



Park Hill Golf Course Area Plan

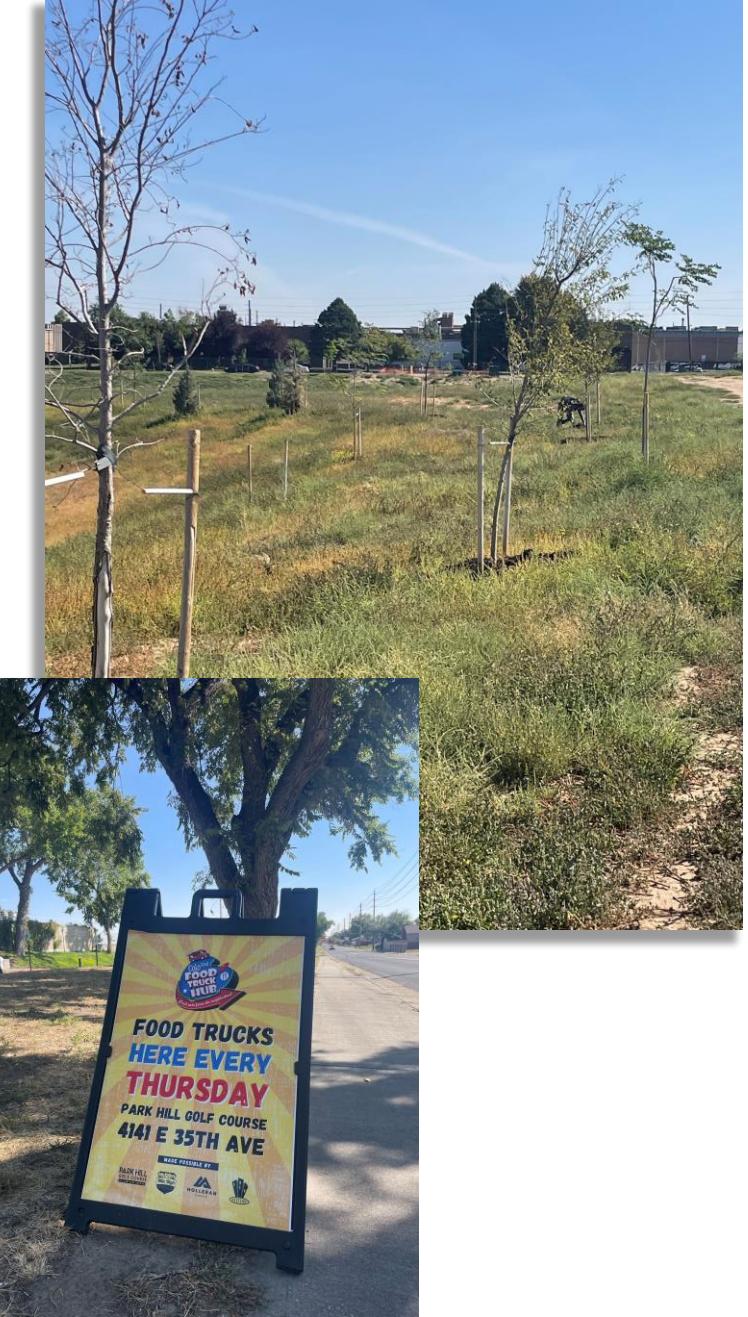
December 5, 2022

Courtney Livingston, Senior City Planner,
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



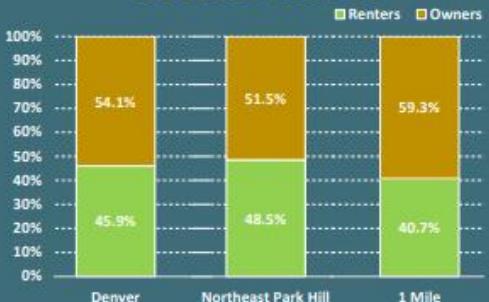
POPULATION

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

MEDIAN HOUSEHOLD INCOME



HOUSING TENURE

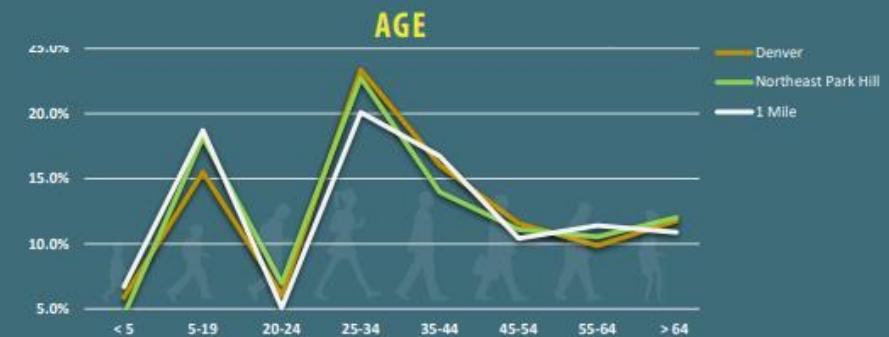


Data Sources: 1 Mile (2020 ESRI Business Analyst), NEPH & Denver (2020 5-year ACS)

