

PARK HILL NEIGHBORHOOD PLAN

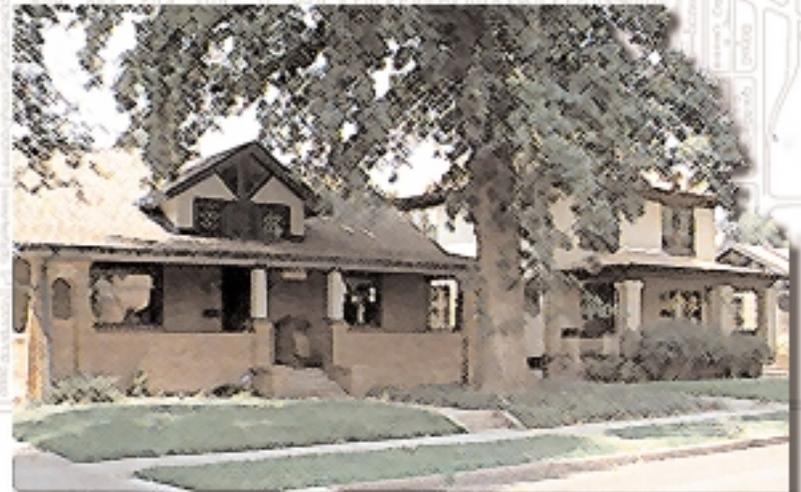
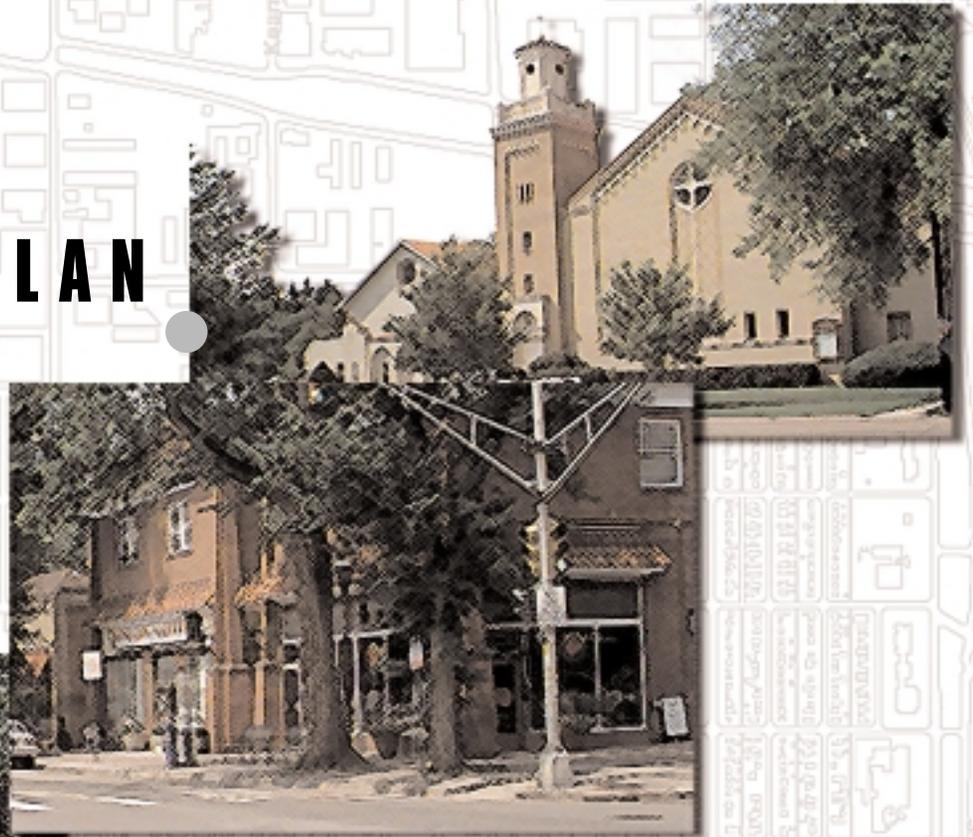




TABLE OF CONTENTS

Preface

The Purpose of the Plan 2
 Priority Planning Issues 3
 Plan Implementation and Action Agenda 3
 Neighborhood Description 4

Introduction

Map — Park Hill Neighborhood 6
 Neighborhood Location 7
 Park Hill Vision for the Future 7
 Neighborhood History 7
 Key Abbreviations Used in Action Chart Implementation 9

Environment

Goal 11
 Objectives 11
 Action Recommendations 11
 Action Chart 12

Traffic and Transportation

Overview 16
 Mass Transit 16
 Bike Routes 17
 Issues 17
 Goals 17
 Action Recommendations 18
 Action Chart 19
 Map — Street Classifications and Traffic Volumes 24

Parks, Recreation, Open Spaces, and Trails

Goals 26
 Action Recommendations 26
 Action Chart 27

Land Use

Overview 30
 Residential Land Uses 30
 Special Residential Land Uses 30
 Commercial Land Uses 31
 Vacant Land 31
 Parks and Open Space 31
 Schools 31
 Goals 31
 Action Recommendations 32
 Action Chart 33
 Map — Land Use 37

Urban Design

Overview 39
 Goals 39
 Action Recommendations 40
 Action Chart 41

Public Safety

Overview 45
 Goals 45
 Objectives 45
 Action Recommendations 46
 Action Chart 47

Business and Economic Development

Overview 51

Colfax Ave. Business Corridor 51

Colorado Boulevard Business Corridor. 51

Neighborhood Shopping Nodes. 52

Quebec St. Hotel Corridor 52

Industrial Corridor. 53

Issues and Goals 53

Colfax Ave. Business Corridor 53

Colorado Boulevard Business Corridor. 54

Neighborhood Shopping Nodes. 54

Quebec St. Hotel Corridor 54

Industrial Corridor. 54

Action Recomendations 54

Action Chart. 55

Human Relations and Community Services

Goals 59

Plan Implementation and Action Agenda. 59

Action Recomendations 59

Action Chart. 60

Education

Overview 63

Goals 63

Priority Recomendations 64

Action Recomendations 64

Action Chart. 65

Community Coordination

Overview 68

Goals 68

Objectives. 68

Action Recomendations 69

Action Chart. 70

Dablia and Holley Shopping Center Redevelopment

Action Recommendations 73

Action Chart 74

Neighborhood Commercial Shopping Nodes 78

Commercial Development 78

Sidewalks 79

Youth Meeting Outcomes

Overview 80

Education 82

Public Safety 84

Appendix A: Park Hill Urban Design Guidelines

Residential Areas 87

Neighborhood Commercial Nodes 87

Colfax Commercial Development 88

Industrial Areas 89

Sidewalks 89

Appendix B: Zone District Descriptions and Definitions

Descriptions and Definitions 90

Appendix C: Assessment

Summary 100

Demographics 104

Education and Schools 107

Economic and Employment Characteristics 111

Land Use and Zoning 114

Housing 120

Streets, Traffic and Public Transportation 123

Infrastructure 127

Public Safety 130

Community Facilities 132

Acknowledgements 137



PREFACE

“...there has to be someone who is willing to do it, who is willing to take whatever risks are required. I don't think it can be done with money alone. The person has to be dedicated to the task. There has to be some other motivation.”

— Cesar Chavez

THE PURPOSE OF THE PLAN

The Park Hill Plan has been years in the making. It represents the collective vision of community members for the future of the Park Hill community, the goals for fulfilling that vision and the specific actions that should be taken to realize these goals. This plan is the result of countless hours of work by more than 100 community members in collaboration with representatives of the City and County of Denver's Community Planning and Development Agency and other city departments. This plan will serve as a "road map" to guide the people of Park Hill as they walk together at the beginning of the 21st century. This plan also identifies the extensive and rich resources within Park Hill: "people" resources (our principal asset); the organizations dedicated to empowering community members; faith communities; human capital services, recreation programs and educational institutions

The plan serves as an official guide for the community and the rest of the city as to how Park Hill envisions community-building, the neighborhood's physical and economic development, the delivery of services, and the overall improvement of the Park Hill community. The plan, approved by Denver's City Council, serves as a guide for making decisions about the neighborhood. It is the responsibility of the neighborhood organizations and assigned city staff to prioritize recommendations as time, energy and resources allow. Denver's Comprehensive Plan 2000 is the foundation for the Park Hill Neighborhood Plan and all official plans of the City. As adopted, the Park Hill Neighborhood Plan becomes an amendment to the Denver Comprehensive Plan. Representatives of all City departments are to use this plan to guide policy recommendations and decisions.

This plan is intended to promote patterns of desired neighborhood change, urban design, housing development and preservation, business development, traffic flow and safety and other public services, all of which contribute to the economic, social, and physical health, safety and welfare of the people who live and work in Park Hill.

This plan is not an official zone map nor does it imply or deny any implicit rights to a particular zone. Zone changes that may be proposed as part of this or any plan, must be initiated and adopted under separate procedures established by the City and County of Denver Municipal Code.

► Priority Planning Issues

The residents, business people, representatives of community-based organizations and city departments who helped shape the vision for Park Hill and this plan see tremendous potential as the Park Hill Neighborhood builds on its assets and opportunities. As a result of numerous planning meetings, the Park Hill Neighborhood Plan identifies, places high priority and addresses the following issues that are crucial to the future of the community.

- Environment
- Transportation
- Urban Design
- Public Safety
- Land use and Zoning
- Business and Economic Development
- Human Relations, Community Services and Coordination
- Education
- Parks, Recreation, Open Spaces and Trails

► Plan Implementation and Action Agenda

Each of the ten major policy areas of the plan (environment, transportation, parks and open space, land use and zoning, urban design, public safety, business and economic development, human relations and community services, education and community coordination) has an action agenda section that lists the specific actions to be taken, the general time frames for carrying out the actions, and what organizations and/or city departments should provide the resources to carry out the action items. The planning group selected three action items from each policy area as “top priorities” for implementation.

► Neighborhood Description

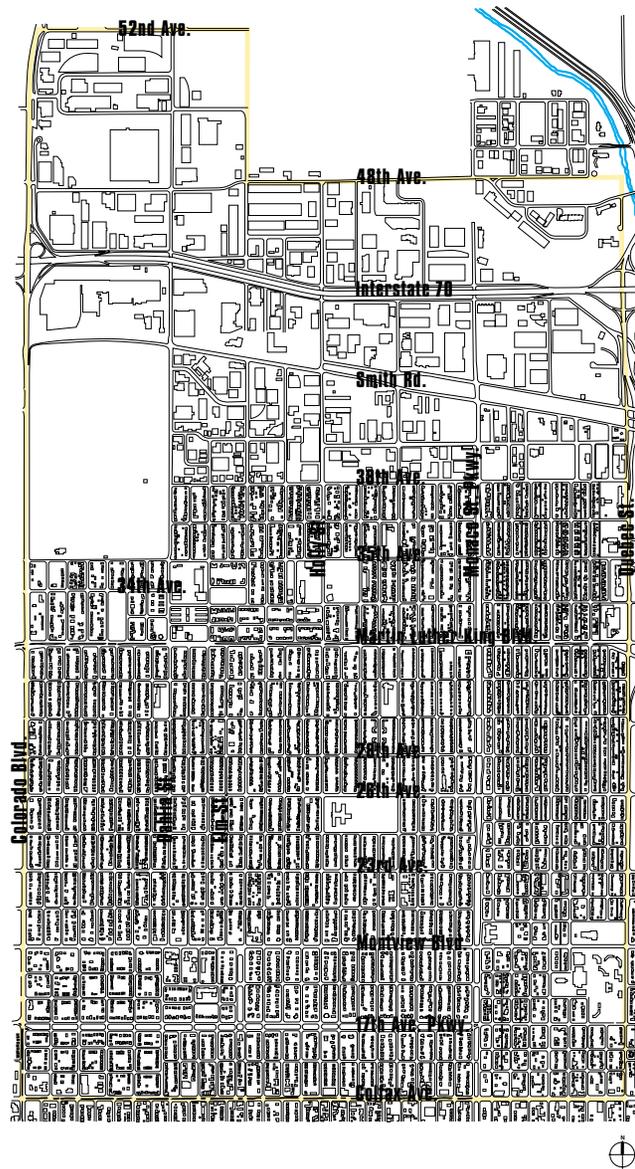
Park Hill is a traditional city neighborhood with a small-town atmosphere. Here people of diverse cultures, ages, races, and economic backgrounds share a sense of community. The community is characterized by large residential and industrial areas and smaller commercial areas. Major facilities in the neighborhood include: the Park Hill Golf Course, several neighborhood shopping areas at 35th Avenue and Dahlia Street, 33rd Avenue and Holly Street, 23rd Avenue and Dexter Street, 22nd Avenue and Kearney Street, 23rd and Oneida and a large industrial area that extends north from 38th Avenue to the City line. There are also five public elementary schools, one elementary charter school, one middle school and numerous faith institutions serving a wide range of faiths and denominations. The residential areas Park Hill of the community are south of 38th Avenue and east of Colorado Blvd. Immediately adjacent to Park Hill is City Park, which houses the Denver Museum of Nature and Science and the Denver Zoo. Both of these institutions impact the quality of life in Park Hill.

The neighborhood possesses many assets including a large stock of generally well maintained homes, excellent access to major transportation services and corridors, downtown Denver, and entertainment facilities, and three major parkways; 17th Avenue, Martin Luther King Blvd. Parkway and Monaco Parkway. There are two neighborhood organizations that serve Park Hill- Greater Park Hill Community, Inc. (GPHC) and Park Hill for Safe Neighborhoods. GPHC publishes a monthly newspaper, The Greater Park Hill News.



INTRODUCTION





► **Park Hill Neighborhood Map**

► Neighborhood Location

The Park Hill neighborhood is bounded on the west by Colorado Boulevard, on the north by the City limits, on the east by Quebec Street and on the south by Colfax Avenue.

► The Park Hill Vision for the Future

Park Hill vision for the future is to preserve and enhance the positive qualities that make the neighborhood a unique place to live, work, learn, and play.

- Preserve and continue to build on the image of a vibrant community that celebrates diversity of people in ages, income, ethnic and cultural heritage.
- Create linkages to the future residential and business development in the new Central Park community to enhance the economic and social impacts on Park Hill.
- Create partnerships that involve residents, community based organizations, businesses, Denver City Government, Denver Public Schools, Stapleton Development Corporation and Forest City (developers of Central Park).
- Preserve and continue to build on the beautiful architecture, urban design, tree-lined streets and parkways with lively pedestrian-oriented commercial areas, positive, safe and usable parks, and open space for meeting places and recreational activities.
- Create a universally safe neighborhood that builds on a strong sense of pride, communication and cooperation among all neighbors.
- Continue to build a sustainable neighborhood that values quality of life, environment and talented people.
- Attract high quality new businesses, retain and expand existing businesses that provide quality services, employment opportunities and character to the neighborhood.

► Neighborhood History

Park Hill's colorful history began in 1886, when Baron Eugene Von Winkler bought and began to plat what eventually was called "the finest square mile of real estate west of the Mississippi," displacing the prairie dogs, rattlesnakes, and farms with fine homes. A steam railroad and trolley lines made this



► **Park Hill is home to a diversity of faith-based communities**

residential area accessible to downtown. And the nearness of City Park gave Park Hill residents the feeling of both a suburb and a city.

The 1920s to the 1930s saw the next building boom in Park Hill – while the propeller-driven planes landing and taking off at Stapleton Airport hardly impacted the neighborhood. Residents were and are attracted to Park Hill because of the Museum of Nature and Science, the Denver Zoo, its proximity to hospitals and downtown, and the wide variety of housing styles from Tudors, Queen Anne’s, Bungalows, to Denver Squares.

After World War II, during the third growth and settlement wave, more modern homes were built for military veterans, and airline stewardesses and machinists who were employed at nearby Stapleton Airport and businesses. Located in the northern area of Park Hill (north of 26th Avenue, many of these newer residences were single family ranch style homes built for first time homebuyers, and low-rise apartment buildings.

