










Park Hill Golf Course Area Plan

December 5, 2022

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Community Planning and Development

More than a golf course

During the visioning phase, residents expressed support for these shared priorities:

-  Create a large park and community gathering places
-  Preserve & add more trees to combat urban heat island effects
-  Add youth and recreational sports
-  Include affordable housing options, including for-sale options
-  Include space for grocery and fresh food choices
-  Create space for small local businesses and businesses owned by people of color
-  Address involuntary displacement



Surrounding Context



Image source: google maps, 2022



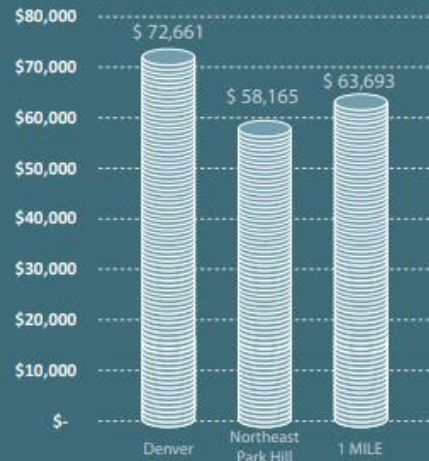
AGE 25+ WITH A BACHELOR'S DEGREE OR HIGHER



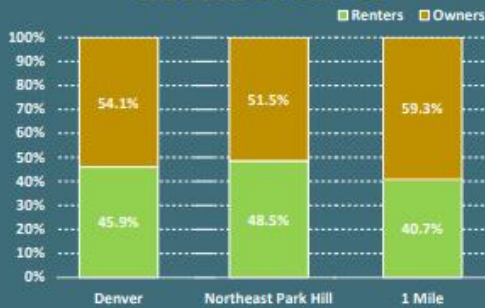
POPULATION

1 Mile	23,835
Northeast Park Hill	9,876
Denver	715,878

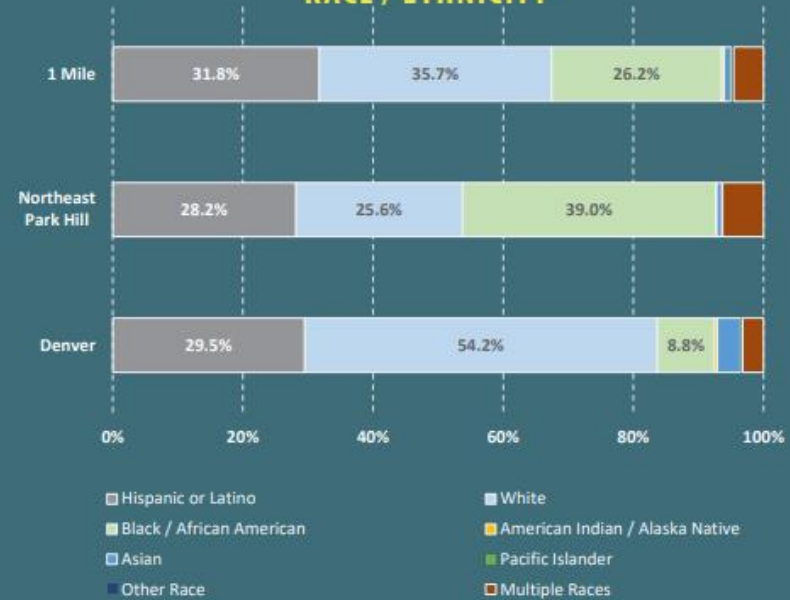
MEDIAN HOUSEHOLD INCOME



HOUSING TENURE



RACE / ETHNICITY



Data Sources: 1 Mile (2020 ESRI Business Analyst), NEPH & Denver (2020 5-year ACS).
6

Conservation Easement

3. Location of Easement. The Easement shall be located on, over, and above the Golf Course Land, which is described on Exhibit A hereto.

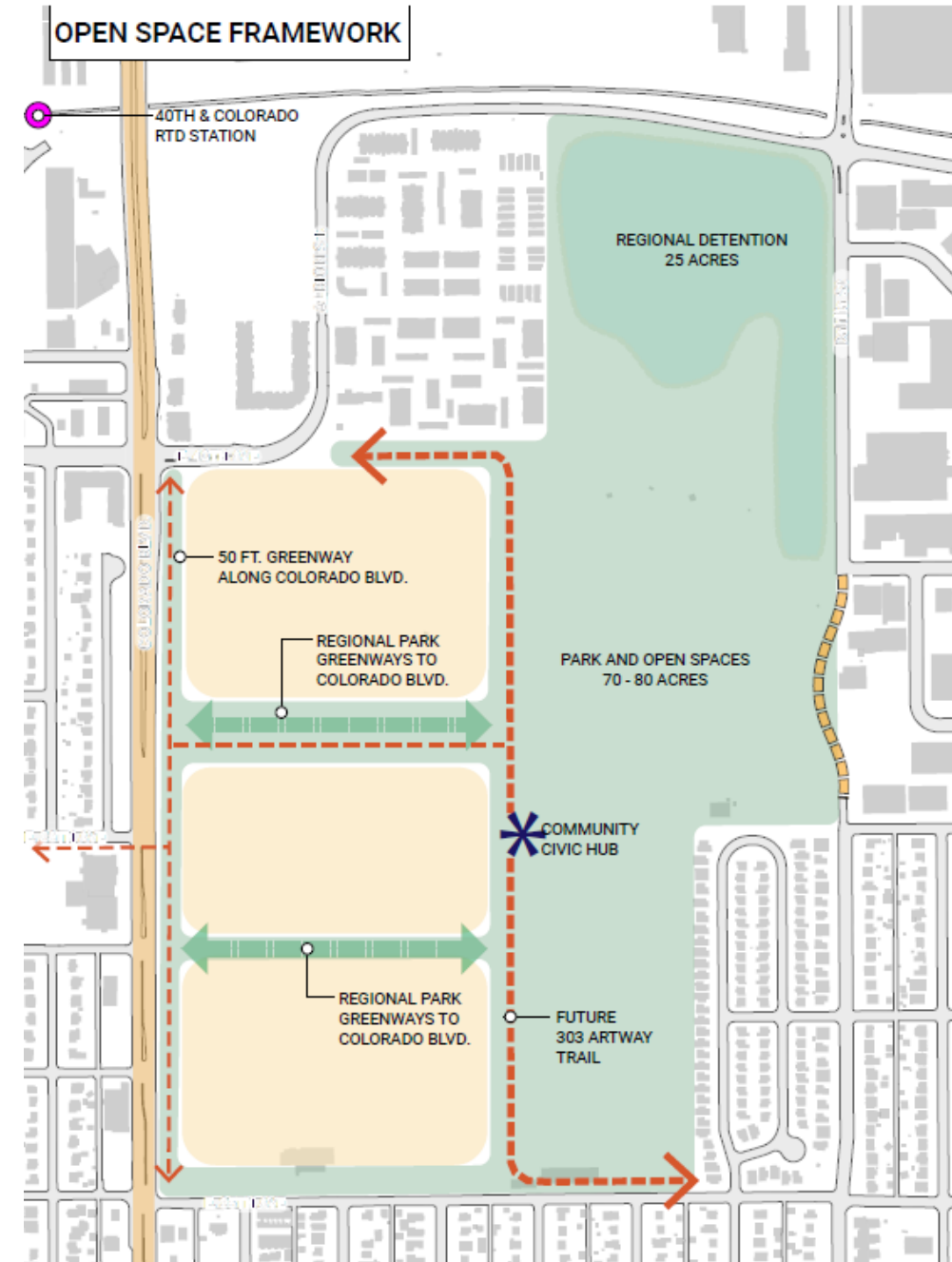
4. Permitted Uses. Subject to the terms and conditions of this Easement.