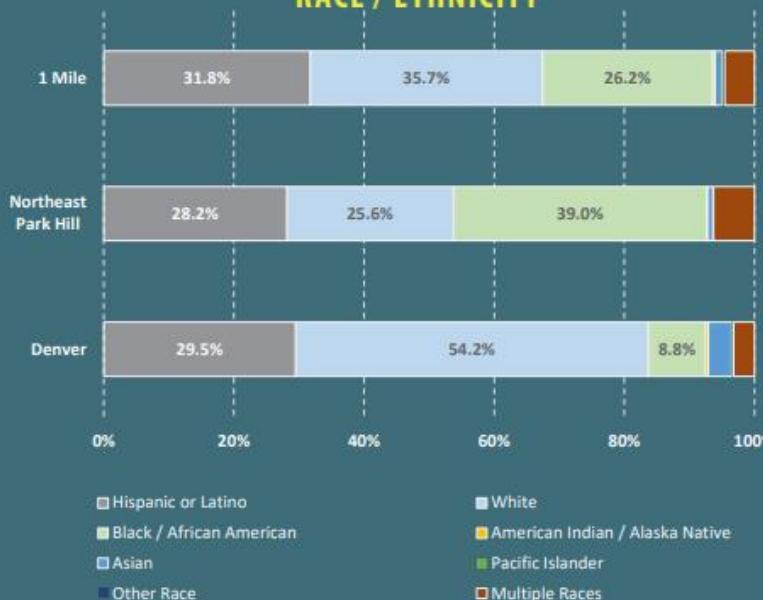
6

AGE 25+ WITH A BACHELOR'S DEGREE OR HIGHER

50.3% Denver
29.1% Northeast Park Hill
26.9% 1 Mile



RACE / ETHNICITY



Conservation Easement

City & County of Denver

2019090259

2 of 6

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

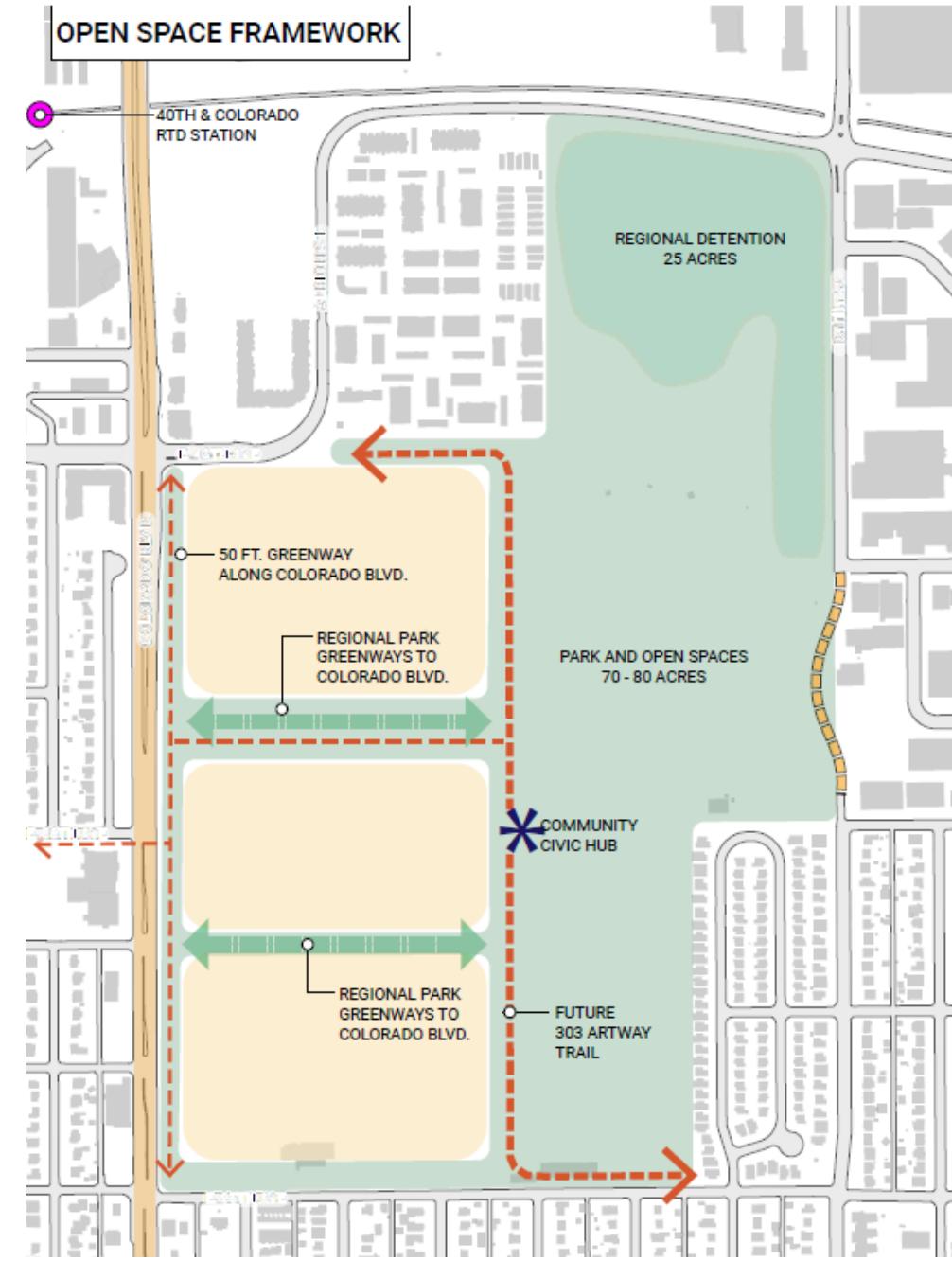
4. Permitted Uses. Subject to the terms and conditions of this Easement.