Greater Park Hill is an idea and a vision, as well as a place. The vision during the last 40 years has been to create a community where people of different racial, ethnic, economic and cultural backgrounds would live and work peaceably together to build a stronger neighborhood. Park Hill, which is often called the “conscience” of the city, has created an “intentionally” multi-racial and multi-cultural community, whose inclusionary example has influenced the human relations climate of Denver and the whole state of Colorado. Park Hill has become nationally known for its progressive efforts at promoting cultural and economic diversity. This is a legacy of which the neighborhood is proud.

KEY TO ABBREVIATIONS USED IN ACTION CHART IMPLEMENTORS

BAs	Business Associations
CPDA	Community Planning and Development Agency
H&NDS	Housing & Neighborhood Development Services
NIS	Neighborhood Inspection Services
ZA	Zoning Administration
CC	Community Corrections
CBOs	Community-Based Organizations
DPD	Denver Police Department
DA's	District Attorney's Office
DURA	Denver Urban and Renewal Authority
DP&R	Denver Parks and Recreation
MOED	Mayor's Office of Economic Development
MOET	Mayor's Office of Employment and Training
NOs	Neighborhood Organizations
PW	Public Works
PW-TE	Public Works-Transportation Engineering
PHBSO	Park Hill Business Support Office
SDC	Stapleton Development Corporation
SW	Solid Waste



ENVIRONMENT

*“Whatever is flexible and flowing will tend to grow,
whatever is rigid and blocked will wither and die.”*

— Tao Te Ching

► Goal

Through neighborhood advocacy and stewardship, the residents and property owners of Park Hill wish to maintain and protect the built and natural features of the community including trees, parks and open space, and parkways. To encourage residents and businesses to preserve and enhance the physical environment of their neighborhood through education, self-help activities and standards set in local ordinances.

► Objectives

- 1** Develop a partnership with and mechanisms for regular contact with the City Forester's office to insure that the maintenance and replacement programs for trees in parks and parkways continue to be adequate.
- 2** Develop mechanisms to safeguard, clean up, and restore the air, water and soils of Park Hill.
- 3** Improve the environmental quality of the industrial corridor.

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

The action items relating to the environment that the planning group selected as its "top priorities" are as follows (in cases where more than three items appear, there was a tie for one of the positions):

► Action Recommendations

- 1. E-18** Perform an inventory of brownfields and contaminated businesses in Park Hill. Explore opportunities to mitigate these sites through clean up, rehabilitation and/or redevelopment.
- 2. E6** Conduct a major clean up of all quadrants in the neighborhood twice a year through the "Keep Denver Beautiful" campaign.
- 2. E21** Track complaints about Section 8 landlords and facilities and mitigate these issues.
- 3. E8** Identify the top 25 blighted properties two times a year in an effort to bring them into compliance with relevant codes.



► The new Skyland Recreation Center

ENVIRONMENT ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
E1	Develop a public relations effort and pamphlet to encourage residents and businesses to plant and maintain trees.	■		■		Neighborhood Organizations (NOs), Businesses, Denver Parks and Recreation
E2	Obtain funds for the planting of more trees.		■	■		NOs and Businesses
E3	Encourage participation in arbor day celebrations and the Denver Digs Trees program.			■		NOs, Businesses, Community, Denver Parks and Recreation
E4	Educate and encourage residents to participate in the Leaf Drop and Tree-cycle Programs.	■				NOs, Community, Businesses and Property owners, DP&R
E5	Continue to provide and encourage participation in the Citywide waste and recycling education Programs.	■		■		NOs, Businesses, Community, Public Works-Solid Waste.
E6	Conduct a major clean-up of all quadrants in the neighborhood once a year through “Keep Denver Beautiful” campaign.	■		■		NOs, BA, CC, Community, Public Works, H&NDS
E7	Host “Neighborhood Ambassador Program” training seminars two times a year	■		■		Neighborhood Organizations, CPDA, H&NDS
E8	Identify the top 25 blighted properties two times a year in an effort to bring them into compliance with relevant codes.	■		■		Neighborhood Organizations, NIS
E9	Develop a “Knock and Talk” program to educate residents and businesses on city ordinances and code violations for interior and exterior property maintenance to encourage them to correct infractions.	■		■		NOs, NIS, Denver Police, Land Owners

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
E10	Periodically publish in neighborhood newsletters and newspaper descriptions of zoning use and code maintenance regulations, and phone numbers and web-addresses for assistance.	■		■		Neighborhood Organizations, Schools and Community-Based Organizations
E11	Encourage participation in the “Adopt-A-Stop” program.			■		NOs, BOs, RTD, Public Works-Solid Waste
E12	Contact City, State and Federal agencies for educational information on air, water and soil quality.		■			Neighborhood Organizations
E13	Educate and encourage residents to participate in the Leaf Drop and Tree-cycle Programs.	■				NOs, Community, Businesses and Property owners.
E14	Receive biennial reports from Denver Environmental Health Agency on existing conditions of air, water and soil. Work with the agency to mitigate any issues that may impact the community.			■		Neighborhood Organizations, Denver Environmental Health agency
E15	Educate and inform residents when to participate in the large item pick up.	■		■		Public Works-Solid Waste, Neighborhood Organizations
E16	Create and enhance buffer zones between industrial and residential areas of the community. This may include landscaping, setbacks and uses.				■	NOs, Businesses, CPDA-Zoning Administration
E17	Educate and inform residents and mitigate lead paint use in residential dwellings.			■		NOs, CPDA-H&NDS

ENVIRONMENT ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
E18	Perform an inventory of brownfields and contaminated businesses in Park Hill. Explore opportunities to mitigate these sites through clean up, rehabilitation and/or redevelopment.	■		■		NOs, Federal Environmental Protection Agency, DEHA, MOED
E19	Collect and track the Environmental Protection Agency "Toxic Release Inventory."	■		■		NOs
E20	Educate and inform neighborhood on zoning ordinance and issues.			■		CPDA-Zoning Administration
E21	Track complaints about Section 8 landlords and facilities and mitigate these issues.	■		■		NOs and Denver Housing Authority.
E22	Identify and collaborate with environmental groups.	■		■		NOs



TRAFFIC AND TRANSPORTATION



“There is more to life than increasing speed.”

— Mohandas K. Gandhi



► **Through traffic on should be encouraged to stay on Quebec St., an arterial street.**

OVERVIEW

Park Hill residents have several modes of transportation at their disposal. The primary mode of transportation is the automobile followed by bus service, pedestrian and bicycle paths and future commuter rail. There are three designations used by the City in classifying streets: arterial, collectors, and local streets.

- Arterial streets have the function of permitting rapid and relatively unimpeded traffic movement through the city and serving as a primary link between communities and major land use elements. A number of major arterials are designed as state highways. Arterials typically carry a range of volumes from 10,000 vehicles per day to 50,000 vehicles per day. Arterial streets in Park Hill include; Colorado Boulevard, Smith Road, Colfax Avenue, Quebec Street, Martin Luther King Boulevard Parkway, Monaco Street Parkway, 23rd Avenue, Montview Boulevard and 17th Avenue Parkway.
- Collector streets have the function of collecting and distributing traffic having an origin or destination between arterial and local streets within the community, and linking neighborhood residential areas, shopping and service facilities, and employment areas. Collectors typically carry a range from 3,000 vehicles per day to 12,000 vehicles per day. Collector streets in Park Hill include; 48th Avenue, 38th Avenue, 35th Avenue, 34th Avenue, Dahlia Street (MLK to City limits), Holly Street (MLK to 48th Avenue) and 26th Avenue.
- Local streets have the function of providing direct access to adjacent properties. They carry low volumes of traffic typically from 300 vehicles per day up to 1,500 vehicles per day with an origin or destination within the neighborhood.

► Mass Transit

Park Hill is served by several Regional Transportation District Routes. Routes 15, 20, 28, 38, 40, 43, 44, 65 and 105. These routes provide for adequate neighborhood geographic coverage based on walking distance to bus stops. However, there are too few East and West routes (15, 20, 28, 38, and 44) for such a large residential oriented neighborhood.

► Bike Routes

Park Hill neighborhood is served by the citywide bikeway system. Grid route #D4 runs east and west along 38th Avenue, #D6 runs east and west along 29th Avenue, #D8 runs east and west along Montview Boulevard, D#15 runs north and south from Colfax Avenue and Cherry Street jogging over to Montview Boulevard onto Dahlia Street to the city limits and D#17 runs north and south along Leyden Street.

► Issues

Based on the 1999 projected traffic counts, the cumulative volume of all arterial and collector streets traveling east-west between Colfax Avenue and I-70 will carry in excess of 100,000 vehicles per day.

The amount of traffic generated by non-residents in the neighborhood is undetermined at this time. A citywide land use and transportation plan will soon be undertaken that will help determine how much traffic is “passing through” Park Hill as opposed to the traffic that is generated by residents and businesses that are a part of the neighborhood. The results of this study will help in identifying some type of traffic mitigation or calming strategies through enforcement, education and engineering.

Parking overflow continues to be a major problem due to large volumes of traffic and inadequate off-street parking at City Park.

Motorists and other commercial drivers do not comply with speed limits. Holly Street north of Martin Luther King Boulevard is treated as a speedway even though there are stop signs at 35th, 36th and 38th Avenues. The one and two-way streets below MLK function as a chute through the neighborhood, making 17th Avenue, Montview Boulevard, 23rd Avenue, 26th Avenue, and Martin Luther King Boulevard dangerous crossings for pedestrians and bicyclists.

A conflict exists between the need to maintain and improve the residential integrity of the one and two-way arterial and collector streets versus the demands of an ever-increasing level of traffic.

► Goals

Improve traffic control and anticipate and meet the expanding mobility needs of residents, businesses and visitors. Through this we can create a safe and efficient transportation network that meets the needs of the neighborhood, emphasizing a safe and improved environment for transit users, pedestrians, and bicyclists.



► Traffic on Quebec St., looking south



► **Future Martin Luther King, Jr. Blvd. beautification site**

Protect and maintain the quality of life enjoyed by residents of Park Hill, especially those on arterial and collector streets, by enforcing speed limits, improving road conditions, addressing aesthetic issues and the appropriate timing of maintenance and repair operations.

► **Action Recommendations**

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

- 1. T-4** Enhance the use of alternative modes (walking, bicycling and transit) through the following: Improvement of landscaping along arterial and collector street right of ways, Installation of city standard bicycle racks in neighborhood commercial areas, Construction of city standard sidewalks along arterial and collector street with pedestrian ramps and intersections, and Enhance shelters, benches, for hard surface waiting areas at bus stops so they become assets to the neighborhood.
- 2. T-14** Collaborate with the City and County of Denver on the Martin Luther King Jr. Parkway beautification project. Elements that should be included are replacing advertising benches with bowery green benches, picnic tables, and trash receptacles. Enhance landscaping and tree planting.
- 3. T-3** Mitigate impacts from traffic on residential neighborhood and adjacent land uses, with emphasis on reducing East/West traffic through the neighborhood and maintaining the character of streets that have been designated as Denver Landmarks and are listed in the National Register Historic places.

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
T1	Conduct a complete traffic and speed study of the neighborhood. Emphasis given to the origin and destination of traffic. Included should be projections of the impacts of future development at Central Park, Lowry and Fitzsimmons.				■	Public Works-Transportation
T2	Enforce existing parking limits in the Neighborhood. Work With police and Parking Management to enhance this service, especially for City Park uses.		■			Parking Management, NOs, Denver Police
T3	Mitigate impacts from traffic on residential neighborhood and adjacent land uses, with emphasis upon reducing East/West traffic through the neighborhood and maintaining the character of streets that have received National Register Historic designation.				■	Public Works-Transportation
T4	Enhance the use of alternative modes (walking, bicycling, and transit) through the following: <ul style="list-style-type: none"> ▶ Improve landscaping along arterial/collector street rights-of-ways, ▶ Installation of city standard bicycle racks in neighborhood commercial areas, ▶ Construction of city standard sidewalks along arterial/collector streets (with pedestrian ramps at intersections), ▶ Enhance shelters, benches for hard surface waiting areas at bus stops. 				■	Public Works, Transportation CPDA , Denver Parks and Recreation and RTD

TRAFFIC AND TRANSPORTATION ACTION CHART

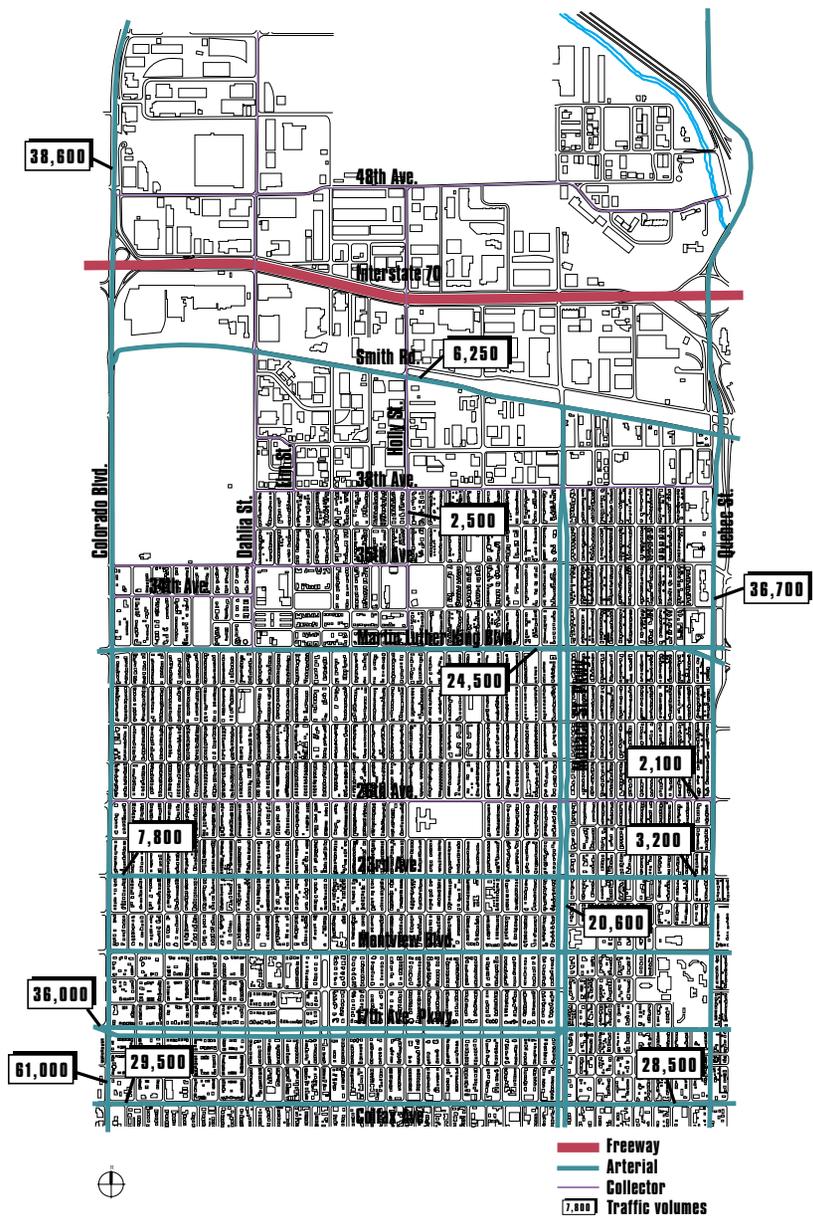
#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
T5	Evaluate existing traffic signage, signal timing and related traffic controls to discourage excessive speed and cut-through traffic on local Streets.			■		Department of PW-TE
T6	Enhance the residential and pedestrian environment, where appropriate consider physically or visually narrowing local and collector streets, or additional stop signs where the City's criteria can be met.				■	Public Works-Transportation
T7	Stripe crosswalks at all four-way intersections where there is a high incidence of vehicles running stop signs or a high rate of documented accidents.			■		Public Works-Transportation and Street Maintenance
T8	Identify and replace street name and parking signs that are faded or outdated.	■		■		NOs, Public Works -Street Transportation
T9	Identify unimproved or unpaved alleys in the neighborhood to be improved or paved.	■		■		NOs, Public Works -Street Transportation
T10	<p>Create safe school zones through:</p> <ul style="list-style-type: none"> ▶ Replacing outdated "School Zones" signs with the new fluorescent yellow/green signs. ▶ Posting signs doubling the speed fine in school areas. ▶ Working with and empowering the schools to meet the safety needs of their students ▶ Working with the schools to landscape and beautify their sites. 			■		NOs, Public Works - Street Transportation, Denver Public Schools