(a) The Golf Course Land shall be occupied, used, operated, and maintained as a regulation-length 18-hole daily fee public golf course with such related uses and activities as may be accessory or incidental to the operation of a golf course, including but not limited to a driving range, golf learning center club house, restaurant and bar, and such unrelated recreational uses such as ball fields, tennis courts, etc.;

(b) No use of the Golf Course Land shall be permitted that would be a detriment to the existence and operation of the Golf Course, except for portions of the Golf Course Land that may be released from the Easement by reconfiguration in accordance with paragraph 7 of this Easement;

More than 100 Acres of Park and Open Spaces

- New large park and open spaces (p. 32)
- Explore improving and integrating stormwater detention area (p. 32, 37)
- Future Park Master Plan process to explore programming including aquatic amenities, fieldhouse (p.34)
- Connected park greenways open up views creating east west connections (p. 35)



Integrated Stormwater Opportunities

- Study the existing detention and look for opportunities to soften the edges, incorporate recreation and natural habitat (Policy Q5, p. 37)



Example of public space with integrated stormwater detention at Utah Park, Aurora, CO



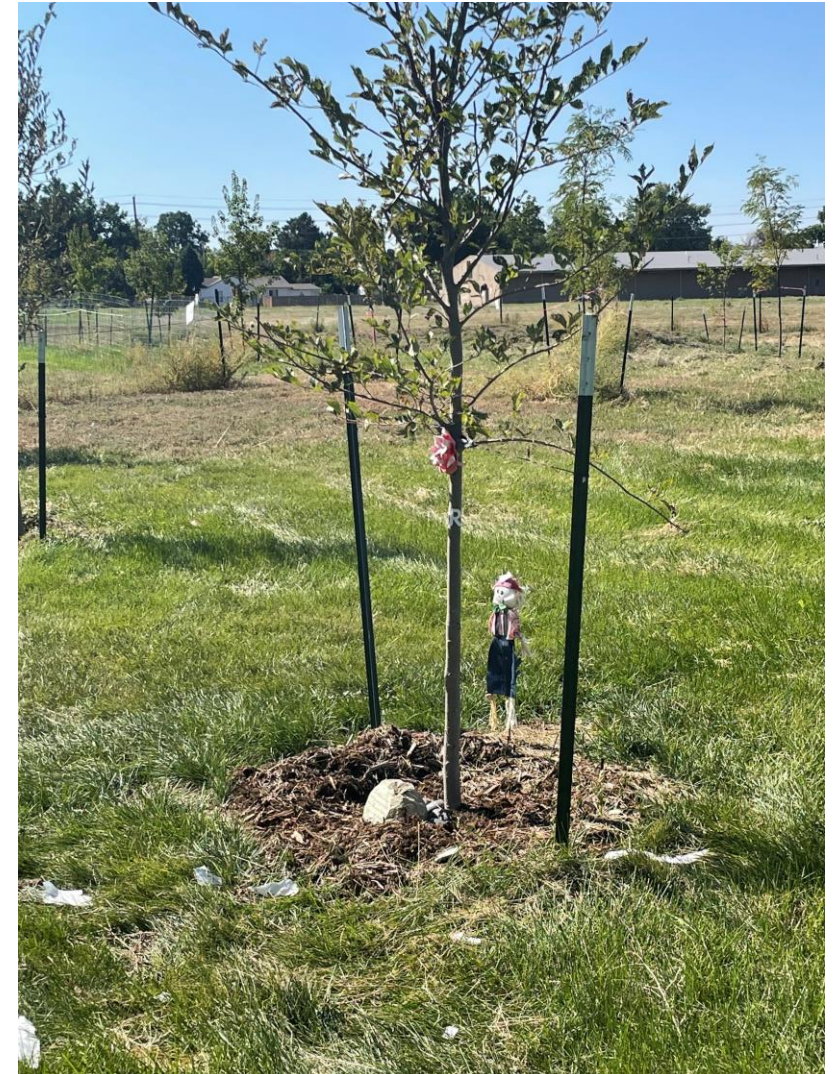
Community-Based Fresh Food Solutions

- Encourage and help recruit grocer to locate at or near E. 35th Ave. and Colorado Blvd (Q 10, p. 39)
- Incorporate food access programming into affordable housing developments (Q 10, p. 39)
- Improve access to affordable healthy foods supporting indoor and outdoor markets, community gardens, food pantries (Q 10, p. 39)
- Partner with local organizations to locate community gardens. (Q 10, p. 39)