(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)



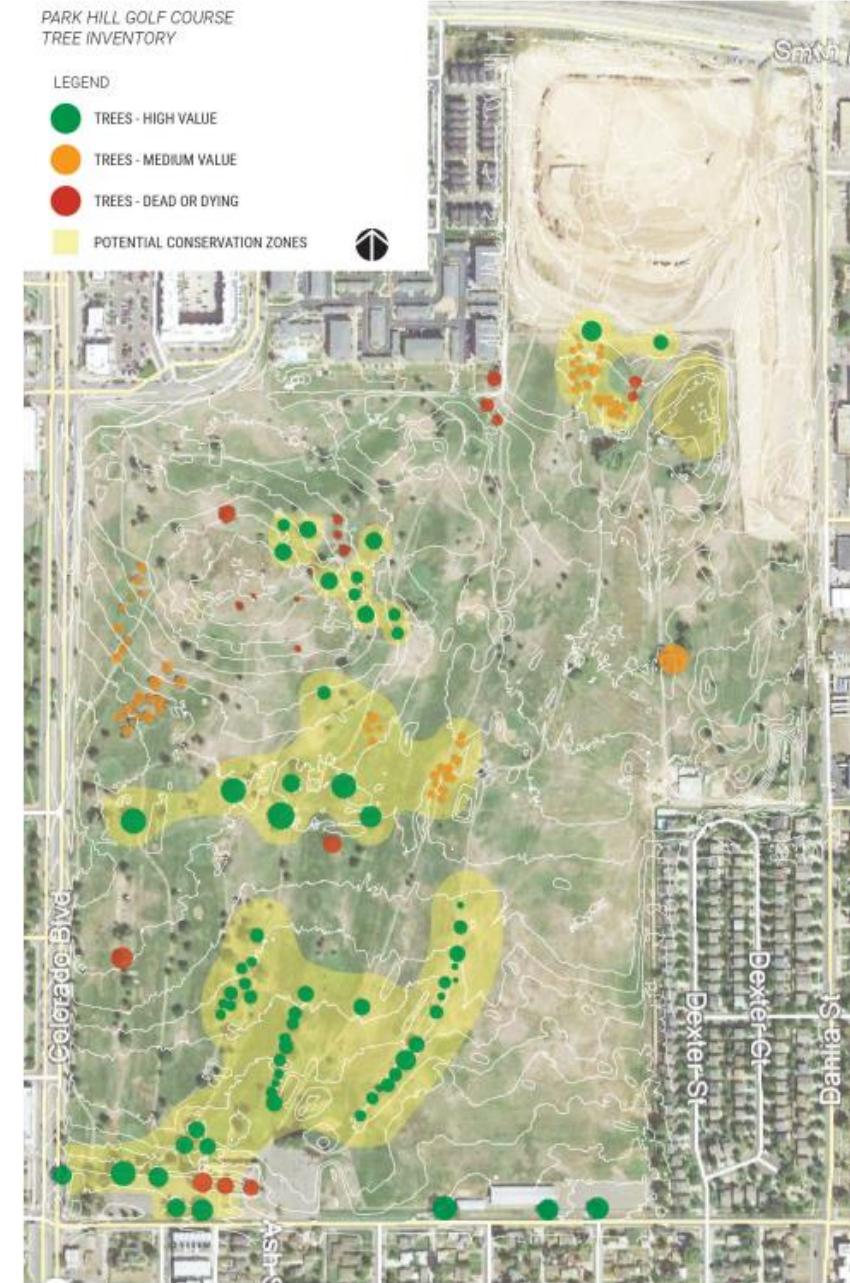
Planting More Trees, Better Air Quality

- 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)