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
T11	Notify police of speeding.	■	■			Neighborhood Organizations and Community
T12	Support and implement the best solutions for reducing speeding on streets and alleys. These might include: <ul style="list-style-type: none"> ▶ Reduced speed limits, ▶ Neck downs or bulb outs of street intersections, ▶ Off peak parking lanes on arterials. 			■		Police Department NOs, Public Works-Street Transportation
T13	Work with RTD to consider circulator routes within the neighborhood that connect with the North and South routes, including but not limited to residential, commercial and the future Central Park development.			■		NOs and RTD, Community
T14	Collaborate with the City and County of Denver on the Martin Luther King, Jr. Parkway Beautification Project. Elements that should be included are replacing existing advertising bus benches with bowery green benches, picnic tables, and trash receptacles. Enhance landscaping and increase tree planting.			■		Denver Parks and Recreation, Public Works-Transportation Planning, CPDA, NOs and Community
T15	Reduce the amount of truck traffic in the residential areas for existing and new development by posting signage that limits the number of tons for commercial trucks. Notify chronic offenders and post their names in the neighborhood newspaper.			■		Public Works, Traffic Engineering, CPDA-NIS, NOs, BAs and Community

TRAFFIC AND TRANSPORTATION ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
T16	Identify and prioritize school zones and other high pedestrian activity areas that should be considered for designation as "Safety Zones."				■	PW-TE, NOs
T17	Discourage the widening of Martin Luther King Boulevard Parkway. Divert traffic onto Smith Road.				■	NOs, Public Works-Transportation Planning, CPDA
T18	Reduce speeding traffic through the neighborhood to a level consistent with posted speed limits and compatible with the neighborhood's land uses to preserve the residential quality of life.	■				Denver Police Department, PW-TE
T19	Reconstruct and improve streets to adequately support traffic weight and volumes and enhance maintenance, sanding, and sweeping practices.				■	Public Works-Street Maintenance, Traffic and Transportation Divisions
T20	Linkage between the residential and new Central Park development. If Quebec Street is widened to four lanes in any area between Colfax Avenue and I-70, its improvements through the Park Hill neighborhood should be accomplished with adequate provisions for street right-of-way, landscaped medians, building setbacks, constructing detached sidewalks, new streetscapes and landscape design treatments.				■	Public Works Transportation, Stapleton Development Corp. and Property Owners
T21	Work with Denver Police Department to purchase a speed trailer for the District 2 Station.			■		Denver Police Department and NOs

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
T22	Increase the use of photo radar throughout the neighborhood.	■		■		NOs and DPD
T23	Study the intersection at 23rd Avenue and Colorado Blvd. for turn signal or turn lane.			■		Public Works, Transportation Engineering, Parks and Recreation
T24	<p>Encourage enforcement, education and engineering in order to reduce speed and make streets more neighborhood friendly through:</p> <ul style="list-style-type: none"> ▮ Notifying police of speeders and give specific information as possible ▮ Expanding the use of speed trailers ▮ Increased use of photo radar ▮ Support of Drive Smart Program with Police Department ▮ Citizen awareness through education 	■		■		Denver Police Department, PW-TE, NOs, Community



► Street Classification and Traffic Volumes Map



**PARKS, OPEN SPACE,
AND TRAILS**

“If you live on this land, and you have ancestors sleeping in this land, I believe that makes you a native to this land. It has nothing to do with the color of your skin. I was not raised to look at people racially. What I was taught is that we’re flowers in the Great Spirit’s garden. We share a common root, and the root is Mother Earth.”

— Ob Shinnab



► **Thomas Earnest McClain Park**



► **City of Axum Park**



► **Park Hill Golf Course**

► **Goals**

Acquire, extend, improve, and maintain parks, public open space and parkways in the neighborhood to meet the needs of increasing population and to support recreational opportunities. Provide improved and extended bike and jogging paths to and within parks, open space and parkways and integrate changes with planning for Central Park. Insure preservation of current built and natural areas.

► **Action Recommendations**

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

1. **P-14** Encourage businesses along 38th Avenue to contribute to a greenway concept and improved buffer yard to screen residential from industrial uses.
2. **P-6** Develop a trail on Monaco Parkway from Colfax Avenue to Sand Creek through natural paths and walkways.
3. **P-9** Plant more flower beds along Martin Luther King Jr. Parkway, City of Axum Park, and other open space and recreation areas in Park Hill.

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
P1	Identify open space suitable for use as parks such as unimproved rights of way. And privately owned land for small neighborhood parks.				■	NOs, Denver Parks and Recreation, Landowners
P2	Post signs with directions to parks and trails systems.			■		NOs, DP&R, PW- Street Transportation
P3	Prepare brochures on parks and recreational facilities in and adjacent to the neighborhood and publicize them in newspapers and newsletters.			■		NOs, Denver Parks and Recreation
P4	Monitor the condition of existing parks and take action to repair and maintain their physical condition.	■				NOs, Denver Parks and Recreation
P5	Develop a replanting plan for trees and other vegetation in parks and open space.			■		NOs, Denver Parks and Recreation, Community
P6	Develop a trail on Monaco Parkway from Colfax to Sand Creek through natural paths and walkways.				■	Denver Parks and Recreation, Department of Public Safety, Community
P7	Create and conduct educational programs to inform residents about trees, other plants, and urban wildlife in Park Hill.			■		Denver Parks and Recreation, NOs, Denver Public Schools
P8	Develop programs for various age groups that are not geared toward competitive sports.			■		Denver Parks and Recreation, Community
P9	Plant more flower beds along Martin Luther King Blvd., City of Axum Park and other open space and recreation areas in Park Hill.			■		Denver Parks and Recreation, Community

PARKS, OPEN SPACE AND TRAILS ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
P10	Eliminate and construct concrete pads to install federal green bus benches (“bowery style”) and trash receptacles along Martin Luther King Blvd.			■		Denver Parks and Recreation, RTD
P11	Hang colorful banners from poles along Martin Luther King Boulevard.			■		Denver Parks and Recreation, Public Works, NOs, Community
P12	Relocate from city park or construct a new Martin Luther King Jr. statue along Martin Luther King Boulevard Parkway				■	Denver Parks and Recreation, Community
P13	Continue to develop Smiley Middle School as usable public open space.			■		Denver Public Schools, Denver Parks and Recreation
P14	Encourage businesses along 38th Avenue to contribute to a greenway concept and improved the buffer area to screen residential from industrial uses.			■		CPDA, DP&R, Businesses and Landowners
P15	Develop more community participation programs that include community gardens, tree and flower planting and yard maintenance.			■		Denver Parks and Recreation, Landowners, NOs, and Community



LAND USE AND ZONING



*“Never doubt that a small group of committed citizens can change the world.
Indeed, it’s the only thing that has.”*

— Margaret Meade



► **Residential land use**



► **Elm St. Apartments**

OVERVIEW

Park Hill has approximately 3,021 acres of land and the primary land use is residential. Approximately 66% of Park Hill’s area is occupied by residential properties. The next most dominant land use combined is industrial/commercial, occupying approximately 18% of the land. Public/quasi-public use is 9%, and transportation and utilities occupies 5% of the total land. The major zoning classifications are R-0, R-2 and I-2.

The neighborhood is predominantly residential with commercial uses located along Colfax Avenue, Colorado Boulevard, and six neighborhood commercial nodes at 35th and Dahlia Street, 33rd and Holly Street, 28th and Fairfax Street, 23rd and Oneida Street, 23rd and Kearney Street and 23rd and Dexter Street.

The zone districts specifically applicable to Park Hill are R-0, R-2, R-2-A, R-3, R-4, R-5, B-1, B-2, B-3, B-A-3 and B-4, I-0, I-1, and I-2, O-1, P-1 and PUD and are shown on the attached map at the end of this chapter. Their general purposes, descriptions and key regulations are provided in Appendix B.

► Residential Land Uses

Sixty-six percent of Park Hill is zoned residential. The R-0 zone between 16th Avenue and to Martin Luther King Boulevard, is a stable residential area.

The medium density residential area, zoned R-2, has developed almost identically to the R-0 zone district from Martin Luther King Boulevard to 38th Avenue. Higher density residential areas, zoned R-3 and R-4 are along Quebec Street from 17th Avenue to 38th Avenue. However, commercial uses exist throughout the neighborhood such as 22nd and Kearney Street. Park Hill has developed a housing density mix that accommodates a variety of lifestyles and displays a diverse urban fabric.

► Special Residential Land Uses

The neighborhood presently accommodates five group homes, two adult correctional facilities and one transitional special care home within its boundaries. These facilities are located in the residential and industrial areas of the neighborhood. A recent city ordinance now limits, in an area, the location of these facilities based on their proximity to each other.

► **Commercial Land Uses**

Commercial uses, zoned B-4, are concentrated along the East Colfax Avenue, along with three areas of P-1, parking for businesses. Six smaller nodes of commercial uses, zoned B-2, are located at 22nd and Oneida Street, 23rd and Kearney Street, 28th and Fairfax Street, 28th and Colorado Boulevard. to Martin Luther King Boulevard. Businesses in these areas provide services to the surrounding neighborhood. There are three areas zoned B-3 (shopping center districts) located at 33rd and Dahlia Street, 33rd and Holly Street and at Colorado Boulevard and Smith Road.

► **Vacant Land**

There are approximately 91 acres of vacant land in the neighborhood. The Cook-Inlet property at Colorado Blvd. and Smith Road and several other parcels of land have a high potential for development.

► **Parks and Open Space**

Park Hill has several neighborhood parks, City of Axum, located at Martin Luther King Jr. Boulevard and Cherry Street, Ferguson Park at 23rd Avenue and Dexter Street, Martin Luther King Park at 38th Avenue and Newport Street, Milan Park at Martin Luther King Boulevard and Quebec Street and Fred Thomas Park at 26th Avenue and Quebec Street. The Park Hill Golf Course is located east of Colorado Boulevard. from 35th Avenue to Smith Road. Denver City Park is located west of Colorado Blvd. between 17th and 26th Avenues, and includes the City Park Golf Course between 23rd and 26th Avenues. Martin Luther King Boulevard, Monaco Street and Seventeenth Avenue Parkways provide additional green space and their medians are frequently used for jogging, walking and other recreational activities.

► **Schools**

Starting with the 1997-1998 school year, nearly all Denver Public Schools once again became “neighborhood schools.” Park Hill has six elementary schools and one middle school that serve residents of Park Hill. The elementary schools are Hallet Elementary located at 2950 Jasmine Street, Park School of International Studies at 5050 E. 19th Avenue, Phillips Elementary at 6550 E. 21st Avenue, Smith Renaissance School of the Arts at 3590 Jasmine Street and Stedman Elementary at 2940 Dexter Street; Smiley Middle School is located at 2540 Holly Street.

There is no public high school in the neighborhood. The majority of Park Hill students attend East High School at 1545 Detroit Street and George Washington High School at 655 South Monaco Street. Some attend Manuel High School at 1700 E. 28th Avenue.



► **Industrial land use**



► **Future sight of 125 new single-family homes at 35th and Dahlia**



► **Mixed Use zoning at 23rd and Dexter**

Park Hill has various private schools including Blessed Sacrament Catholic School located at 1973 Elm Street, Union Baptist Church Excel Institute at 3200 Dahlia Street, The Odyssey Charter School at 19th and Elm Street, and the University of Denver Park Hill Campus, which includes the law school and Houston fine arts center, is located at 7039 E. 18th Avenue. The Denver University facilities will be relocating outside of the neighborhood and will be replaced by Johnson and Wales University and the new Denver Public High School for the Performing Arts.

► **Goals**

- Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.
- Oppose industrial expansion outside the areas currently zoned for industrial uses north of 38th Avenue, from Colorado Boulevard to Quebec Street. Explore opportunities for live/work.
- Minimize the visual impacts and create an improved buffer area between the industrial, commercial and residential areas.
- Maintain and enhance the small-scale neighborhood character of the business areas and foster the development of “Main Street” type imagery.
- Preserve the existing parks and open space within the neighborhood.
- Preserve the areas of historical significance through historic districts or historic landmark designation.
- Maintain and enhance the viability of residential and commercial land uses on Colorado Boulevard.
- Identify and change non-conforming land uses in the neighborhood.

► Action Recommendations

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

- 1. IZ-10** Notify and participate in the redevelopment of the Dahlia and Holly shopping centers. Work with landowners and the city on any rezoning proposals and related site plan issues.
- 2. IZ-8** Encourage enforcement of city ordinance requirements for absentee landlords to have an agent registered with the Assessment Division. As a part of that effort, the name and addresses of owners and agents listed by the assessor’s records should be corrected.
- 3. IZ-3** Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.
- 3. IZ-1** Encourage the citywide dispersal of group homes and subsidized housing.



► New town homes at 34th and Grape St.

LAND USE AND ZONING ACTION CHART

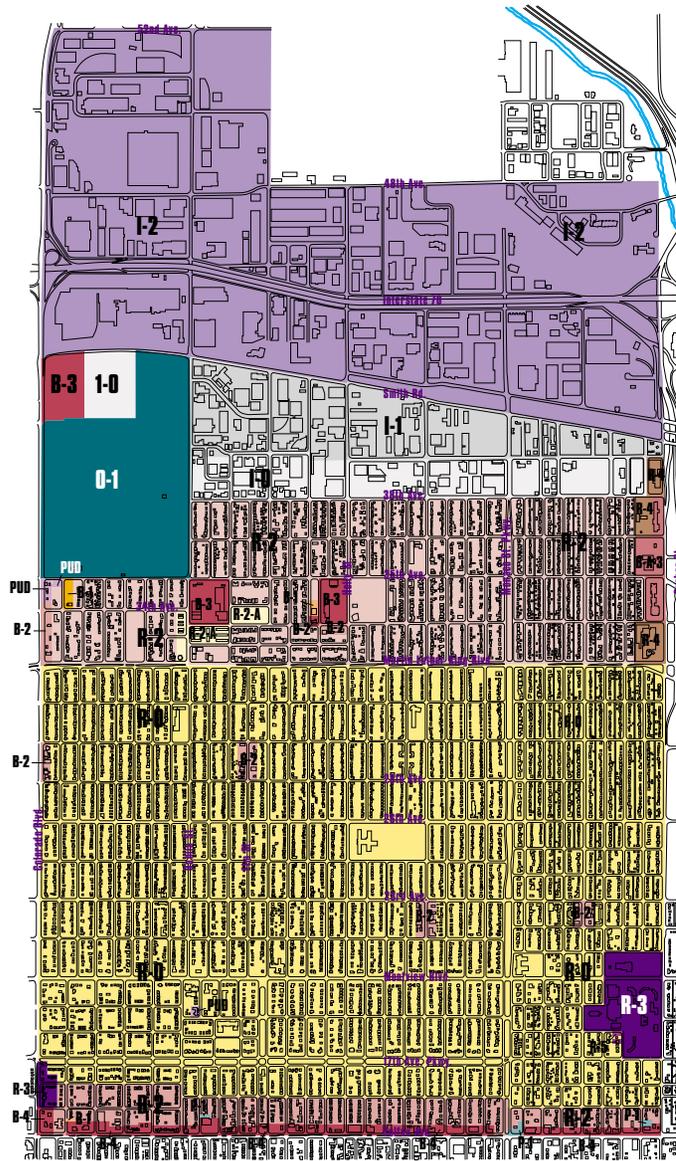
#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
LZ1	Encourage the city-wide dispersal of Group homes and subsidized housing.			■		Denver Comprehensive Plan, CPDA-ZA
LZ2	Contain all industrial development and related uses to and within currently zoned industrial districts only. Oppose additional industrial zoning and related uses including parking in adjacent residential areas. Eliminate non-conforming industrial and parking uses.			■		Industrial Users, NOs, Parking Management, CPDA-ZA
LZ3	Create and maintain a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds.	■	■			CPDA, NOs, Housing Developers
LZ4	Enhance the standing neighborhood zoning committee to monitor, review and make recommendations on all reviews that include neighborhood notification.		■			NOs, Community
LZ5	Initiate zoning amendments and policies to protect the single-family residential character in Park Hill. Specifically: identify and extend R-2 zoning to those Areas zoned R-3 that currently meet R-2 criteria. Similarly, consider rezoning The Park Hill campus of DU from R-3 to R- 5 or a similar zone.			■		CPDA-ZA, NOs
LZ6	Monitor all zone change requests adjacent to the neighborhood in the Central Park site.	■	■			NOs, CPDA, Community