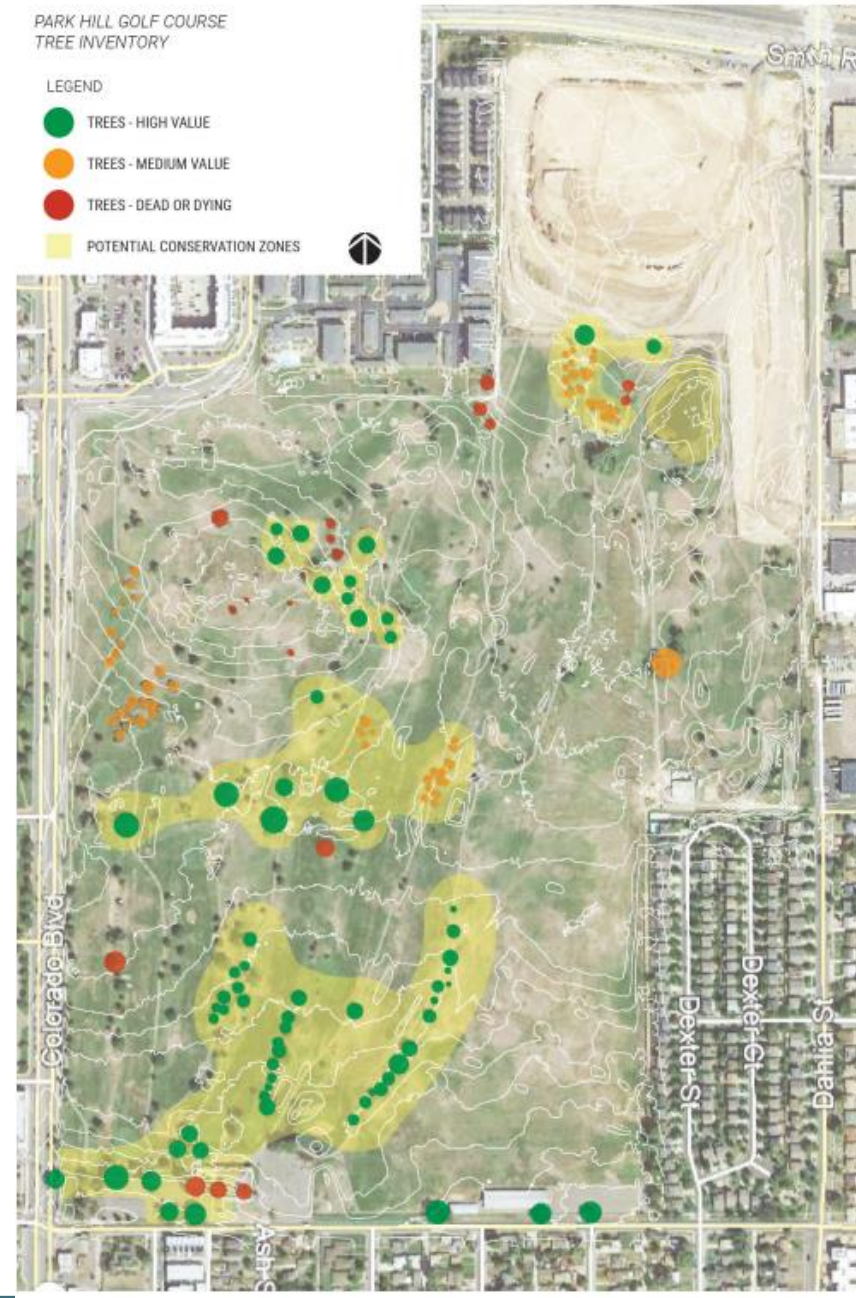
Planting More Trees, Better Air Quality

- Increase the tree canopy of the site, exceeding goal of 20% tree canopy coverage (Q7, p.38)
- Include substantial, water-efficient landscaping in the new development to help reduce air pollution and noise (Q9, p. 39)
- Electric vehicle car share and electric vehicle charging infrastructure on both public and private property, to support low emission electric vehicle usage and reduction in air pollution. (Q9, p. 39)