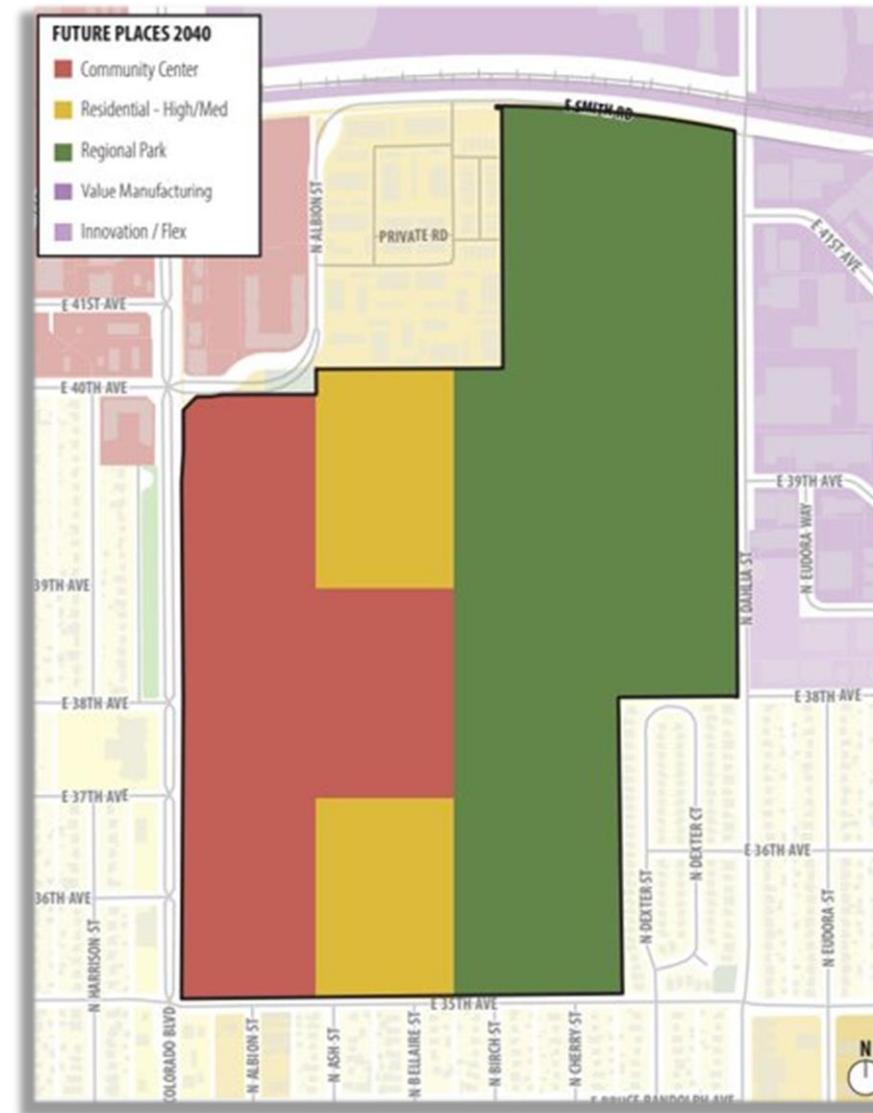
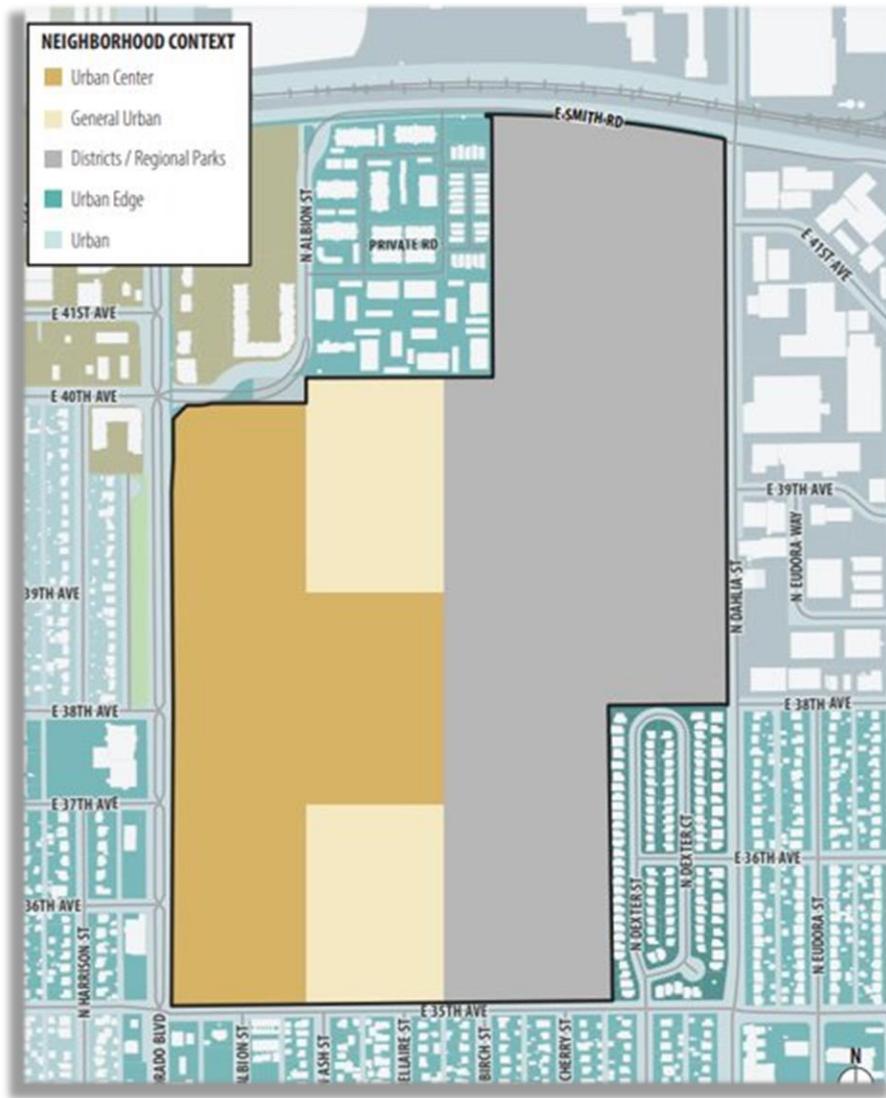