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
LZ7	Assure compatibility of land uses and create connections between future Central Park Development and Park Hill. New development should be evaluated for how it compliments existing land uses in the neighborhood.	■	■	■	■	NOs, CPDA, Stapleton Development Corporation
LZ8	Encourage enforcement of City ordinance requirements for absentee landlords to have an agent registered with the Assessment Division. As part of that effort, the name and addresses of the owners and agents listed by the Assessor's records should be corrected.			■		Assessment Division, CPDA-NIS, and NOs
LZ10	Participate in the redevelopment of the Dahlia and Holly Shopping Centers. Work with the landowners and city on any rezoning proposals and related site plan issues.	■		■		NOs, Businesses, DURA and CPDA-H&NDS
LZ11	Participate in a citywide update of regulations for home occupation businesses.				■	CPDA- Zoning Administration, NOs
LZ12	Encourage participation in the citywide Land use and Transportation plan.			■		NOs, CPDA
LZ13	Provide for an attractive and harmonious transition between different land uses and developments.	■				NOs, CPDA, Private Sector
LZ14	Encourage retailers and commercial property owners to form business associations.			■		PHBSO, NOs, Businesses

LAND USE AND ZONING ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
LZ15	The neighborhood should have an active role in the redevelopment and ongoing operations of business areas. There should be widespread notification and participation of potential land use and zoning changes.	■		■		NOs, Businesses, Public and Private Sector
LZ16	Changes to existing parks and open space should be decided in a neighborhood forum.	■				NOs, DP&R, CPDA
LZ17	Review existing business uses and zoning along Colorado Blvd. And East Colfax Avenue as well as within the neighborhood for compatibility of the allowed business uses with the adjoining and nearby residential uses. Propose zoning and other regulatory changes that would address the issues of compatibility.	■			■	CPDA, NOs, and Businesses
LZ18	Identify areas with non-conforming, but desired uses, and initiate zone map or language amendments that would allow the desired uses. Include amendments conditions and waivers, or other provisions, in the zone changes to help assure compatibility with surrounding residential areas.	■			■	NOs, Businesses and CPDA
LZ20	Link residents and landowners to home improvement programs.	■		■		CPDA-H&NDS, DURA, NOs and Community
LZ21	Explore opportunities to develop live/work in the industrial areas. Emphasis should be given to areas where the industrial and residential border each other.				■	CPDA, Landowners
LZ22	Identify opportunities for homeownership and to develop senior housing.				■	CPDA-HANDS, NOs, Non-profits, Private Sector

- O-1
- I-0
- I-1
- I-2
- B-1
- B-2
- B-1
- B-A-3
- R-0
- R-2
- R-2-A
- R-3
- R-4
- PUD
- P-1



► Park Hill Land Use Map



URBAN DESIGN

*“If you foolishly ignore beauty, you’ll soon find yourself without it.
Your life will be impoverished. But if you wisely invest in beauty,
it will remain with you all the days of your life”*

— Frank Lloyd Wright

OVERVIEW

Park Hill's residential qualities and sense of community are expressed by the neighborhood street image. The older homes, variety of housing stock, neighborhood commercial services, mature street trees, parkways, detached sidewalks, tree lawns and front porch detailing all contribute to the community's unique character and "pedestrian friendly" environment.

Park Hill enjoys a diverse mix of retail businesses with more than 250 local businesses and institutions. The businesses are primarily small, storefront operations in small retail strips. These businesses have special problems, opportunities and constraints.

The Park Hill neighborhood is almost fully developed with the exception of the Cook-Inlet property at Smith Road and Colorado Boulevard and several vacant lots. As development occurs, it is important that changes in appearance remain consistent and complement the existing neighborhood character. We must also look for opportunities to enhance and upgrade areas of the neighborhood.

► Goals

To promote and enhance the existing neighborhood character and preserve the small town atmosphere and historic sense of the community for future generations to enjoy and respect. To preserve and maintain a high standard for parks, open space, boulevards, parkways, streetscaping, traffic circulation, and to pursue opportunities to create historic districts within Park Hill. To require high standards for the built environment that includes residences, commercial and industrial properties, parks and other institutional settings.



► **Classic examples of good design creating a livable and walkable community**



► **New and old unified by architecture that blends with the existing neighborhood**



► **Public spaces benefit from good urban design, such as at 23rd and Kearney**

► Action Recommendations

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

- 1. UD-2** Educate residents, businesses and developers about the “neighborhood voluntary design guidelines.” (see Appendix A)
- 2. UD-8** Develop and apply a process for neighborhood review of projects pertaining to parks and open space, boulevards, parkways, streetscaping, traffic circulation, special improvements and historic districts within Park Hill as they pertain to the neighborhood's urban design.
- 2. UD-13** Work with Stapleton Development Corporation (SDC) and Forest City to insure good connections between Park Hill and new developments at Central Park.
- 3. UD-14** Work with SDC and Transportation Engineering to mitigate the impacts on the neighborhood for the future expansion of Quebec Street.

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
UD1	Educate and inform residents and developers about the City and County of Denver’s “Residential Advisory Standards and Guidelines for Home Renovations.”	■		■		NOs, CPDA, Landowners and Community
UD2	<p>Educate residents, businesses and developers about the “Neighborhood Voluntary Design Guidelines.” (see Appendix A)</p> <ul style="list-style-type: none"> ▶ Apply guidelines as building changes occur through zone change, variance and permitting processes. ▶ Provide technical assistance upon request to property owners or developers during the design phase of their projects. <p>For Park Hill Neighborhood Shopping nodes—</p> <ul style="list-style-type: none"> ▶ The enhancement of the street imagery and making these areas a pedestrian destination. ▶ Through specific street landscaping, furnishings, lighting, and brick paved intersections, create a high degree of visual interest that includes individual pockets of pedestrian & neighborhood friendly activity centers. Human scale and inviting spaces. ▶ Storefronts and signs should be subordinate to and integrated with each building façade and choice of materials and detailing should be compatible with well designed and maintained adjacent structures. 	■		■		Neighborhood & Businesses Organizations, CPDA, Landowners, Community

URBAN DESIGN ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
UD3	Execute a Historic Preservation survey.			■		NOs and CPDA-Historic Preservation
UD4	Explore possibilities of a Historic District.				■	NOs, CPDA, Landowners
UD5	Create and reinforce buffers along the neighborhood edges and between residential and commercial and/or industrial areas.				■	CPDA, PW-Traffic and Transportation
UD6	Require landscaped buffer in parking areas within the neighborhood.				■	CPDA, PW-Traffic and Transportation
UD7	Explore the creation of cul-de-sac parking on Colfax.				■	CPDA, PW-Traffic and Transportation
UD8	Develop and apply a process for neighborhood review of significant projects pertaining to parks & open space, boulevards, parkways, streetscaping, traffic circulation, special improvements and historic districts within Park Hill boundaries as they pertain to the neighborhood's urban design.			■		NOs, CPDA, Parks & Recreation, Public Works
UD9	Evaluate existing plans for Colorado Boulevard and Colfax Avenue Corridor for streetscape and parking improvements, buffering of residential and non-residential uses. Study current conditions and recommend modifications necessary to address neighborhood concerns.				■	CPDA, Public Works, Transportation Engineering, Mayor's Office of Economic Development, NOs & BAs
UD10	Remove all billboards and discourage any new billboard sites in the neighborhood.				■	CPDA-NIS, Neighborhood and Business Organizations

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
UD11	Martin Luther King Jr. Parkway: Remove all advertising bus benches and replace with “Bowery Style Benches” and trash receptacles.			■		RTD, Denver Parks and Recreation, CPDA, NOS
UD12	City Park District: New structures and expansion of facilities should take into account landscaping, parking, vehicular and pedestrian access to reduce negative impacts on the adjacent neighborhoods.				■	Denver Parks and Recreation, Neighborhood Organizations
UD13	Work with Stapleton Development Corporation and Forest City to insure good connections and development between Park Hill and the new Central Park development.	■		■		CPDA, Stapleton Development Corp., Forest City, NOS and Community
UD14	Work with Stapleton Development Corp. and Transportation Engineering to mitigate the impacts on the neighborhood for the future expansion of Quebec Street				■	Stapleton Development Corp., Forest City, Public Works-Transportation Engineering, NOS
UD15	Work with Development Review section of CPDA to minimize the visual impacts and create an improved buffer area between industrial and residential uses.	■		■		Community Planning and Development Agency and NOS



PUBLIC SAFETY



*“Our lives begin to end the day we become silent about things that matter.”
— Martin Luther King Jr.*

OVERVIEW

Public safety is as much about encouraging the desirable uses of a place as it is about discouraging undesirable or criminal uses. A lower crime rate is both a cause and an effect of a good quality of life in our community. Park Hill struggles with vandalism, graffiti, alley and mid-block street lighting, unreported crimes, drug and gang presence and disturbances. More importantly, a lack of interest/involvement by some property owners and managers, especially, absentee owners and managers has a direct impact in the overall quality of life in the neighborhood.

► Goals

Reduce crime in Park Hill so residents feel safe in their homes, on neighborhood streets and in their open spaces.

► Objectives

- 1 Encourage better communication between youths, parents, schools and police in the neighborhood.
- 2 Rid the neighborhood of drug houses and gangs.
- 3 Support efforts made by the city, property owners, residents and neighborhood organizations of Park Hill to reduce crime.
- 4 Ensure the safety of the more vulnerable members of the community—children and the elderly.
- 5 Improve lighting on neighborhood streets, alleys and open spaces.
- 6 Explore ways for those convicted of crimes to do community service work that benefits the community.
- 7 Improve security for single family and multi-family residents.
- 8 Improve security in retail areas by encouraging pedestrian traffic.



► District 2 Denver Police Officers



► **The Park Hill Neighborhood Plan
Public Safety committee at work**

► Action Recommendations

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

- 1. PS-14** Identify and inventory the problem areas, such as apartment buildings and businesses having frequent reports of crimes. Work with owners, managers and other city agencies to deal with such concerns. Encourage 100% participation of all apartment managers to participate in the Police Departments “Management Training Program.”
- 2. PS-10** Control criminal activities in alleys behind commercial and residential areas.
- 3. PS-12** Achieve 100% participation of all blocks in the “Neighborhood Watch Program.”
- 3. PS-3** Improve lighting on streets, in alleys and open spaces. (locations will be determined by surveying the neighborhood)

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
PS1	Initiate the “Hot Spot” program to rid the neighborhood of drugs, gangs and illegal activity.			■		CPDA-H&NDS, NOs, BAs and Community
PS2	Follow up on closures of drug houses to make sure that they are not reestablished.	■		■		DPD, NOs, Community
PS3	Improve lighting on streets, alleys and open spaces (locations to be determined by surveying the neighborhood).			■		Public Service, Public Works, CPDA-H&NDS, NOs and Community
PS4	Provide assistance for citizen patrols being established by Park Hill neighborhood organizations.			■		NOs, BAs, CPDA-H&NDS, DPD
PS5	Provide a safe walking environment along retail streets by implementing activities or programs (Business Block Watch).	■				Neighborhood and Business Organizations
PS6	Support the success of individual shops. Encourage and recruit new businesses in empty storefronts.	■				NO, BA, MOED, PHBSO
PS7	Design and maintain security in parks and open space by increasing bike patrols, lighting, and reducing unsafe spaces.				■	DPD, NO, DP&R, CPDA
PS8	Encourage periodic organized activities in parks and open spaces such as picnics, parties and community gatherings.	■				NOs and Community
PS9	Control drug dealing activity and car prowls.	■				DPD, NO and BA
PS10	Control criminal activities in alleys behind commercial and residential areas.	■				DPD, NOs, BAs and Community

PUBLIC SAFETY ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
PS11	Establish or enhance any existing volunteer committees that deal with crime & safety issues. The committee will keep residents informed about crime problems & perform other related task.	■		■		NOs and Community
PS12	Achieve 100% participation of all blocks in the “Neighborhood Watch Program.”	■		■		NOs and Community
PS13	Network with city, police officials and other community based organizations to learn about current resources and programs available to residents, and lobby the city for support deemed appropriate for improved safety in the Park Hill.			■		Neighborhood and Business Organizations
PS14	Identify & inventory the problem areas, such as apartment buildings & businesses having frequent reports of crimes. Work with owners, managers, and city agencies to deal with such concerns. Encourage 100% participation by all apartment managers in the Police Department “Management Training Program.”			■		NOs, DPD, CPDA
PS15	Provide neighborhood with current crime statistics.	■		■		Denver Police Department
PS16	Identify and develop effective programs with Denver Partners Against Graffiti to prevent graffiti and vandalism.				■	NOs, PW and Community
PS17	Develop effective communication with all businesses in Park Hill regarding crime and safety issues.	■		■		Neighborhood and Business Organizations

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
PS18	Collaborate with Denver Police on the relocation of the District 2 Sub-station			■		NOs, DPD CPDA-H&NDS, Asset Management.
PS19	Implement and partner with the District Attorney's restorative justice program.	■		■		NOs, DA's, CPDA-H&NDS, Community, DPS
PS20	Leave porch lights on during night hours.	■				Community



BUSINESS AND ECONOMIC DEVELOPMENT

“Success usually comes to those who are too busy to be looking for it”

— Henry David Thoreau

OVERVIEW

Commercial and Industrial uses comprise 18% of the area of the Park Hill Neighborhood. This plan groups the commercial areas into nodes and corridors for clarity of definition. Although not a part of Park Hill neighborhood, and not included in the 18% figure above, the south side of East Colfax Avenue between Colorado Blvd. and Quebec Street and the west side of Colorado Boulevard is included in its narrative and recommendations.

► Colfax Avenue Business Corridor (Sub-area 1)

Sub-area 1 is comprised of the East Colfax corridor from Colorado Boulevard to Quebec Street. Colfax Avenue is in many ways the “Main Street” of not only the neighborhood but also of Denver’s metropolitan region. Stretching from the foothills of Golden to the high plains of Adams and Arapahoe County on the east, Colfax Avenue is the longest commercial street in the United States. It is also U.S. Route 40 which was the principle highway link between Denver and Kansas City until the construction of Interstate Highway 70. From east to west, Colfax Avenue functions as a type of linear mall for shopping and services.

Merchants and residents along the Colfax Corridor struggle with a negative image caused by the generally-held, largely false perception that the area is one of prostitution and high crime. Denver, Lakewood, and Aurora are continuing efforts to make Colfax a safe and attractive place through law enforcement, streetscape “beautification” projects, economic development strategies, and a new “Life Begins on U.S. 40” promotional campaign. The Avenue is lined with many established businesses and institutions such as Hub Cap Annie, Bank Western, Mataam Fez Moroccan Food Restaurant and Colortyme which serve people from the entire metropolitan area. Other services provided to the public are auto dealerships, video rentals, banking, beauty and barber shops, and other specialized services. Reasonable rental rates and land prices have also made this business district an attractive location for new businesses.

► Colorado Boulevard Business Corridor (Sub-area 2)

This is a small business area with residential and open space along the east side of Colorado Boulevard between Colfax Avenue and Smith Road which serves not only the neighborhood but the regional area as well. This area is zoned for business use, B-2 and PUD, and lower density residential R-0 and R-2 zones.



► Park Hill is home to many small businesses



► **Local businesses at 28th and Fairfax**



► **The Horizon at 33rd and Holly**

Hornes Catering, Park Hill Golf Course, Jackson Construction and Lefty Martin Appliances, are a few of the established businesses in the area. The Cook-Inlet Property at Colorado Boulevard and Smith Road is vacant.