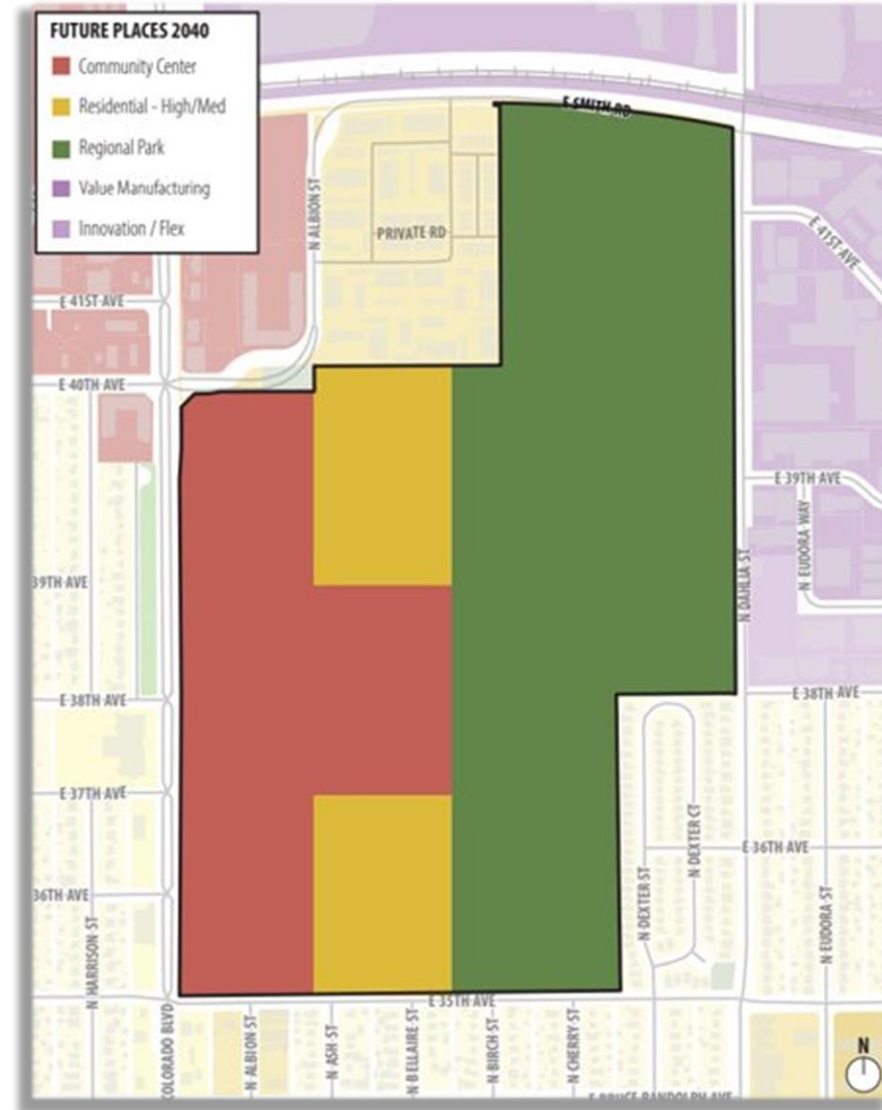
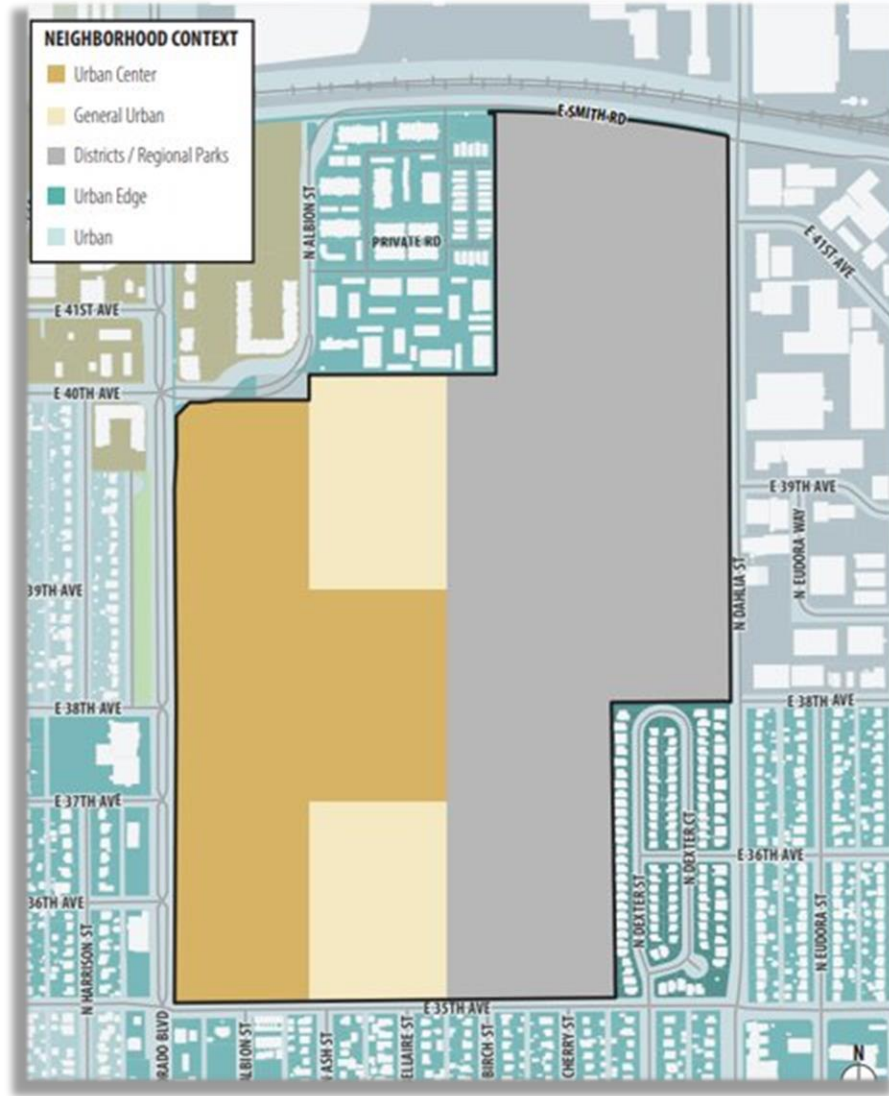


Tree Inventory

- The site currently has about 7% tree canopy coverage
- The Plan recommends increasing that to 20%



Future Context and Places Recommendations



PHGC Plan,
p. 40 - 43

Building Height Guidance

- Tallest buildings at 40th and Colorado, proximity to transit (p.46)
- Reduce building height moving east and south.
- Reduce scale of taller buildings, open up views
 - Upper story setbacks, where applicable (D1.A, p.48)
 - Vary building height and spacing



Design Quality Recommendations

- D3.C – Apply custom zoning tool like a design overlay to promote active mix of uses
- D4.A -Apply existing DZC residential, mixed-use and main street zone districts consistent with the neighborhood context, place and street types
- D4.B Promote design outcomes like buildings designed to incorporate variation in height/scale, open-up views from the park, or integrate an active and engaging street frontage.
 - Waivers to achieve max height recommendations
 - Promote thoughtful transitions between park and private development by ensuring the relationship between the height of the buildings and spaces is appropriate (p. 53)



Affordable Housing Recommendations

- H1.A- For sale housing opportunities for 70% - 120% AMI (p.53)
- H1.B – Permanent supportive housing for 0 – 30% AMI
- H1.C – Integrated rental units serving 30% - 80% AMI
- H1.E – Affordable senior housing opportunities
- H2.A - Require at least 30% of all new affordable units created to be prioritized for households at-risk of displacement. (p.54)