Tree Inventory

- 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

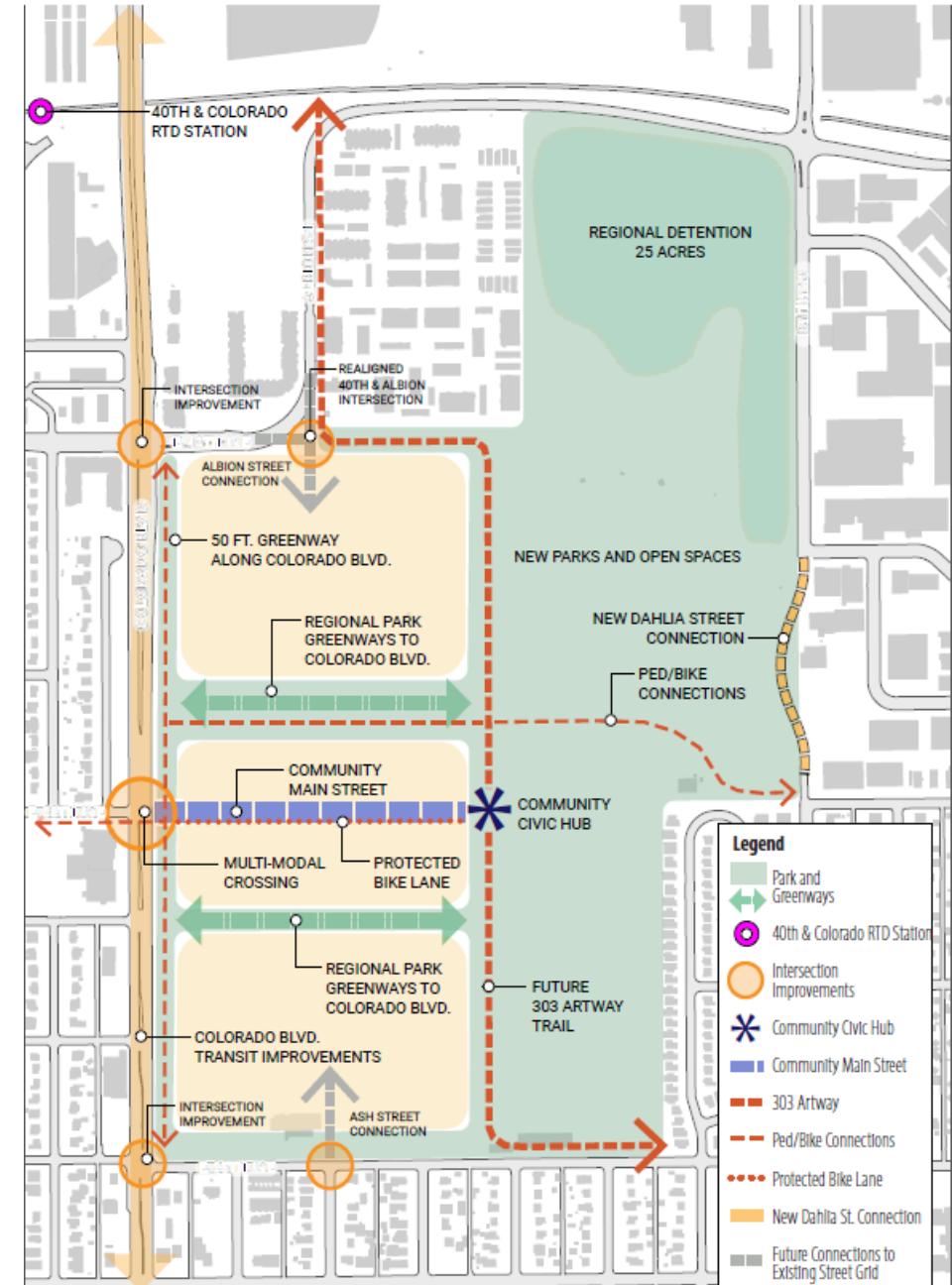
Economic Recommendations

- 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)