► **Neighborhood Shopping Nodes (Sub-area 3)**

Six neighborhood shopping nodes with the following examples of established businesses and services;

- Oneida Park Business District located at 22nd and Oneida Street (Supreme Style Barber Shop, Emma’s Beauty Salon, Dr. Daddios Kitchen on Wheels)
- Kearney Business District—23rd and Kearney Street (Dardano’s Gymnastics, Park Hill Barber Shop, Eipha Beauty Supply and Salon)
- Fairfax Business District –28th and Fairfax (Greater Park Hill Office, NAACP, A&A Fish Market & Restaurant)
- 23rd and Dexter Business District—23rd and Dexter Street (Councilwoman Happy Haynes District Office, The Cherry Tomato Restaurant, Spinelli’s Market and Deli, Park Hill Bookstore).

There are three shopping center districts containing the following established businesses and services;

- Dahlia Shopping Center located at 33rd and Dahlia (Park Hill Health Center, Spiral Education Foundation (Park Hill For Safe Neighborhoods and Northeast Denver Business Support offices, Stanley’s Hair Shop, B-Unique T-shirts)
- Holly Shopping Center—33rd and Holly (Hope Communities, U.S. Postal Service, Park Hill Detailing Shop, Ned’s Food Market, Easyway Cleaners).
- Cook-Inlet Property located at Colorado Blvd. and Smith Road (vacant).

► **Quebec Street Hotel Corridor (Sub-area 4)**

There are many Hotels along Quebec Street from Martin Luther King Boulevard to Smith Road that serve the metropolitan area. These hotels include the Doubletree, Radisson, and Red Lion Inn.

► Industrial Corridor (Sub-area 5)

The industrial corridor of Park Hill is bounded by 38th Avenue on the south, City limits on the north, Colorado Boulevard on the west and Quebec Street on the east. I-70 serves as a buffer and transportation link for the industrial uses. This section of Park Hill has many strengths such as employment opportunities, start-up business potential and many other economic opportunities that can be tapped into by the people of Park Hill. There are also weaknesses such as a lack of buffering between the industrial and residential areas, blighted areas, heavy truck traffic, undersized streets incompatibility of uses.

► Issues/Goals

The major goal of economic development is to sustain the Park Hill Neighborhood by attracting, stimulating and preserving businesses that serve and employ neighborhood residents. The purpose of business and economic development is to ensure the stability of the businesses in the Neighborhood Shopping Nodes and to promote the health of those enterprises along the Colfax Avenue and Colorado Boulevard Corridors. Mapping out the assets will be a first step to promote a better relationship and collaboration between the industrial and residential sectors of Park Hill.

At issue is the relationship between residential areas and commercial areas. Economically enhanced neighborhoods will offer a significant contribution to the welfare of commercial ventures which, in turn, help to maintain the neighborhood. Park Hill neighbors are concerned about the large number of vacant buildings and vacant lots within business zones and the need to find suitable tenants for those properties, to redevelop them, and prevent further deterioration. This redevelopment requires a cooperative effort by community organizations (often with financial assistance from government programs), Park Hill neighbors, and the newly created Northeast Denver Business Support Office (PHBSO). PHBSO was created in 1999 to stimulate business development and organization and to inform and make available a wide range of economic resources.

The following are goals for the business areas within Park Hill:

► Colfax Avenue Business Corridor (Sub-area 1)

Create a stable, safe, attractive, well-lit retail street with a mix of offices, neighborhood businesses, and destination businesses that attract customers from out of the geographic area and with anchor tenants to increase activity and uses for other businesses.



► Holly Shopping Center

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
BE1	Continue to reinforce and enhance the design and physical redevelopment options for the Dahlia and Holly Shopping Centers.	■	■			NOs, Businesses, CPDA-H&NDS, Residents, Private Sector, Landowners, DURA
BE2	Market the shopping center nodes and corridor identities as a positive shopping environment to residents and adjacent neighborhoods				■	Business Owners, Neighborhood and Business Associations, CPDA-H&NDS PHBSO
BE3	Create and enhance a “main street theme” for each shopping center node in Park Hill.	■			■	PHBSO, CPDA-Urban Design, Businesses
BE4	Inventory and evaluate vacant properties within the business corridors and nodes in order to recruit business development.			■		Neighborhood and Businesses Associations, PHBSO
BE5	Develop vacant land in a way that is compatible with the character and density of the surrounding businesses and neighborhoods.				■	Property Owners, CPDA
BE6	Create a business improvement district in Park Hill business sub-areas.			■		CPDA-H&NDS, MOED, PHBSO, Businesses
BE7	Economic Development–Apply to become a Neighborhood Business Revitalization District (NBR) in order to participate in federal economic program granted through Mayor’s Office of Economic Development.				■	Business Associations, Mayor’s Office of Economic Development, CPDA-H&NDS, PHBSO
BE8	Monitor and rid the business areas of any illegal activities and business related crime in the neighborhood.	■		■		PHBSO, BAs, DPD, Community

BUSINESS AND ECONOMIC DEVELOPMENT ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
BE9	Collaborate with public and private sectors to establish programs in the neighborhood to provide employment and training, internships and entrepreneurial opportunities to residents of Park Hill.	■		■		PHBSO, CPDA-H&NDS, Businesses, NOs, MOET, MOED
BE10	Encourage shared parking between retail establishments.			■		B As, NOs, CPDA-ZA
BE11	Aesthetics: Support pedestrian oriented sidewalks, streetscapes, lighting, human scale façade improvements, trees, flowers, human scale development and other aesthetic enhancements that are appropriate for business sub-areas.			■		Business Associations, Neighborhood Organizations, CPDA
BE12	Encourage an end to vandalism and removal of graffiti and trash by residents and business owners in Park Hill.			■		BAs, NOs, NIS, Community, Public Works-Keep Denver Beautiful
BE13	Encourage establishment of a Park Hill home business service center (technology services, computer repair, sales of office supplies, business incubator spaces, answering services, etc.).				■	Business Associations, MOED, MOET, and NOs, PHBSO, CPDA-H&NDS
BE14	Encourage work close to home. Establish a satellite employment office in Park Hill. List all employment openings including business opportunities in homes, and business districts such as Central Park, Dahlia and Holly and the I-70 industrial business corridor.	■		■		Business Associations, MOET, Park Hill Business Support Office, NOs, Community-Based Organizations, Community
BE15	Establish a Park Hill employment web site.	■		■		Park Hill Business Support Office

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
BE16	Establish a jobs available page in Park Hill newspapers and newsletters	■		■		BAs, PHBSO, NOs, Community-Based Organizations
BE17	Mitigate visual impacts and create an inviting buffer area between the industrial and residential areas.	■		■		NOs, Businesses, CPDA
BE18	Inform property owners and assist them in maintaining and restoring historic buildings.				■	CPDA and Businesses
BE19	Seek to fill identified market gaps. Work with commercial property owners and business organizations to attract desired businesses.	■		■		BA, CPDA-H&NDS, MOED, Businesses
BE20	Encourage businesses and industrial areas to form organizations/associations to promote, employ and market businesses in the area.			■		PHBSO and Businesses, MOED
BE21	Internal and external business node audit/survey to determine the best use model. Identify business mix effectiveness, client base, and consolidation possibilities.	■		■		PHBSO
BE22	Create a youth employment entry program and business incubator.			■		PHBSO, DPS, MOET, Denver University
BE23	Establish “cultural dollar days” to support business nodes.	■		■		PHBSO, Businesses, Community
BE24	Expand the Park Hill Home Tour to include businesses.	■		■		PHBSO, NOs, Businesses
BE25	Develop the Park Hill Business Support Office to become a Community Development Corporation or non-profit 501(c)(3).	■		■		PHBSO, CPDA-H&NDS, Community
BE26	Create a Park Hill Business and Services Directory.	■		■		PHBSO, CPDA-H&NDS, Community, Private Sector



HUMAN RELATIONS AND COMMUNITY SERVICES



“We cannot seek achievement for ourselves and forget about progress and prosperity for our community...Our ambitions must be broad enough to include the aspirations and needs of others, for their sakes and for our own.”

— Cesar Chavez

OVERVIEW

The primary thrust of the human relations and community service delivery action plan is to build on the present network of service providers by filling identified “gaps” in the system, and building effective partnerships between organizations. We will continue to look for opportunities to overcome the geographical divisions and recognize, celebrate and encourage appreciation of diversity.

► Goals

Improve and maintain the quality of life for the whole community by providing services that build community, create connections across generations, and are respectful of all. Maintain and improve diversity as key to achieving peace and prosperity in Park Hill. Develop a guide that identifies and explains outreach, information and local services that are provided. Establish and maintain a variety of organizations that help to create an environment that is sustainable and stable.

► Plan Implementation and Action Agenda

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

1. **HRCS-7** Develop a neighborhood web-site for community news.
2. **HRCS-10** Work with tenants in subsidized housing to help them become more active and a part of their neighborhood.
3. **HRCS-13** Re-establish community social events such as coffees, block parties, national night out and holiday parties.

► Action Recommendations

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.



► **Park Hill Family Health Center**

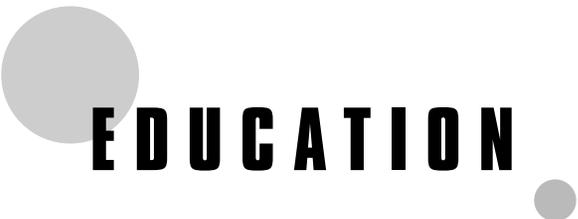


► **Shaka's Place**

HUMAN RELATIONS AND COMMUNITY SERVICES ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
HRC51	Identify and develop a directory that identifies a full continuum of services that addresses important functions of the community.	■		■		NOs, CBOs, BAs, Foundations, PHBSO, CPDA-H&NDS, Private Sector
HRC52	Identify organizations that respond to emergencies (e.g. emergency food, shelter, and related services).			■		NOs, CBOs, Community
HRC53	Identify organizations that assist to help meet the basic needs (services anyone may need at a particular stage of life: childcare, drop-in centers for youth, outreach to persons with mental illness, home chore or congregate meals for senior citizens, home health care for people who are convalescing or who have disabilities).			■		NOs, CBOs, Community
HRC54	Identify and develop human resources for job training, conflict resolution, language classes, and a “volunteer bank”.			■		NOs, CBOs, PHBSO, CPDA-H&NDS
HRC55	Identify the community programs and services that are provided by the faith communities in Park Hill.			■		NOs, Religious Institutions, Community
HRC56	Identify community programs and services that are provided by the schools in Park Hill	■		■		NOs, CBOs, DPS
HRC57	Develop a neighborhood web site for community news and services.			■		NOs, BAs, PHBSO, CPDA-H&NDS
HRC58	Create a brochure to educate & inform existing and future residents of the value, diversity and quality of life in Park Hill that has been achieved over many years.	■		■		NOs, Community, BAs

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
HRC9	Secure a commitment and cooperation from Denver Health and Hospitals regarding the Park Hill Health Station. This should include services and complete medical staff (including physicians and mental health professionals) that reflects the diversity of the neighborhood population.	■		■		Denver Health, Hospitals, NOs and BAs
HRC10	Work with tenants in subsidized housing to help them become more active and a part of their neighborhood.			■		CBOs, NOs
HRC11	Establish a community welcoming committee to greet new residents and businesses. Involve them and educate them about the history of the neighborhood to discourage geographical separation.	■		■		NOs, BAs
HRC12	Organize an annual celebration that brings residents, businesses and other community stakeholders together.			■		NOs, CBOs, BAs
HRC13	Re-establish community social events such as coffees, block parties (National Night Out) and holiday parties.	■		■		NOs, CBOs, BAs
HRC14	Work with “Community Voices” to inform, educate and recruit new patients to the Park Hill Family Health Center	■		■		DHH, CPDA-H&NDS, Businesses, NOs and Community
HRC15	Create a Historic Neighborhood Diary of the people & places of Park Hill.			■		NOs, BAs, CPDA-H&NDS, Foundations, Private Sector
HRC16	Establish a human services steering committee to coordinate and encourage partnerships and sharing of resources, such as facilities and equipment.			■		NOs, BAs, CBOs, Department of Health Services



EDUCATION

*“If there is no struggle, there is no progress”
— Frederick Douglass*

OVERVIEW

Schools are faced with increasing cultural diversity and the need for before and after school programs to accommodate working parents. Schools in Park Hill are challenged by an ever-widening range of educational and family needs, inadequate resources and transportation, large classroom size, diversity of abilities and learning styles, and socio-economic disparities. There is a critical need for a clear plan and strategies to address the myriad of issues impacting our schools and communities.

► Goals

All students in Park Hill have the opportunity to succeed regardless of ethnicity, differing abilities, social or economic differences. The culture of our schools must include:

- A place where academic achievement is the highest priority.
- A place where individual growth is recognized and encouraged.
- A place where children are ready to learn when they enter school and ready to succeed when they graduate
- A place where we learn to respect ourselves and one another
- A place where success is measured by individual growth, in addition to school and district-wide performance
- A place where equitable, not equal funding is distributed according to need
- A place where English language acquisition is available to all community members



► **Smiley Middle School**



► **Park Hill Elementary School**



► **Blessed Sacrament School**



► **Pauline Robinson Branch Library**

► **Priority Recommendations:**

1. **ED-1** Establish and enhance programs in neighborhood schools within Park Hill that provide a variety of activities and services before and after school and during summer breaks.
2. **ED-6** Explore options to open and operate a campus for free life time learning opportunities in Park Hill.
3. **ED-10** Create opportunities to enhance professional development of teaching staff in Park Hill schools. Look for opportunities to enhance staff development.
3. **ED-5** Develop outreach avenues to increase parent/teacher/community involvement.

► **Action Recommendations**

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
ED1	Establish and enhance programs in neighborhood schools within Park Hill that provide a variety of activities and services before and after school and during summer breaks.	■		■		Denver Public Schools, NOs, Community, Private Sector
ED2	Work with Stapleton Redevelopment Corp. and DPS on the proposed middle and high schools at Central Park.				■	NOs, Community
ED3	Explore an opportunity to create a Career Education Center East at the University of Denver Law campus.				■	Denver Public Schools, University of Denver, Community
ED4	Work with DPS and the community to enact reforms and policy changes. Better utilize resources to support and maintain schools affecting charter and magnet schools in Park Hill.				■	Denver Public Schools, Community
ED5	Develop outreach avenues to increase parent/teacher/community involvement.	■		■		Denver Public Schools, Community, NOs
ED6	Explore options to open and operate a campus for free life time learning opportunities in Park Hill.				■	DPS, Colorado State Department of Education, Private Sector
ED7	Utilize local media to inform residents about changes in Park Hill Schools. i.e. <ol style="list-style-type: none"> 1 Charter Schools 2 After school program collaboration 3 Increase services of neighborhood retired educators and residents. 				■	Local Media, NOs, DPS, Faith Based Community

EDUCATION ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
ED8	Explore opportunities to create a better learning environment. Access existing resources from city agencies and community-based organizations.	■		■		Denver Public Schools, NOs, Mayor's Office of Education and Children
ED9	Collaborate and identify 70 High School students in the neighborhood to work with DPS and MOET in the "School to Career" programs.	■		■		Denver Public Schools, MOET, NOs, Private Sector
ED10	Create opportunities to enhance professional development of teaching staff in Park Hill schools. Look for opportunities to enhance staff development.			■		Denver Public Schools, Park Hill Parents
ED11	Support existing neighborhood center at Smiley Middle School and explore avenues for growth and stability of students, adults and professionals.	■		■		DPS, NOs, Parents and Youth, Private Sector
ED12	Support programs, such as Summer Scholars, that work with students to improve literacy skills.	■	■			DPS, NOs, Parents and Youth, Private Sector
ED13	Increase life-long learning opportunities and experiences between youth and adults.	■		■		DPS and Community
ED14	Continue to enhance the business and school partnerships.	■		■		DPS, Private Schools and Community, Private Sector



COMMUNITY COORDINATION

Community Coordination, Communication, and Participation in Decision Making for Plan Implementation and Redevelopment Activities.

“And so, my fellow Americans, ask not what your country can do for you; ask what you can do for your country.”

—John F. Kennedy



► **School Board member Bennie Millner facilitating the education committee**



► **The Environmental committee**

OVERVIEW

After adoption as a supplement to Denver's Comprehensive Plan, the Park Hill Neighborhood Plan will be implemented. This will occur through the on-going, short and long-range actions of neighbors, businesses, and the city working in partnership to achieve the stated vision and goals of the neighborhood.

