interest list.

A - DHA - We are still early in the process. The tenant selection process is usually based on the funding source. We haven't determined that yet, but will keep the community involved as we have more details on the funding source that we will use to support the housing.

Q - There is currently a group home on Pontiac. How does that factor into your model? There are young people on the campus.

A - ULC Erin Clark - the question I would ask is why would the fact alone of having a group home nearby need to factor into our model? Have there been specific concerns with the folks living in that home? If there are particular concerns, those would be addressed as good neighbors. DSA is already nearby, so the presence of young people in proximity to this group home is not new and, therefore, has not been a specific concern for us in expanding programming on the campus.

A - St. Elizabeth's School - We have always existed in intentionally urban environments, first on Clayton campus at MLK and Colorado Blvd, and then in the former Loyola Catholic Grade School building on 23rd and York. We take the utmost care in keeping our students safe, and we are committed to being aware of any potential threats to the community. We have full safety protocols and procedures in place, and our entire faculty and staff are educated yearly regarding these procedures, just as any school. We have not chosen to sequester ourselves or our students from the world, as that is frankly not a realistic goal. Instead, we focus on educating faculty, students, and parents on good safety practices.

Q - Were there additional steps taken with Colorado Women's College alumnae on Historic Preservation?

A - ULC Erin Clark - yes we are just beginning to engage in that dialog with them. Historic Denver is taking the lead in helping to facilitate those conversations. We are also seeking more information on the types of historic designation that is available. More information to come.

Q - Is there a renaming of the campus? If yes, how can I get involved in that process?

A - ULC Angelle Fother Yes, Johnson & Wales requires that we engage in a renaming process. You can send us an email at parkhillcampus@urbanlandc.org. If you want more

information about the campus please visit <https://www.urbanlandc.org/park-hill-campus/>, and for additional questions please email: parkhillcampus@urbanlandc.org