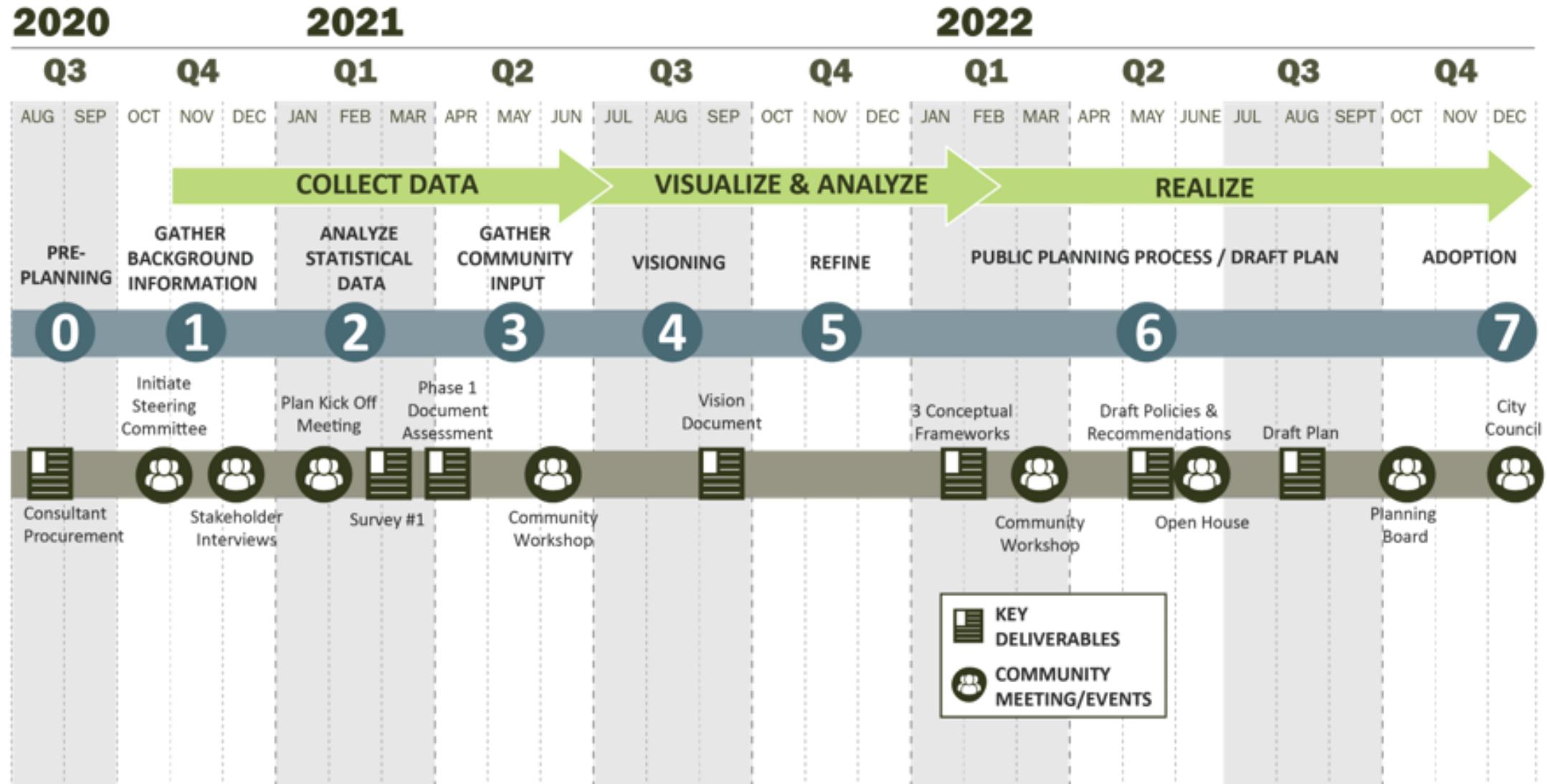
Mobility Recommendations

- 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.

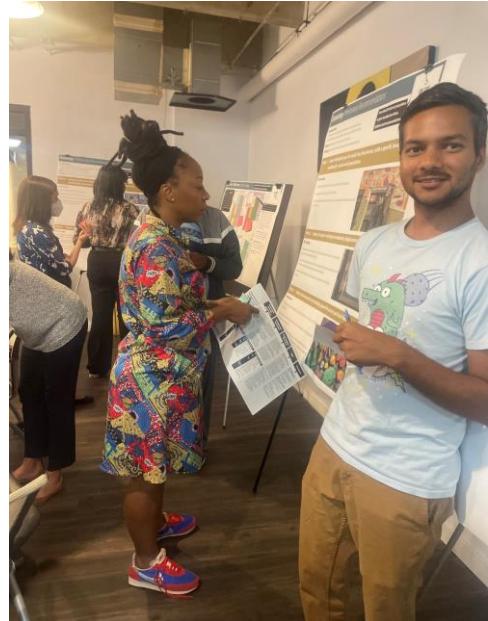


1. Inclusive Community Process

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

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.