► Goals

In implementing this plan, Park Hill residents, businesses, community-based organizations, and public and private sectors will establish communication and participation procedures that are open and equitable to all members of the community.

► Objectives

- 1 Establish a representative body that can participate in decision making processes for the community as a whole.
- 2 Explore the need for an arm of neighborhood organizations, businesses and residents through a Community Development Corporation that can engage in redevelopment activities, such as land acquisition and assembly, funding, facilitating development partnerships, project development, and management.

The neighborhood selected three projects from each policy area as “top priorities” for implementation.

- 1. CC-4** Require that the representative body/steering committee make decisions in an open manner, incorporating the input of local citizens and interest groups. Hold a semi-annual meeting to share accomplishments and develop goals and objectives.
- 2. CC-3** Create a Park Hill plan steering committee that will include representatives from key organizations and the community at-large to implement this plan.
- 3. CC-8** Establish a youth council that functions as a full partner in community decision making activities.
- 3. CC-6** Work with community-based organizations to apply for non-profit status to apply for grants and loans for funding activities in the neighborhood.

► **Action Recommendations**

The action recommendations have been divided into on-going, short term and long term. On-going recommendations can be started immediately and continue. Short-term recommendations can be started immediately with limited resources or no money. Long-term recommendations will take longer to accomplish and will require funding.



► **The Park Hill Neighborhood Plan workshop**



► **Prioritizing the Plan**

COMMUNITY COORDINATION ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
CC1	Build on communication and participation of the community to implement this plan.	■				NOs, BAs, CPDA-H&NDS, Planning Services
CC2	Incorporate established and new organizations in the implementation of plan.	■				NOs, BAs, Community
CC3	Create a Park Hill plan steering committee that will include representatives from key organizations and the community at large to implement this plan.			■		NOs, BAs, CPDA-H&NDS, Planning Services
CC4	Require that the representative body or steering committee make decisions in an open manner, incorporating the input of local citizens and interests groups. Hold a semi-annual meeting to share accomplishments and develop goals and objectives.	■		■		NOs, BAs, CBOs, CPDA
CC5	Establish a process for participating in key planning activities, including the neighborhood plan, comprehensive plan, capitol improvements and project reviews.	■				NO, BA, CPDA
CC6	Work with community-based organizations to apply for non-profit status to apply for grants and loans for funding activities in the neighborhood.	■		■		Community-Based Organizations, CPDA-H&NDS, Foundations, Private Sector
CC7	Create a resource directory for community-based organizations to notify residents and stakeholders of issues impacting the neighborhood.	■		■		NOs and Businesses

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
CC8	Establish a youth council that functions as a full partner in community decision making activities.			■		Neighborhood Organizations, Community
CC9	Work with the city agencies and city council offices to track the process and coordinate city resources to implement the goals and actions for the Park Hill plan.	■		■		NOs, BAs, CPDA and City Council
CC10	Explore opportunities to create a Community Development Corporation.			■		NOs, BAs, CPDA-H&NDS, Foundations, Community, PHBSO



DAHLIA AND HOLLY SHOPPING CENTER REDEVELOPMENT



Addendum for Commercial Development at the Dahlia and Holly Shopping Center Redevelopment

► Action Recommendations

These action recommendations and other elements from the existing plan that the community, city and public and private sectors could use as a foundation for the redevelopment of the Dahlia and Holly shopping centers. Design input, regulatory guarantees, community communication and development/construction management and marketing are some of the categories of tasks needed to run on parallel tracks and be coordinated for the implementation and future redevelopment of these shopping centers.

**► Dahlia Shopping Center****► Holly Square Shopping Center**

DAHLIA AND HOLLY SHOPPING CENTER REDEVELOPMENT ACTION CHART

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
BE1	Continue to reinforce and enhance the design and physical redevelopment options for the Dahlia and Holly Shopping Centers.	■	■			NOs, Businesses, HAND, DURA, Residents, Private Sector
BE2	Market the shopping center nodes and corridor identities as a positive shopping environments to residents and adjacent neighborhoods.				■	Business Owners, Neighborhood Business Associations
BE3	Create and enhance a “main street theme” for each shopping center node in Park Hill.	■		■		PHBSO, CPDA-Urban Design, Businesses
BE5	Develop vacant land in a way that is compatible with the character and density of the surrounding businesses and neighborhoods.					Property Owners, CPDA
BE11	Aesthetics; Support pedestrian oriented streetscapes, lighting, façade improvements, trees, flowers, and other aesthetic enhancements that are appropriate for business sub-areas.			■		Business Associations, Neighborhood Organizations, CPDA
LZ13	Provide for an attractive and harmonious transition between different land uses.	■				NOs, CPDA, Private Sector
LZ15	The neighborhood should have an active role in the redevelopment and ongoing operations of business areas. There should be widespread notification and participation of potential changes.	■		■		NOs, Businesses, Public and Private Sectors
LZ16	Changes to existing parks and open space should be decided in a neighborhood forum.	■				NOs, DP&R, CPDA

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
LZ17	Review existing uses and zoning along Colorado Blvd. and East Colfax Avenue as well as within the neighborhood for compatibility of the allowed business uses wit the adjoining and nearby residential uses. Propose zoning and other regulatory changes that would address the issues of compatibility.	■				CPDA, NOs, and Businesses
LZ18	Identify areas with non-conforming, but desired uses and initiate zone map or language amendments that would allow the desired uses. Include in the amendment conditions and waivers or other provisions that would help assure compatibility with surrounding residential areas.	■			■	NOs, Businesses and CPDA
LZ20	Notify and participate in the Redevelopment of the Dahlia and Holly Shopping Centers. Work with the Landowners and City on any rezoning Proposals and related site plan issues.	■		■		NOs, Businesses, DURA and CPDA

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
UD2	<p>Educate residents, businesses and developers on the “Neighborhood Voluntary Design Guidelines.” (see Appendix A)</p> <ul style="list-style-type: none"> ▶ Apply guidelines as building changes occur, through zone change, variance and permitting processes. ▶ Provide technical assistance upon request to property owners or developers during the design phase of their projects. <p>Park Hill Neighborhood Shopping nodes—</p> <ul style="list-style-type: none"> ▶ The enhancement of the street imagery and making these areas a pedestrian destination should be a high priority. ▶ Through specific street landscaping, furnishings, lighting, and brick paved intersections, we can create individual pockets of pedestrian & neighborhood friendly activity centers. ▶ Create a high degree of visual interest, pleasing scale and inviting spaces. ▶ Storefronts and signs should be subordinate to and integrated with each building façade and choice of materials and detailing should be compatible with the adjacent structures. 	■		■		Neighborhood & Businesses Organizations, CPDA

#	Actions	Ongoing	Immediately	Short Term	Long Term	Implementers
UD5	Create and reinforce buffers along the and reinforce buffers along the neighborhood borders and between residential to commercial and industrial areas.				■	CPDA, PW, Traffic and Transportation Division
UD6	Encourage landscaped buffers of parking areas within the neighborhood.				■	CPDA, PW, Traffic and Transportation Division

► **Neighborhood Commercial Nodes**

- New buildings or redevelopment projects in the commercial nodes shall include ground level street oriented retail and service space.
- Parking in retail nodes should be located at the rear and/or to one side of the building (away from the street). This will minimize gaps in the continuous building wall of the block.
- Use durable materials that complement Denver’s tradition as a brick and masonry city; limit building façade materials to masonry, brick, brick veneer, stone, or stucco. Synthetic materials, which imitate natural or traditional materials, should be avoided.
- Public plazas should include trees, grass, flower beds, walkways, benches, and other pedestrian amenities,
- Create street level interest by requiring active ground floor uses with store windows facing plaza or street.
- Tree plantings and solid screening fences should separate business-zoned areas from residential.
- Develop special street signage to emphasize neighborhood plazas.
- Incorporate signage that is convenient and usable by motorists and pedestrians and is complementary to the character of the corridor and individual building architecture.

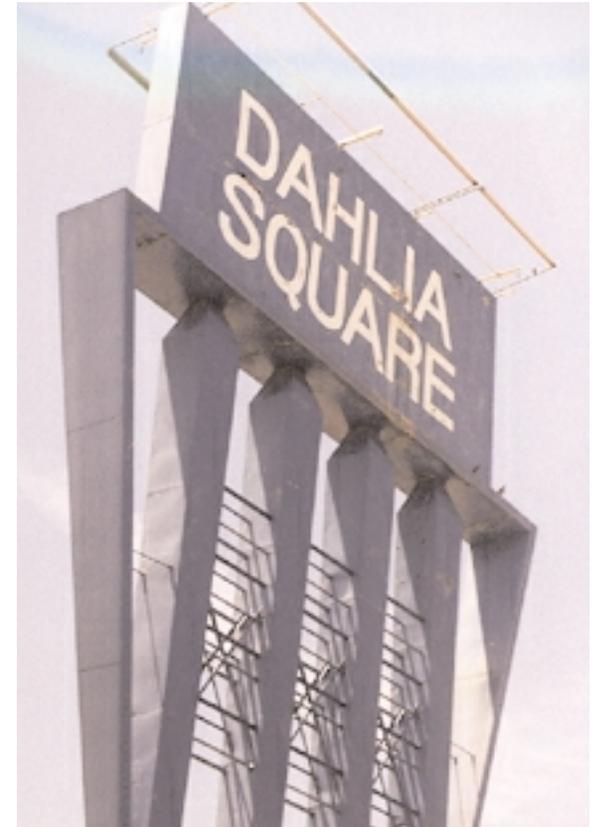
► **Commercial Development**

- Site and building design shall: reinforce traditional street oriented development patterns, setbacks, and build-to lines, provide a consistent edge to the public street and sidewalk space in order to provide pedestrian scale and to encourage pedestrian-oriented activity;
- Provide visual interest and human scale through the use of prominent windows and operable entries at the street facing facades, varied forms, materials, detail, and color;
- Provide convenient pedestrian access from the public right-of-way to the project and utilize pedestrian-friendly site and building design;

- ▶ Minimize the presence of parking areas, parking structures, residential garages along the street edge to limit the conflicts with desired pedestrian activity as well as negative visual impacts of parked autos on the corridor;
- ▶ All development shall provide a landscaped buffer (minimum 20 feet) between any adjacent residential development. The buffer shall contain not less than one tree per 40 linear feet of zone lot frontage and at least one tree and ten shrubs or a combination of trees and shrubs per six hundred square feet of landscaped area. All landscaping shall be irrigated.
- ▶ Fences on industrial sites which front residential areas shall be constructed with high quality materials. Chain link and razor wire fencing should not be used.

▶ Sidewalks

- ▶ All new development or redevelopment shall incorporate a five-foot detached sidewalk and (minimum) eight-foot tree lawn with trees spaced 35 feet apart.



▶ **Dahlia Square has been targeted for redevelopment**



APPENDICES



APPENDIX A

► Park Hill Urban Design Guidelines

These guidelines are provided as recommendations to property owners to serve as a tool in maintaining and enhancing the existing neighborhood character. They are not proposed as an overlay district, nor as a covenant, nor to replace existing zoning laws.

► Residential Areas

- Where alleys exist, all garage access should be limited to alley access. To preserve the “pedestrian friendliness” of the neighborhood the blocks should not be cut up with vehicular driveways. Garage access shall be from the rear of the site where alleys are present.
- Where alleys do not exist, front loaded garages should be recessed a minimum of five feet from the front facade of the buildings and shall not be more than 55% of the length of the front facade
- New construction should respect the Denver tradition of masonry construction. A minimum of 75% of the street facing facade shall be constructed with brick. The brick facade should wrap around the side elevations for a minimum of 12 feet for mid-block residential units and for the entire length of the side street facade on a corner lot. New construction should utilize alleys.

► Neighborhood Commercial Nodes

- New buildings or redevelopment projects in the commercial nodes must include ground level street oriented retail and service space.
- Parking in retail nodes should be located at the rear and/or to one side of the building (away from the street). This will minimize gaps in the continuous building wall of the block.
- Use durable materials that complement Denver’s tradition as a brick and masonry city; limit the building façade materials to masonry, brick, brick veneer, stone, or stucco. Synthetic materials which imitate natural or traditional materials should be avoided.
- Public plazas must include trees, grass, flower beds, walkways, benches, and other pedestrian amenities that the Denver Streetscapes manual supports.

- ▶ Create street level interest by requiring active ground floor uses with store windows facing plaza or street.
- ▶ Tree plantings and solid screening fences should separate business zoned areas from residential.
- ▶ Develop special street signage to emphasis neighborhood plazas.
- ▶ Incorporate signage that is convenient and usable by motorist and pedestrians and is complementary to the character of the corridor and individual building architecture.

▶ **Colfax Commercial Development**

Site and building design shall:

- ▶ reinforce traditional street oriented development patterns, setbacks, and build-to lines, provide a consistent edge to the public street and sidewalk space in order to provide pedestrian scale and to encourage pedestrian-oriented activity;
- ▶ provide visual interest and human scale through the use of prominent windows and operable entries at the street facing facades, varied forms, materials, detail, and color;
- ▶ provide convenient pedestrian access from the public right-of-way to the project and shall utilize pedestrian-friendly site and building design;
- ▶ minimize the presence of parking areas, parking structures, residential garages along the street edge to limit the conflicts with desired pedestrian activity as well as negative visual impacts of parked autos on the corridor;

► Industrial Areas

- All industrial development shall provide a landscaped buffer (minimum 20 feet) between any adjacent residential development. The buffer shall contain not less than one tree per 35 linear feet of zone lot frontage and at least one tree and ten shrubs or a combination of trees and shrubs per six hundred square feet of landscaped area. If the buffer is on the backside it must include a row of closely spaced evergreens. All landscaping shall be irrigated.
- Fences on industrial sites which front residential areas shall be constructed with high quality materials (see illustration) Chain link and razor wire fencing should not be used.

► Sidewalks

- All new development or redevelopment shall incorporate a five-foot detached sidewalk and (minimum) eight-foot treelawn with trees spaced 35 feet apart.

ZONE DISTRICTS – GENERAL DESCRIPTIONS

Residential and Institutional Zone Districts

- R-S-2** Single-Unit Detached Dwellings, Rural Density: Minimum of one acre of land required for each dwelling unit. Home occupations are prohibited. Density = 1 dwelling unit/acre.
- R-S-4** Single-Unit Detached Dwellings, Suburban Density: Minimum of 12,000 square feet of land required for each dwelling unit. Home occupations are prohibited. Density = 3.6 dwelling units/acre.
- R-X** Attached or Clustered Single-Unit Dwellings, Low Density: Development plan must be approved by City Council. Home occupations are prohibited. Minimum of 7,500 square feet of land area required for each dwelling unit. Density = 5.8 dwelling units/acre.
- R-0** Single-Unit Detached Dwellings, Low Density: Foster family care and day care allowed as home occupations by permit. Minimum of 6,000 square feet of land required for each dwelling unit. Density = 7.3 dwelling units/acre.
- R-1** Single-Unit Detached Dwellings, Low Density: Same as R-0 except that other additional home occupations and room-renting to one or two persons are allowed upon application and issuance of a permit. Density = 7.3 dwelling units/acre.
- R-2** Multi-Unit Dwellings, Low Density: Typically duplexes and triplexes. Home occupations are allowed by permit. Minimum of 6,000 square feet of land required for each duplex structure with an additional 3,000 square feet required for every unit over 2. Density = 14.5 dwelling units/acre.
- R-2-A** Multi-Unit Dwellings, Medium Density: 2,000 square feet of land required for each dwelling unit unless site plan is submitted under the Planned Building Group (PBG) provisions, in which case 1,500 square feet of land is required for each unit. Home occupations are allowed by permit. Density = 21.8 dwelling units/acre (29 unit/acre under PBG, depending on open-space requirements).