Photo of Park Hill Station multi-family units, north of the site

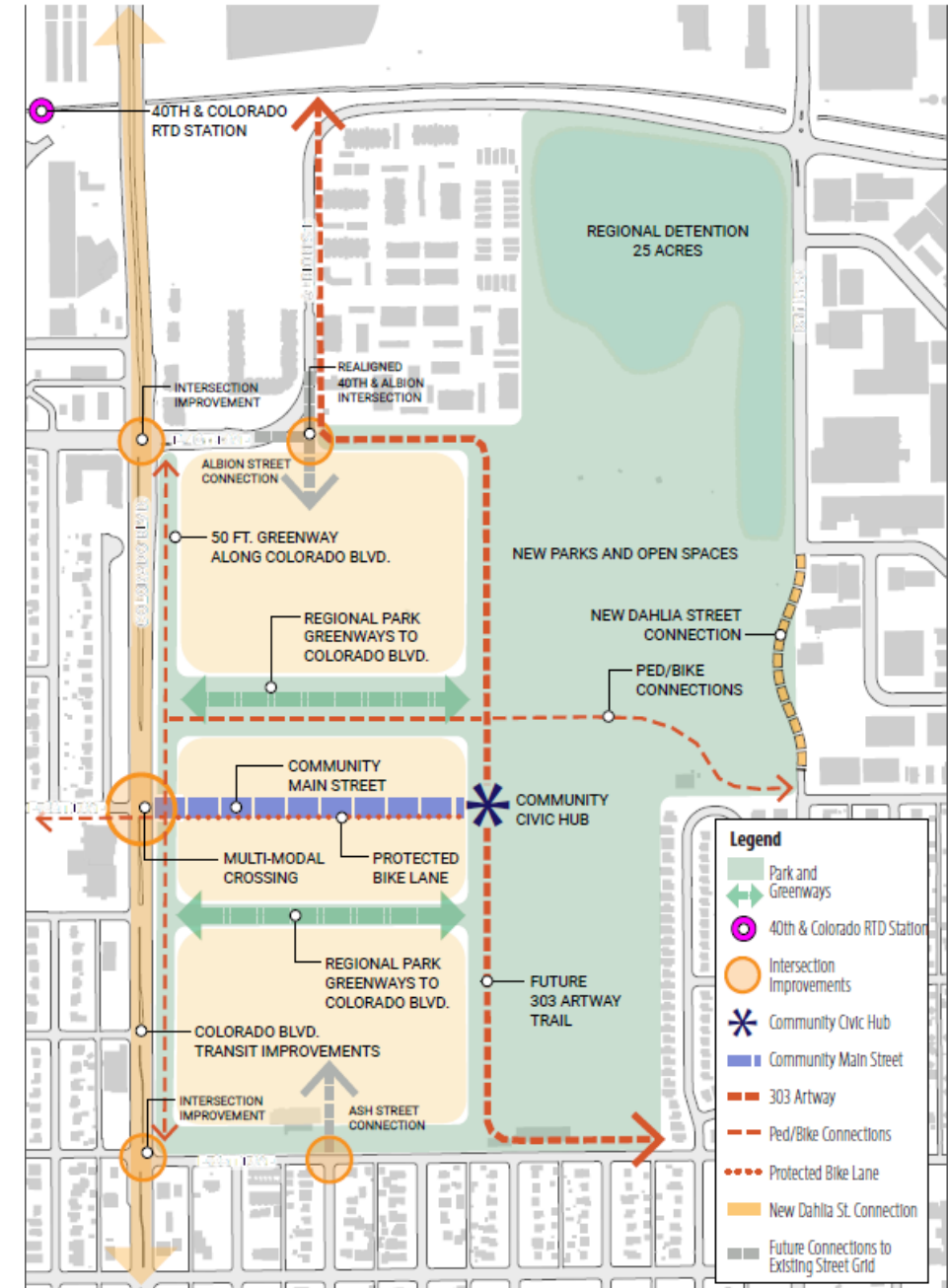
Economic Recommendations

- Create a commercial land trust for small, local businesses that help provide affordable ownership opportunities (E2, p.56).
- Create connections to Park Hill neighborhood incubator space supporting new small local businesses and non-profits
- Improve access to resources for existing small, local businesses
- Create space for community resource center – connecting residents to businesses, educational programming and local heritage (E3. p. 56)