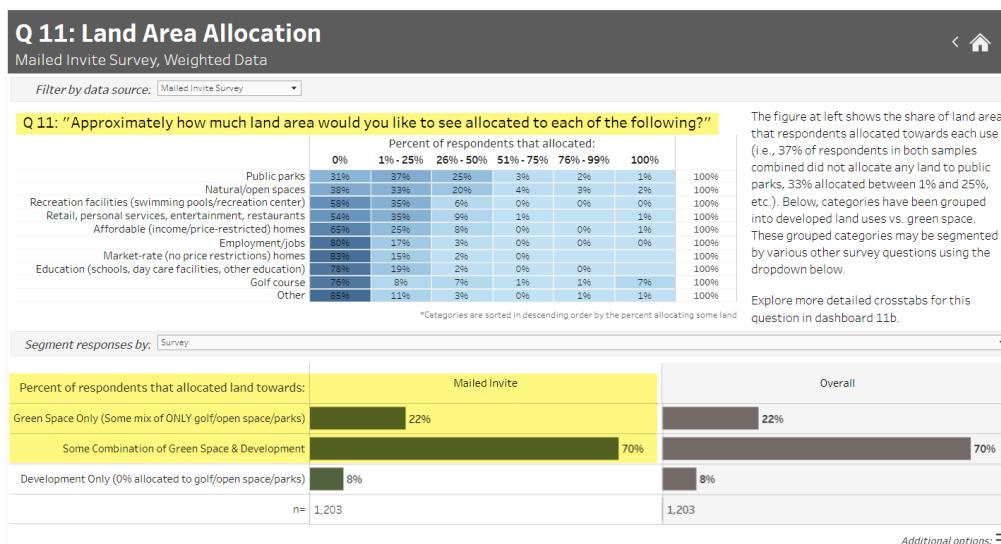
Community Surveys

- 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



Community Surveys

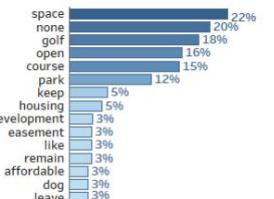
- Survey provided options to indicate if they wanted 100% used as open space or park.
- Survey included multiple free-text fields to allow respondents to provide open comments in their own words
- View all survey data, including views by neighborhood, citywide, race, income, etc.
at www.denvergov.org/parkhillgolfcourse



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.

keep, survey, pool, easement, city, buildings, public, make, community, denver, dog, brewery, needs, recreation, housing, golf, development, like, space, park, outdoor, market, land, hill, seethomes, keeping, homes, center, none, course, local, food, remain, leave, rec, just, open, affordable, services, homeless, develop, parks, remaining, leave, please, rec, just



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

A golf course with a driving range

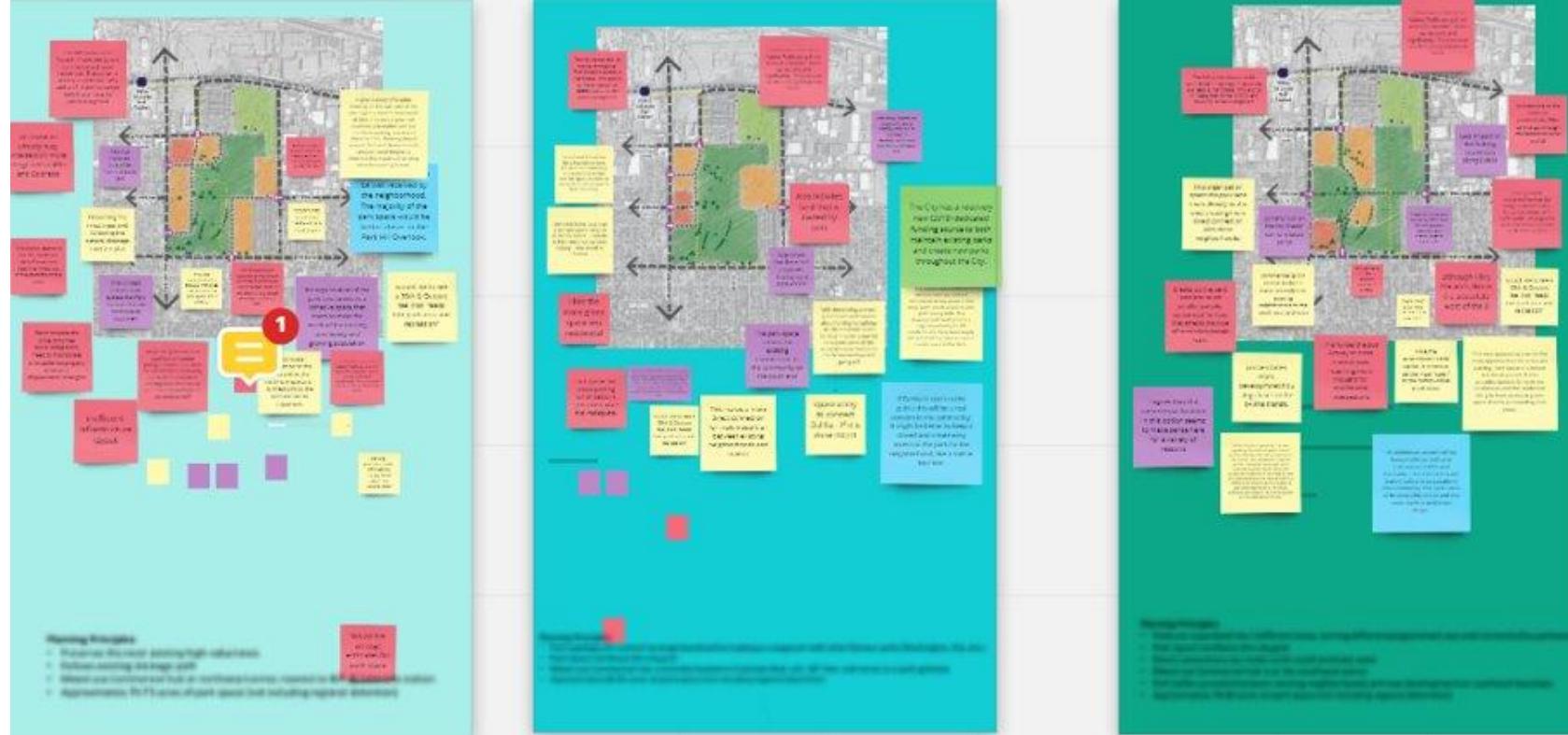
Solidarity economy housing, services, healthy food + agriculture, healing, enterprises; community gathering places

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

Park Hill Golf Course - Comments and Questions

DENVER
THE MILE HIGH CITY

My progress: 0%

Tell us what you think!