- R-3-X** Multi-Unit Dwellings, Medium Density: This is a medium density district intended to encourage new residential development. Building size is controlled by bulk standards and open space requirements. Building floor area cannot exceed 2 times the site area. Maximum lot coverage is 40%.
- R-3** Multi-Unit Dwellings, High Density: Building size is controlled by bulk standards, off-street parking and open space requirements. Building floor area cannot exceed 3 times the site area. Maximum density is determined by the size of the units and the factors mentioned above.
- R-4** Multi-Unit Dwellings and/or Offices, High Density: The purpose of this district is to provide a location for high density residential and intensive office development. Building size is controlled by bulk standards, off-street parking and open space requirements. Allows hotel or motel uses and limited accessory retail shopping. Building floor area cannot exceed 4 times the site area.
- R-4-X** High Density Office, Multiple Unit with Special Review Zone District: This district allows most of the same uses as the R-4 zone district; however, parking lots, nursing homes and neighborhood service uses are conditional uses. The basic maximum floor area to lot area ratio is 4:1 and may reach 5:1 by meeting specific criteria. Undeveloped floor area may be transferred under special circumstances.
- R-5** Institutional District: Allows colleges, schools, churches and other institutional uses. Maximum lot coverage is 60% of the zone lot. Building height is controlled by bulk standards.

Business Zone Districts

- B-1** Limited Office District: This district provides office space for services related to dental and medical care and for office-type services, often for residents of nearby residential areas. The district is characterized by a low-volume of direct daily customer contact. This district is characteristically small in size and is situated near major hospitals or between large business areas and residential areas. The district regulations establish standards comparable to those of the low density residential districts, resulting in similar building bulk and retaining the low concentration of pedestrian and vehicular traffic. Building height is controlled by bulk standards and open space requirements. Building floor area cannot exceed the site area.

- B-A-1** Arterial Office and Multi-Unit Dwellings District: Allows banks, offices, clinics, institutions, churches, multi-unit residences and office service uses. Requires 100 feet of arterial street frontage. Maximum lot coverage is 30%. Building floor area cannot exceed 2 times the site area. Building height is controlled by bulk standards. Maximum residential density is determined by the size of the units and the factors mentioned above. Arterial setback areas are required for landscaping.
- B-2** Neighborhood Business District: This district provides for the retailing of commodities classed as “convenience goods,” and the furnishing of certain personal services, to satisfy the daily and weekly household or personal needs of the residents of surrounding residential neighborhoods. This district is located on collector streets, characteristically is small in size, usually is entirely surrounded by residential districts and is located at a convenient walking distance from the residential districts it is designed to serve. The district regulations establish standards comparable to those of low density residential districts, resulting in similar standards. Building floor area cannot exceed the site area.
- B-A-2** Arterial Service District: This district is intended as a tourist oriented area, allowing restaurants and hotels or motels with accessory automobile service stations. Requires 100 feet of arterial street frontage. Zone lot coverage not to exceed 30%. Building height is controlled by bulk standards. Front setback areas are required for landscaping.
- B-3** Shopping Center District: This district is primarily to provide the retailing of most commodities and the furnishing of certain personal services, satisfying all household and personal needs of the residents of surrounding residential communities. This district is normally located on major arterial or collector streets at or near the intersection with another major arterial or collector street so that it has good vehicular accessibility. This district is characteristically large, usually is entirely surrounded by residential districts, and is located a convenient driving distance from the residential districts it is designed to serve. The district regulations establish standards comparable to those of low density residential districts, resulting in similar building bulk on smaller parcels and retaining a low concentration of vehicular traffic. Building height is controlled by bulk standards and open space requirements. Building floor area cannot exceed the site area.

- B-A-3** Arterial General Business District: This district is designed to accommodate uses that are oriented toward the motorist and residents of nearby neighborhoods. Included among such uses are bowling alleys, theaters, nightclubs, drive-in restaurants and service stations. Setback areas are required for landscaping. Ground coverage by buildings cannot exceed 30% of the site. Building height is controlled by bulk standards.
- B-4** General Business District: This district is intended to provide for and encourage appropriate commercial uses adjacent to arterial streets, which are normally transit routes. Uses include a wide variety of consumer and business services and retail establishments that serve other business activities, and local transit-dependent residents within the district as well as residents throughout the city. The regulations generally allow a moderate intensity of use and concentration for the purpose of achieving compatibility between the wide variety of uses permitted in the district. Building height is not controlled by bulk standards unless there is a property line to property line abutment with a residential use. Building floor area cannot exceed twice the site area.
- B-A-4** Automobile Sales and Service District: This district provides an area designed particularly for the special needs and characteristics of auto, boat and recreational vehicle sales and service activities. The city's Comprehensive Plan encourages the establishment of this district in concentrated centers rather than in a linear arrangement along arterials. Ground coverage by structures cannot exceed 60% of the site area. Building height is controlled by bulk standards.
- B-5** Central Business District: Permits businesses, office and light-industrial uses along with residential and educational uses. Maximum floor area cannot exceed 10 times the site area, plus floor area premiums for the development of plazas, arcades and atriums. Off-street parking is not required. Building height is not controlled except for Federal Aviation Administration restrictions. Ground level retail uses are encouraged along the 16th Street Mall area.
- B-7** Historic Business District: This district is intended to preserve and improve older structures that are architecturally and/or historically significant. Allows light-industry, general retail, wholesale, offices and residential uses. Building floor area cannot exceed 2 times the site area; however, with premiums the floor area can be increased to 4 times the site area. Additional floor area is allowed with the development of residential units, underground parking or retail uses at the street level. Refer to Ordinance #109 Series of 1988, regarding design guidelines and height limitations.

- B-8** Intensive General Business/High Density Residential District: This district, primarily for activity centers, provides the concentration of retailing, personal and business services, as well as residential and cultural uses at a necessary intensity to efficiently be served by mass transit facilities. The regulations are designed to permit a highly concentrated, intense development of the enumerated facilities, limited by standards designed to provide light and air for street exposures of buildings in the district. Building floor area cannot exceed 4 times the site area plus floor area premiums for the development of plazas, arcades, or the provision of low-level light areas. Building height is not controlled by bulk standards.
- B-8-A** Arapahoe Square Zone District: This is a mixed use zone district located in the Arapahoe Square (bounded by 20th Street, Larimer Street, Park Avenue West and Curtis Street) that encourages pedestrian activity areas and related uses while making auto related uses and other more intense uses conditional uses subject to design review. Housing, the arts, child care facilities and preservation of historic buildings are favored uses in this area and subject to generous floor area premiums above the basic 4:1 F.A.R.
- B-8-G** Golden Triangle Zone District: This is a mixed use zone district located in the Golden Triangle (bounded by Speer Blvd., Lincoln Street, and Colfax Avenue) that encourages pedestrian activity areas and related uses while making auto related uses and other more intense uses conditional uses subject to design review. Housing, the arts, child care facilities and preservation of historic buildings are favored uses in this area and subject to generous floor area premiums above the basic 4:1 F.A.R.
- Industrial Zone Districts**
- I-0** Light Industrial/Office District: This district is intended to be an employment area containing offices, and light industrial uses which are generally compatible with residential uses. I-0 zoned areas are designed to serve as a buffer between residential areas and more intensive industrial areas. Bulk plane, setback and landscaping standards apply in this district. Building floor area cannot exceed 50% of the site area; however, office floor area may equal site area. Some uses are conditional uses.

- I-1** General Industrial District: This district is intended to be an employment area containing industrial uses which are generally more intensive than those permitted in the I-0 zone. Bulk plane, setback and landscape standards apply in this district. Building floor area cannot exceed twice the site area. Some uses are conditional uses.
- I-2** Heavy Industrial District: This district is intended to be an employment area containing uses which are generally more intensive than that permitted in either of the other two industrial zones. Bulk plane, setback and landscape standards apply in this district. Building area cannot exceed twice the site area. Some uses are conditional uses.

Mixed-Use Zone Districts

- C-MU-10** Commercial Mixed-Use District: The C-MU-10 district is the most restrictive of the commercial mixed-use districts, with the shortest list of allowed uses. It includes commercial uses appropriate for high-visibility locations such as employment centers and the intersections of arterial streets. The purpose of the district is to concentrate higher intensity commercial uses, spatially define streets, encourage higher site standards, and create a more attractive pedestrian environment. Uses incompatible with this purpose, such as auto-related uses, industrial uses, and single unit dwellings, are not allowed. Although residential uses are permitted in the “C-MU” districts, it is expected that residential uses shall be responsible for buffering themselves from nonresidential uses that may locate on adjacent property.
- C-MU-20** Commercial Mixed-Use District: The C-MU-20 district provides for a mix of commercial, residential, and industrial uses along or near arterials or other high traffic streets. Site and building design will be of a quality that enhances the character of the streets. A wide range of commercial and residential uses are allowed, along with limited industrial uses. Although residential uses are permitted in the “C-MU” districts, it is expected that residential uses shall be responsible for buffering themselves from nonresidential uses that may locate on adjacent property.
- C-MU-30** Commercial Mixed-Use District: The C-MU-30 district provides for a wide range of commercial, office, retail, industrial, and residential uses that allow property owners the flexibility to respond to the long-term evolution of development trends. Although residential uses are permitted in the “C-MU” districts, it is expected that residential uses shall be responsible for buffering themselves from nonresidential uses that may locate on adjacent property.

R-MU-20 Residential Mixed-Use District: The R-MU-20 district is primarily residential, allowing either single or multiple-unit dwellings. Along heavily traveled streets, development may be either residential or mixed-use, combining residential with neighborhood-serving retail, office, or service uses. No maximum residential density is prescribed; instead, the scale of buildings is determined by bulk plane, maximum height, setbacks, open space requirements, and parking ratios. The intent is to encourage a full range of housing types, including affordable housing.

R-MU-30 Residential Mixed-Use District: The R-MU-30 district is a primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations. Supporting commercial development, such as consumer retail and service uses and small-scale office uses, is encouraged to create a truly mixed-use environment. No maximum residential density is prescribed. Instead, maximum height, setbacks, and open space requirements determine the scale of buildings.

Open Space/Agricultural Zone District

O-1 Open Space District: Allows airports, recreational uses, parks, cemeteries, reservoirs, community correctional facilities, and other public and semi-public uses housed in buildings. Setback requirements apply to the location of structures.

OS-1 Open Space District: The OS-1 district is intended for publicly and privately owned parks, open space, natural habitats, golf courses, and a limited range of other uses, such as public recreation centers and concessions, that may enhance the use and enjoyment of open space.

O-2 Open Space/Agricultural District: Allows large tracts of open land utilized for agriculture or ranching activities, airports and under special conditions, oil and gas production.

Parking Zone District

P-1 Off-Street Parking District: Allows parking lots and structures. Bulk and setback regulations apply to structures. This zone is intended to provide needed business parking without the expansion of the business zone; e.g. a buffer between business and residential uses. Requires visual barriers adjacent to residential uses.

Planned Unit Development

PUD Planned Unit Development: PUD is a form of development generally characterized by a unified site design for clustering buildings and providing common open-space, density increases, and a mix of building types and land uses. The process involves site plan review, during which the city agencies and neighborhood residents have considerable input in determining the nature of the development. In effect, any PUD is a specific zone district for a specific area, including precise regulations written by the applicant, and when approved by City Council, is enforced by the city. It allows maximum flexibility during the planning stage and maximum assurance that exactly what is proposed will be developed.

Platte River Valley Zone District

PRV Platte River Valley Zone District: This district is intended to promote and encourage diversified land uses and to integrate the district's unique geographic location and setting, amenities of view, transportation linkages and open space. A variety of land uses are permitted to facilitate new development, allow for the reuse of eligible historic structures and to complement development in adjacent neighborhoods and downtown. New residential development and open-space is encouraged. Regulatory flexibility is provided to facilitate development responsive to current and future market conditions, and to encourage creativity in the development of the Platte River Valley. Subarea boundaries are delineated on the PRV zoning map. A subarea plan, including preliminary design guidelines, is required for all or part of the subarea to be used as a framework for private and public development projects. Rules and criteria adopted by the Planning Board govern the content and requirements of subarea plans. Plans for any given subarea must conform with the subarea zoning standards enacted by City Council.

Cherry Creek North Zone District

CCN Cherry Creek North: Uses are similar to the B-3 district except that residential development is not permitted on the ground floor of any building. Proposed developments are reviewed by the CCN Design Advisory Board (DAB) for compliance with the CCN district guidelines. The goals of the district are to encourage a mixture of uses and to encourage low-scale, small lot development that reinforces and enhances the eclectic urban character of the area. Floor area premiums are available for open space and underground parking. Off-street parking requirements for retail uses is reduced and ground level residential development is not allowed.

Hospitals Zone District

H-1-A, H-1-B, H-2 Hospital Zone Districts: The H-1-A and H-1-B districts are intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. The H-1-A and H-1-B districts are intended to contain the principal structures and related facilities of each healthcare institution. The H-2 district is intended to contain the peripheral area of each healthcare facility where there is abutment or close proximity to non-healthcare uses.

The H-1-A district generally corresponds to the R-3 zone district as to permitted structures and to the R-4 zone district as to permitted uses. The H-1-B district generally corresponds to the R-5 zone district for both permitted uses and structures. The H-2 zone district generally corresponds to the R-5 zone district for both permitted uses and structures with additional landscaping and buffering required.

Gateway Airport Zone District

Gateway Airport Gateway Zone District: The airport gateway is intended to provide a wide variety of compatible uses. A mix of residential, business, hotel and high technology based industry is permitted. The streets design is a neo-traditional grid system. Development will be guided by development and special review. This is the first district to include environmental controls in the zoning ordinance.

Overlay Zone District

OD Overlay Zone District: These districts overlay existing standard zone districts. They are generally more restrictive than the underlying zone and control dimensional and operational requirements of uses, but do not add uses to the underlying zone. Please refer to the zoning ordinance for the specific requirements of each overlay zone.

S-T-Z Zone District

S-T-Z Stapleton Transitional Zone District: This district is a transitional zone limited to the old Stapleton Airport site. This zone district provides for the interim use of the Stapleton airport site preceding redevelopment.



APPENDIX C: ASSESSMENT



USE OF ASSESSMENT

This assessment provides background information to help residents in forming a more complete picture of their neighborhood and in choosing which issues to address. This baseline assessment has been prepared so that it can be easily refined and expanded once the new census information is available.

SUMMARY

► Where is the neighborhood located?

Census tracts 41.01, 41.02, 41.03, 41.04, 42.01, 42.02 in Park Hill is bounded by City limits on the north, Quebec Street on the east, Colfax Avenue on the south and Colorado Boulevard on the west. The neighborhood is located within the boundaries of City Council Districts 8 and 11.

► Population Characteristics

The population of the neighborhood grown steadily from 24,822 residents in 1990 to 26,645 residents in 1998. In 1998, the percentage of children and youth was larger than the city average, and the percentage of resident's age 18 or older was smaller than the city average. The age distribution of Park Hill in 1990 was as follows: 8% were under of 5 years of age, 22% were between 5 to 18 years of age, 60% were between 19 to 64 years of age, and 10% were 65 and older. The neighborhood's minority population according to the 1990 U.S. Census Bureau, 60% of Park Hill's population were Black, 34% were White, 4% were Hispanic and 2% were others.

► Education and Schools

Starting with the 1997-1998 school year, nearly all Denver Public Schools became "neighborhood schools." Park Hill has several schools that serve residents in the neighborhood. Elementary Schools include Hallet Elementary located at 2950 Jasmine St., Park Hill Elementary, at 5050 E. 19th Avenue, Phillips Elementary, at 6550 E. 21st Avenue, Smith Elementary, at 3590 Jasmine Street and Stedman Elementary at 2940 Dexter St. Smiley Middle School, at 2540 Holly St. Park of Park Hill students attend Gove Middle School, 4050 East 14th Avenue. There is no Public High in the neighborhood.

The majority of Park Hill students attend Manuel High School, at 1700 E. 28th Avenue and East High School at 1545 Detroit Street, and some attend George Washington High School at 655 South Monaco Street.

Park Hill has various private school institutions. Blessed Sacrament School located at 1973 Elm St., Union Baptist Church Excel Institute located at 3200 Dahlia St. The Denver University Law School, Park Hill Campus, located at 7039 E. 18th Avenue will be replaced by Johnson and Wales University and the new Denver Public High School for the Performing Arts. The percentage of high school graduates in the neighborhood (83%) was above the city average (79%) in 1990.