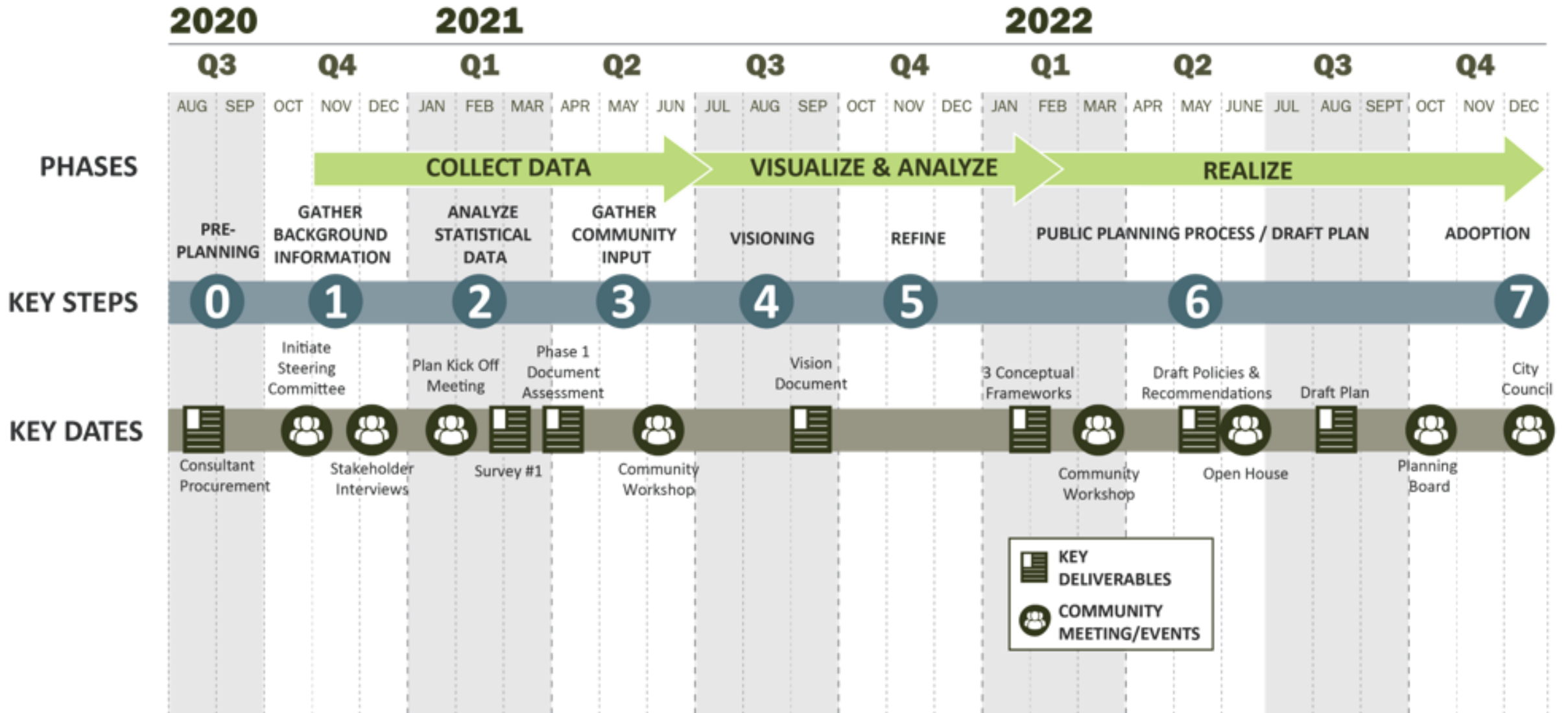
Mobility Recommendations

- M1.A,B,C and M2.E – Improve Colorado Blvd. Intersections to improve safety and support transit
- M1.H - New Dahlia Street Connection
- M2 – Transit along Colorado Blvd serving site
- M3.E - 303 ArtWay Heritage Trail for people biking, walking and rolling
- M3. H – Identify freight and truck routes, and design streets to discourage freight traffic on roadways such as Dahlia St. south of 39th Ave.

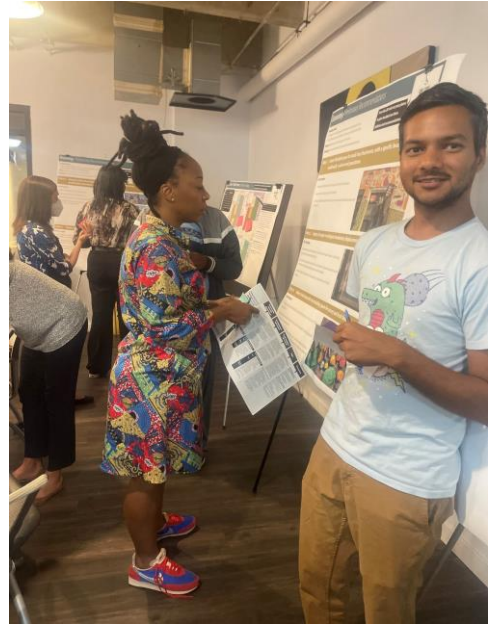


1. Inclusive Community Process

More Than a Year and a Half Of Community Input



Community Engagement



4

WORKSHOPS &
OPEN HOUSES

16

STEERING COMMITTEE
MEETINGS

24

COMMUNITY TALKS
(Navigator small group
conversations of 8-12
people)

131

INDIVIDUAL
COMMUNITY NAVIGATOR
CONVERSATIONS

800+

IN-PERSON & VIRTUAL
PARTICIPANTS

2,690

SURVEYS RETURNED

19

Community Steering Committee

- Facilitated by [Dr. Ryan Ross](#).
- Members reflective of the diversity of the neighborhoods in interest and demographics and includes variety of perspectives.
- Racial equity training provided to Committee in February 2021
- 16 Steering Committee Meetings – all meetings have been recorded and are available on the [PHGC webpage](#).
 - Two site visits
 - Agendas included public comment time



Community Navigators

- Denver Metro Community Impact (DMCI), partnering with CPD to administer Community Navigators.
 - Navigators in Spanish and English
- A [community voice report](#) coalesced all input and feedback collected by the navigators. Available on webpage
- Community Voice Report reveals that the communities surrounding the golf course property want to see:
 - Desire for more affordable for-sale housing options
 - Some local retail opportunities – including grocery
 - Recreational opportunities, parks and open space

Community building, recreation and gathering space, affordable ownership opportunities were frequent discussion topics.



Community Surveys

- 6,000 total surveys mailed within 1 mile of PHGC
- Strong response – 22% (vs. 11% national average)
 - Results weighted by race and age.
- Detailed report of results and interactive survey results dashboard
 - 70% favored some development on the site
 - 22% favored green space only
 - 8% favored development only
 - 7% favored keeping a golf course

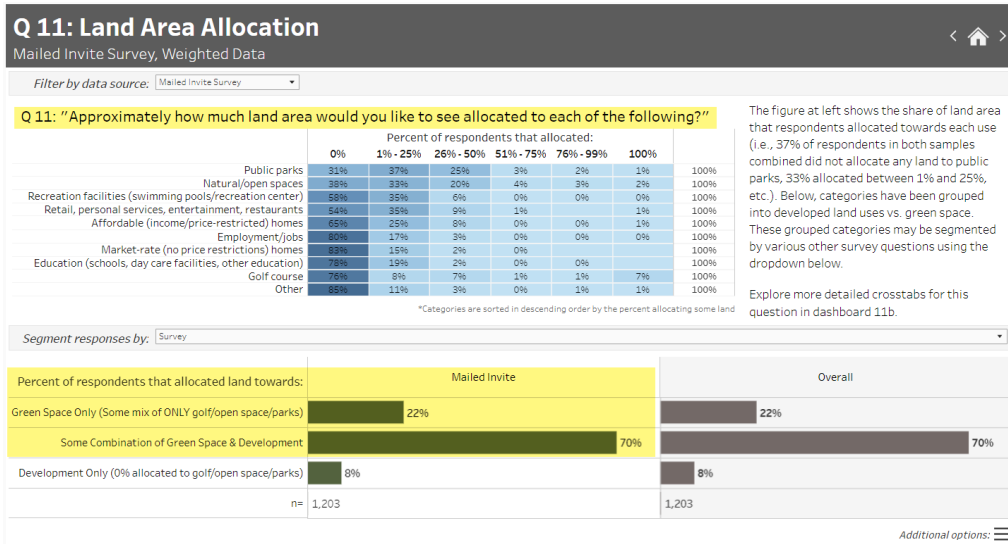


1,302
Completed
Mailed Surveys

1,388
Completed Online
Surveys

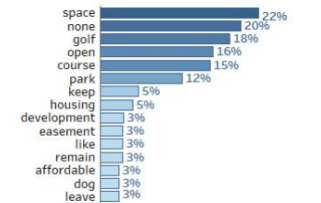
Community Surveys

- Survey provided options to indicate if they wanted 100% used as open space or park.
- Survey included multiple free-text fields to allow respondents to provide open comments in their own words
- View all survey data, including views by neighborhood, citywide, race, income, etc. at www.denvergov.org/parkhillgolfcourse



Q6: If you answered "Other" in the previous question, please specify: In addition to the parks and recreation opportunities identified in the previous question, which of the following uses and services would you also want to see at this site, if any (check all that apply)

20% said none with the desire to keep the land undeveloped as open space or golf course or a park.