Please use this form to submit comments or questions about the draft Park Hill Golf Course Area plan. Required

Enter comment or question here...

Name Required
Place name here

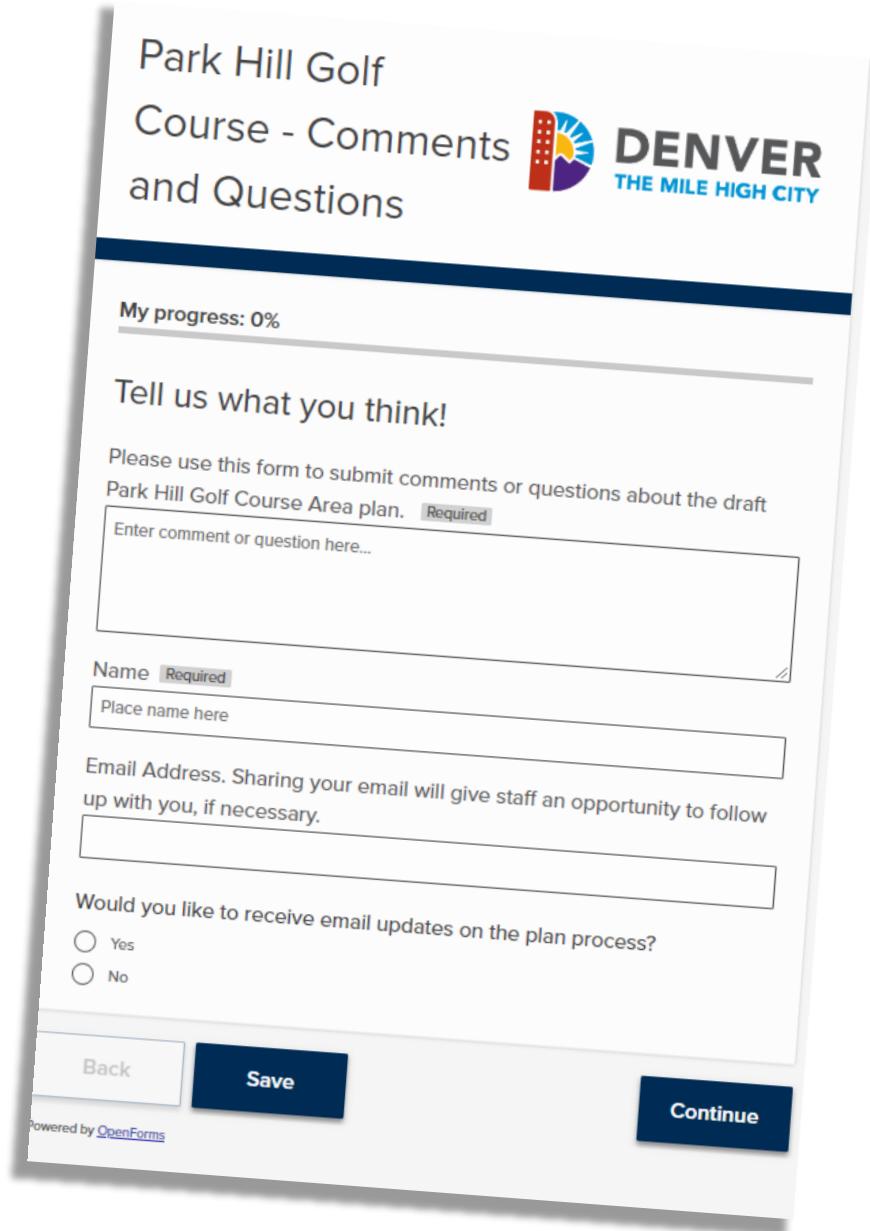
Email Address. Sharing your email will give staff an opportunity to follow up with you, if necessary.

Would you like to receive email updates on the plan process?

Yes
 No

Back **Save** Continue

Powered by [OpenForms](#)

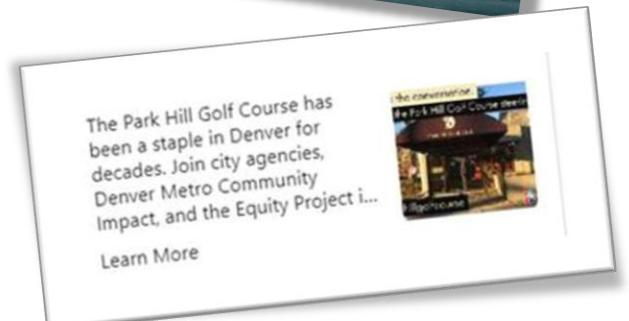


Communications & Outreach

- 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



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