391 Total Comments

None of the above. All these things already exist in the surrounding communities. No commercial development needs to take place on this site! Make it a public park!

A golf course with a driving range

Solidarity economy housing, services, healthy food + agriculture, healing, enterprises; community gathering places

Golf course, music venue, park

None of these. It needs to remain open space.

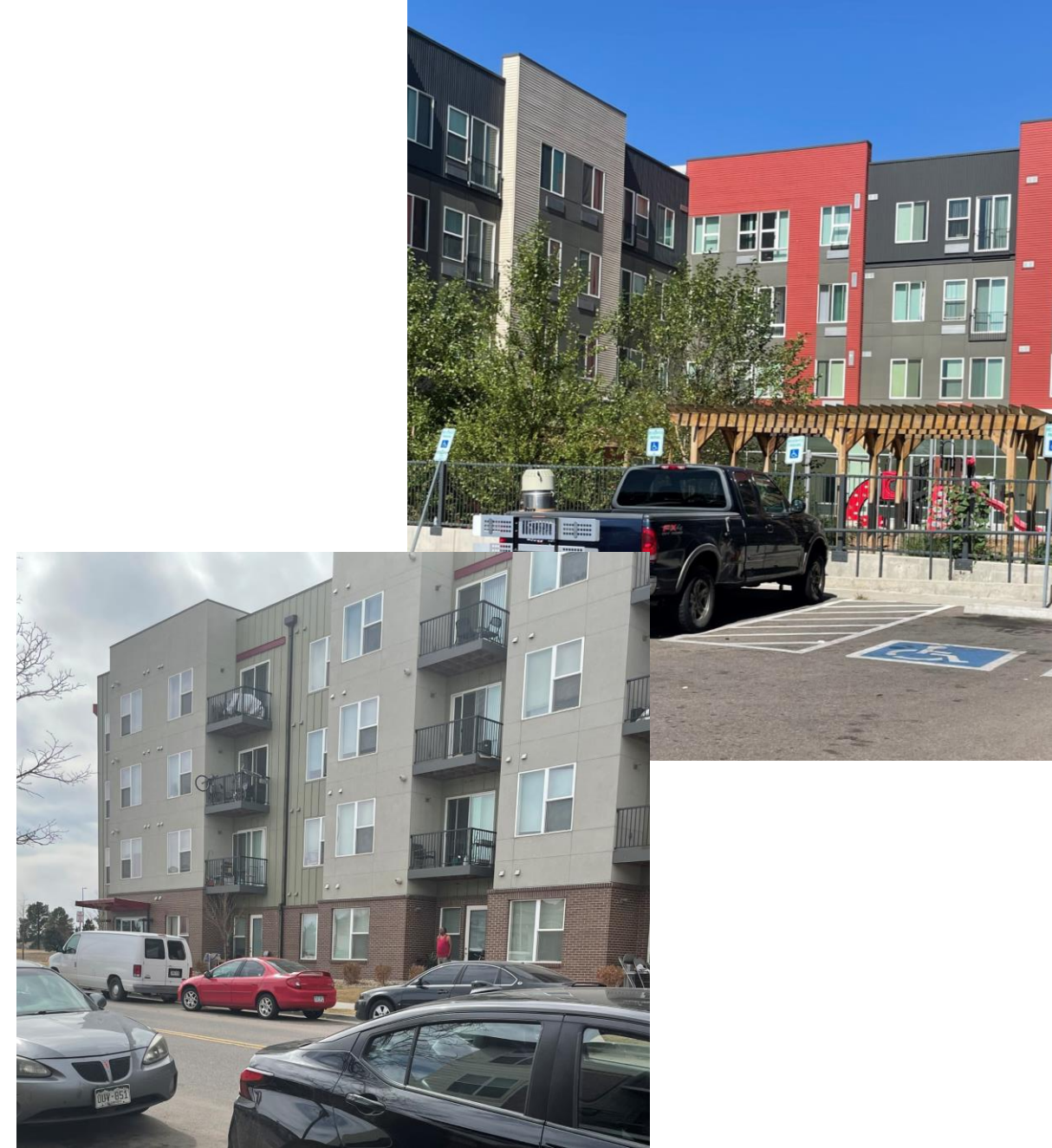
Housing for homeless population

Workshops and Open Houses



Targeted Outreach

- Additional outreach at Park Hill 4000 apartments and Park Hill Station Apartments
 - Focus on lower-income residents and renters
 - Partnered with Food Bank Saturdays
- Community Navigators held targeted outreach for the Latinx community
 - Two Spanish speaking navigators
 - Engagement sessions and materials entirely in Spanish
 - Additional Spanish-language survey options and language interpretation offered at city-hosted events



Other Community Input

- Online comment card allows community to comment on project anytime, when it makes sense for their schedule
- Over 700 people asked questions and weighed in via email or online between January 2021 – December 2022
- All comments available on project webpage in public comment log

The image shows a screenshot of an online comment card titled "Park Hill Golf Course - Comments and Questions". The card features the Denver logo and the text "DENVER THE MILE HIGH CITY". It includes a progress indicator "My progress: 0%", a heading "Tell us what you think!", and instructions: "Please use this form to submit comments or questions about the draft Park Hill Golf Course Area plan." The form contains several fields: a large text area for "Enter comment or question here...", a "Name" field with a "Required" label, an "Email Address" field with a "Required" label and a note "Sharing your email will give staff an opportunity to follow up with you, if necessary.", and a radio button selection for "Would you like to receive email updates on the plan process?" with options "Yes" and "No". At the bottom, there are "Back", "Save", and "Continue" buttons, and a footer "Powered by OpenForms".

Communications & Outreach

- Project website
- E-newsletters
- Fliers
- Banners posted in neighborhood
- Social media
- News media outreach

Intentional outreach to nearby residents:

- Bilingual postcards and mailers
- Targeted work by community navigators

Let's get the details right!
Help carry out the community's goals for the Park Hill Golf Course

¡Acertemos los detalles!
Ayude a llevar a cabo los objetivos de la comunidad para el campo de golf de Park Hill

VIRTUAL COMMUNITY WORKSHOP
6-7:30 P.M., WEDNESDAY, MARCH 23, 2022
Register: DenverGov.org/parkhillgolfcourse

TALLER COMUNITARIO VIRTUAL
6-7:30 P.M., MIÉRCOLES, 23 DE MARZO, 2022
Regístrese: DenverGov.org/parkhillgolfcourse

How We Got Here
In 2021, residents participated in surveys, at public events, in small groups, and on a volunteer community steering committee. While not everyone agreed on a single vision for the golf course, there were eight shared priorities that rose to the top:

1. Create a large park and community gathering places
2. Stand up an oversight committee to guide future work
3. Add more trees to combat urban heat island effects
4. Add youth and recreational sports
5. Include affordable housing options, including for-sale units
6. Include space for grocery and fresh food choices
7. Create space for local businesses and businesses owned by people of color
8. Address involuntary displacement

Ballot Initiative 301
In the November 2021 election, voters decided how conservation easements can be partially or fully released in Denver. There is a conservation easement on the golf course. Here's what the vote means for this project:

- **Before Ballot Initiative 301:** Any release of the easement had to be approved by City Council.
- **After Ballot Initiative 301:** Any release of the easement must be approved by City Council and a majority of Denver voters in a municipal election.
- **What that means:** The City of Denver can continue to build on its work from 2021 and refine the eight shared priorities into a clear plan so voters can make an informed decision about the golf course in a future election.

Cómo Llegamos Aquí
En 2021, residentes participaron en encuestas, eventos públicos, pequeños grupos y un comité directivo de voluntarios. Residentes también participaron en eventos públicos, en pequeños grupos y en un comité directivo de voluntarios. Aun si no todos estuvieron de acuerdo en una sola visión para el campo de golf, hubo ocho prioridades compartidas que resultaron:

1. Crear un parque grande y lugares de reunión para la comunidad
2. Establecer un comité de supervisión para guiar el trabajo futuro
3. Agregar más árboles para combatir los efectos de isla de calor urbano
4. Añadir deportes juveniles y recreativos
5. Incluir opciones de viviendas asequibles, incluyendo unidades para la venta
6. Incluir espacio para opciones de mercados y alimentos frescos
7. Crear espacio para negocios locales y negocios propiedad de gente de color
8. Abordar el desplazamiento involuntario

Iniciativa Electoral 301
En las elecciones de noviembre de 2021, los votantes decidieron cómo las servidumbres de conservación pueden ser liberadas parcial o totalmente en Denver. Hay una servidumbre de conservación sobre el campo de golf. Esto es lo que significa el voto para este proyecto:

- **Antes del voto:** Cualquier liberación de la servidumbre tenía que ser aprobada por el Consejo Municipal.
- **Después del voto:** cualquier liberación de la servidumbre debe ser aprobada por el Concejo Municipal y la mayoría de votantes en una elección municipal.
- **Lo que eso significa:** La Ciudad de Denver puede continuar su trabajo de 2021 y perfeccionar las ocho prioridades en un plan claro para que los votantes puedan tomar una decisión informada sobre el campo de golf en una futura elección.

PARK HILL GOLF COURSE AREA VISIONING PROCESS

PROCESO DE VISIÓN PARA EL CAMPO DE GOLF PARK HILL

What do you want to see happen with the old Park Hill Golf Course? Starting in 2021, we're bringing residents, neighborhood organizations, and local businesses together to discuss a future for the Park Hill Golf Course property. Join us! We will have online surveys and more in early 2021.

¿Qué quiere que suceda con el antiguo campo de golf de Park Hill? A partir de 2021, reuniremos a residentes, organizaciones vecinales y negocios locales para discutir el futuro de la propiedad del campo de golf Park Hill. Tendremos encuestas por internet y más a principios de 2021.

Sign up for updates at: www.bit.ly/parkhillgolfcourse

Regístrese para recibir noticias en: www.bit.ly/parkhillgolfcourse

Logos for DENVER, THE EQUITY PROJECT, DENVER COMMUNITY IMPACT, The Denver Foundation, and DENVER PARKS & RECREATION.



The Park Hill Golf Course has been a staple in Denver for decades. Join city agencies, Denver Metro Community Impact, and the Equity Project i...

Learn More

2. Consistency with *Comprehensive Plan 2040*

Consistency with *Comprehensive Plan 2040*



Equitable, Affordable, & Inclusive
8 Goals, 18 Strategies



Environmentally Resilient
6 Goals, 11 Strategies



Strong & Authentic Neighborhoods
9 Goals, 21 Strategies



Healthy & Active
3 Goals, 7 Strategies



Connected, Safe, & Accessible
8 Goals, 17 Strategies



Economically Diverse & Vibrant
4 Goals, 10 Strategies

Consistency with *Blueprint Denver*



Land Use & Built Form (General)

4 Policies, 6 Strategies

Housing

3 Policies, 5 Strategies

Economic

4 Policies, 7 Strategies

Design Quality & Preservation

4 Policies, 8 Strategies



Mobility

6 Policies, 13 strategies



Quality of Life Infrastructure

9 Policies, 21 strategies

Consistency with *Blueprint Denver*

OTHER PARKS AND OPEN SPACE

These are privately-owned parks and/or open spaces. Some are publicly accessible, while others—such as golf courses—are not. Since these areas are privately owned, it is possible their use could change in the future. When large private open spaces are planned to change, the community should be engaged in planning for the future vision of the site.



Some golf courses in Denver are privately-owned and not publicly accessible, yet they provide multiple ecological benefits and contribute to the city's network of open spaces.



Many plazas are on private property, yet they are publicly accessible. Spaces like these contribute to pedestrian activity and active, well-designed places.



Many privately owned open spaces can be accessed by the public and provide recreational and ecological value.

3. Long-Term View

Long Term View

The Park Hill Golf Course Area Plan:

- Creates a new mixed-use community and a network of public open space, including a large park, greenways, and trails.
- Directs future growth to areas designated as a community center and high-medium residential places that are served by transit.
- This vision will take many years to fully achieve.

Recommendation

Staff recommends that City Council adopt the *Park Hill Golf Course Area Plan* as a supplement to *Comprehensive Plan 2040*

Thank You