► **Income Characteristics**

In 1990, the neighborhood's average household income (\$43,303) compared favorably to the City of Denver (\$33,983). At that time, the percentage of the population living below the poverty threshold (15.5%) was less than the city average (17%). However, in Census Tracts 4101 and 4102 the percentage of the population living below the poverty threshold was 27.4% and children below the poverty threshold was 41.6%. The neighborhood's unemployment rate of 9% was higher than the 1990 city average (7%).

► **Land use and Zoning**

The majority of the neighborhood consists of single-family residences zoned R-O and R-2. Commercial shopping centers exist at the 34th Avenue and Dahlia Street, 34th Street and Holly Street as well as at the northeast corner of Colorado Boulevard and Smith Road. There are several other small neighborhood serving retail centers.

► **Property Maintenance and Zoning Violations**

The Neighborhood Inspection Services Division has surveyed the neighborhood for zoning and property maintenance violations in October 1999. In particular, the following conditions were surveyed in the residential, commercial and industrial areas: vacant property, alleys, home and yard maintenance, roof conditions, graffiti vandalism, fence conditions, abandoned or inoperable vehicles, and illegal parking, illegal signs, unpaved surfaces, screening and buffering.

► Housing characteristics

Park Hill has experienced a stable but slight increase in housing units over the last 30 years. The neighborhood had 10,381 housing units in 1960, 10,387 in 1970, 10,480 in 1980, 10,556 in 1990, and an estimated 10,571 in 1998. The average sales price of a house in 1998 was \$150,352 or \$126 per square foot compared to 172,731 or \$129 per square foot in Denver. The housing in Park Hill is very diverse with 70% built before 1940 in Census Tracts 42.01 and 42.02, 36% in Census Tracts 41.03 and 41.04 and 2% in Census Tracts 41.01 and 41.02. Compared to 30% built before 1940 in Denver. In 1996, 6 housing units were recorded boarded up. Thirty-three percent of the housing units in Park Hill are renter occupied, less than the citywide rental average of 51%.

In terms of housing affordability, 40% of Park Hill residents pay over 35% of their income for rent vs. 32% of Denver renters and 19% of Park Hill homeowners pay under 35% of their income for their housing compared to 16% of Denver homebuyers. In 1990, 61% of the residents lived in the same home for at least 5 years compared to 46% in all of Denver.

► Streets and Traffic

The neighborhood and City will work to identify issues related to infrastructure and street maintenance in the neighborhood provided by Public Works–Street Transportation Division of the City and County of Denver and other local governments entities.

► Water and Sewer

The city's water and sanitary sewer systems serve all homes.

► Police Service

The neighborhood is served by Police District 2, located at 3555 Colorado Boulevard. The neighborhood's crime rate has decreased by 3% over the past three years. Calls for police service in the neighborhood were below the city average in 1997. At that time, the crime rate for domestic violence was almost 50% above the city average while the crime rate for drug crimes was almost 43% below the city average. Crime rates for robbery and gang related crimes were 29% and 36% below the city averages, respectively. All other crime rates were closer to the 1997 city averages. There are several block watch groups actively working in the neighborhood.

► Fire Service

The neighborhood is served by Fire Station #10 at 3200 Steele Street, #14 at 1426 Oneida Street and #26 at 7045 East 38th. Fire response times in the neighborhood were lower than the city average in 1997. At that time, calls for fire and/or emergency medical service were above the city average.

► Parks, Recreation and Library

Park Hill has several neighborhood parks, Clayton Park, located at M.L. King Blvd. & Cherry St., Ferguson Park, at 23rd Avenue and Dexter St., Martin Luther King Park at 38th Avenue and Newport St., Milan Park, at Martin Luther King and Quebec St., Fred Thomas Park, at 26th Avenue and Quebec St. and Denver City Park is located West of Colorado Blvd. from 17th to 26th Avenues. There are several recreation centers and programs that serve the residents of Park Hill, as well as, others who do not reside in this community. These include Martin Luther King Recreation Center located at 3880 Newport St., Skyland Recreation Center at 3334 Holly St., Park Hill Golf Course and the City Park Golf Course. A variety of recreational and educational programs is offered at these facilities. The neighborhood is served by the Park Hill Branch Library, located at 4705 Montview Boulevard and Dahlia Branch Library at 3380 Dahlia Street.

► Community Assets

The Park Hill Health Station, located at 3401 Elm Street. In addition, a broad range of services is available to neighborhood residents through a variety of providers.

► Public Transportation

The Bus service in Park Hill is extensive with service available on most major in minor arterial streets, with Colfax and Colorado Boulevard carrying more than 300 buses per day. There is proposal on the table for a commuter rail line that will connect the community from Union Station Downtown to Denver International Airport.

► Where is the Neighborhood Located?

The neighborhood is bounded by City limits on the north, Quebec Street on the east, Colfax Avenue on the south and Colorado Boulevard on the west. The neighborhood is located within the boundaries of City Council Districts 8 and 11.

► Have there been any special or specific plans prepared for the neighborhood in the past?

There have not been any special or specific plans prepared for the neighborhood. The community is presently preparing a neighborhood plan for Park Hill.



DEMOGRAPHICS



DEMOGRAPHICS

Unless otherwise noted, the information found in this section is based on data from the 1990 United States Census and the City and County of Denver Neighborhood Profiles 1997 Special Census. The neighborhood is located within census tracts 41.01, 41.02, 41.03, 41.04, 42.01 and 42.02.

SOCIAL CHARACTERISTICS

► Is the neighborhood gaining or losing population and households?

Prior to 1990, the population of the neighborhood had been decreasing (see Table 1). The neighborhood population in 1980 was 29,391 persons, decreasing to 24,822 persons in 1990, then an increase of 26,645 persons in 1998.

The household size in the neighborhood had decreased between 1980 and 1990. There were 2.86 persons per household in the neighborhood in 1980 and 2.54 households in 1990.

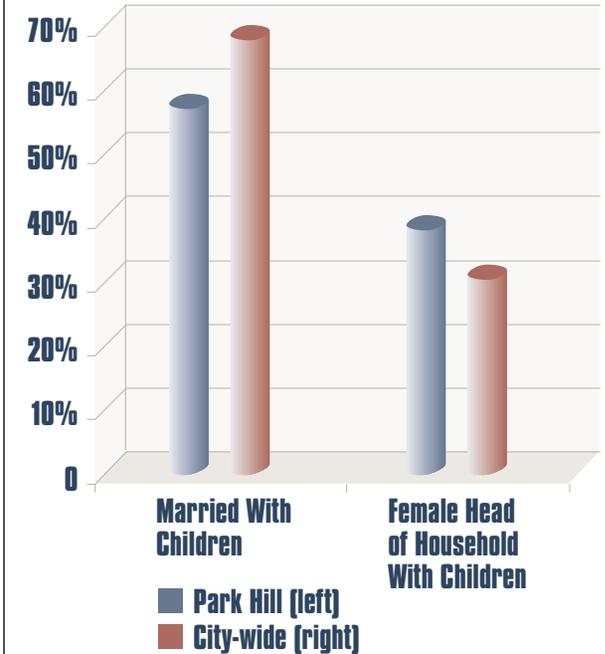
Table 1: Population and Households

	1980	1990	1998	Change 1980-90	Change 1990-98
Population	29,391	24,822	26,645	-4,580	+1823

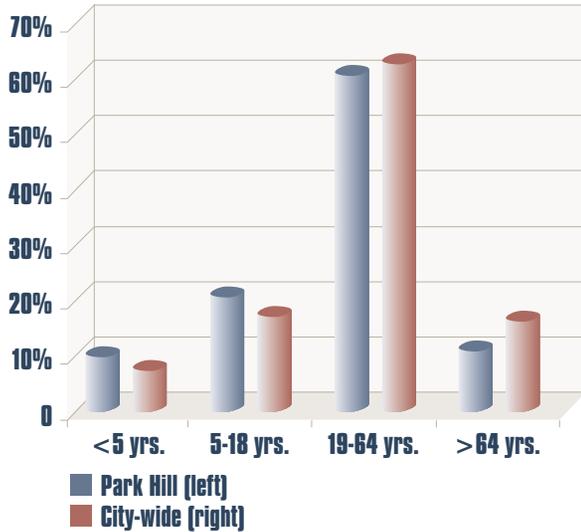
Source: US Census and Denver Census Tract Profiles

► How does the household composition in the neighborhood compare to that in the city?

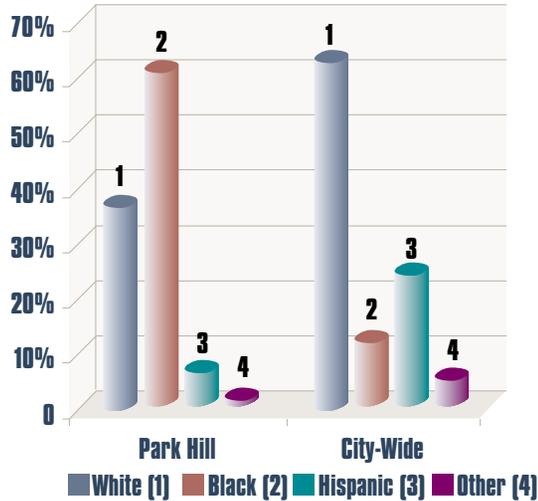
The percentage of married couples with children in the neighborhood in 1990 was 58%, below when compared to the rest of the city at 65%. Female headed household with children in 1990 was 37%, higher when compared to the rest of the city at 29%. (see Figure 1).



► Household Composition 1990 (Figure 1)



► Age Distribution 1990 (Figure 2)



► Ethnic Distribution (Figure 3)

► How does the age composition in the neighborhood compare to that in the city?

The neighborhood's percentage of children under the age of 5 in 1990 was 8% compared to the City average of 7%. Neighborhood residents between the ages of 5 to 18 were 21% compared to the City average of 16%. Neighborhood residents between the ages of 19 to 64 was 61% compared to the City average at 63% and population for 65 years or older was 11% compared to the City average of 14%. At that time, the percentages of children and youth in the neighborhood were larger than the city averages of 7% and 16%, respectively. The "19 to 64," "65 years or older" age groups were smaller than the city averages of 63% and 14%, respectively.

► What is the ethnic distribution of the population in the neighborhood?
How has it changed over time relative to the change in the city?

The percentage of ethnic distribution in the neighborhood has relatively been stable from 1980 to 1990. In 1990, the ethnic distribution of the neighborhood's population was as follows: White 34%; Black 60%; Hispanic 4%; and Other Minority 2%. The neighborhood's minority population (66%) was larger than the 1990 city average of 38%



EDUCATION AND SCHOOLS

► **How do the neighborhood's educational attainment rates compare to the city's educational attainment rates?**

The percentage of adult residents in the neighborhood with no diploma is 18%. High School graduate or + is 82% and the percentage College Graduate or + is 31%. In comparison to the Citywide educational attainment rate of 21% that have no diploma, 79% that have a High School Diploma or + and 29% that are College Graduate or +.

However, in Census tract 41.01-33% of the residents have no diploma that is higher than the neighborhood and citywide average. 67% are high school graduate or + that is below the neighborhood and citywide average.

► **Which elementary schools serve the neighborhood?**

Starting with the 1997-1998 school year, nearly all Denver Public Schools became "neighborhood schools." Park Hill has several schools that serve residents and individuals outside to the community. Elementary Schools include Hallet Elementary located at 2950 Jasmine St., Park Hill Elementary, at 5050 E. 19th Avenue, Phillips Elementary, at 6550 E. 21st Avenue, Smith Elementary, at 3590 Jasmine Street and Stedman Elementary at 2940 Dexter St. There is one middle school, Smiley Middle School, at 2540 Holly St. Presently there is no Public High school serving Park Hill students. The majority of Park Hill students attend Manuel High School, at 1700 E. 28th Avenue and East High School at 1545 Detroit Street, and some attend George Washington High School at 655 South Monaco Street.

Park Hill has various Private School Institutions that serve residents individuals outside of the community. Blessed Sacrament School located at 1973 Elm St., Union Baptist Church Excel Institute located at 3200 Dahlia St., and Denver University Law School, Park Hill Campus, located at 7039 E. 18th Avenue.

► **How do the test scores of these schools compare to state scores?**

Students in the fourth and seventh grades were tested through the Colorado Statewide Assessment Program. The Results for 1997, 1998 and 1999 are reported in terms of the statewide percentile rank achieved in the subject areas of reading and writing (see Table 2). The corresponding school scores for 1997 and 1998 are provided for comparison purposes.

► Elementary Schools

Table 2 indicates that the 1999 test scores for fourth grade students at Hallet, Park Hill, Phillips, Smith and Stedman Elementary Schools were below the state average in reading and writing.

► Smiley Middle School

As indicated in Table 2, the 1999 test scores for seventh grade students at Smiley was below the state average in reading and writing.

Table 2: Colorado Statewide Assessment Program

		Hallett Elementary			Denver	Colorado
		1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 4	Reading	16	39	20	31	59
	Writing	13	11	14	16	34
		Park Hill Elementary			Denver	Colorado
		1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 4	Reading	49	48	56	31	59
	Writing	25	30	33	16	34
		Phillips Elementary			Denver	Colorado
		1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 4	Reading	33	31	12	31	59
	Writing	13	12	3	16	34

	Smith Elementary			Denver	Colorado
	1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 4					
Reading	12	11	12	31	59
Writing	3	1	5	16	34
	Stedman Elementary			Denver	Colorado
	1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 4					
Reading	36	29	29	31	59
Writing	6	19	14	16	34
	Smiley Middle School			Denver	Colorado
	1997 Prof/Adv	1998 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv	1999 Prof/Adv
Grade 7					
Reading	—	—	23	31	59
Writing	—	—	13	16	34

► **Legend**

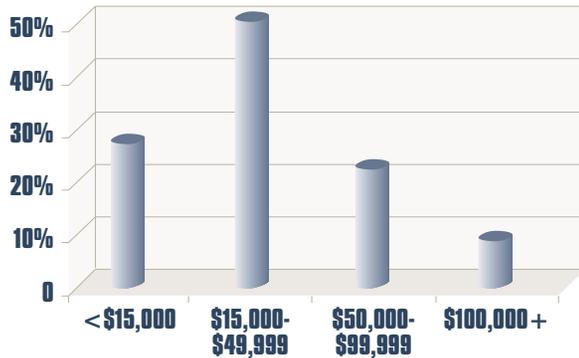
Prof/Adv = Proficient or Advanced

— = Information Unavailable



**ECONOMIC AND
EMPLOYMENT
CHARACTERISTICS**





► **Income Groupings (Figure 5)**

► **How does the average household income of the neighborhood compare to that of the city?
How has that percentage changed from 1980 to 1990?**

Average household incomes in the neighborhood increased from \$22,042 in 1980 to \$40,132 in 1990 to \$44,028 estimated income in 1998. The neighborhood's average household income higher than the 1990 city average (\$33,983) and lower than the estimated 1998 city average (\$47,305).

► **What is the distribution of major income groupings in the neighborhood?**

In 1990, 24% of the households in the neighborhood earned less than \$15,000 per year; 48% earned between \$15,000 and \$49,999; 21% earned between \$50,000 and \$99,999; 7% earned \$100,000 or more (see Figure 5). 72% of the neighborhood's households earned between \$15,000 and \$49,999 per year. The mean household income for the city is \$33,983.

► **What percentage of persons in the neighborhood are below the poverty threshold as defined by the census?
How does this compare to the city?**

As defined by the US Census, the poverty threshold for persons in poverty was 16% in 1990. This percentage was slightly less than the 1990 city average of 17%. However, persons in poverty in Census Tract 41.01 was 35% with Children in Poverty at 52% in 1990. This was twice the amount of the city average.

► **How does the percentage of unemployed persons in the neighborhood compare to the city?**

The neighborhood had an unemployment rate of 9% in 1993, which was above the city's unemployment rate of 7%.

► **What types of jobs are in the industries of retail, transportation, communications and utilities and services?**

	1996 % of retail trade jobs	1996 % of transport, public utility & communications jobs	1996 % of service jobs
South Park Hill	40.4	1.8	48.60
North Park Hill	15.4	2.3	64.00
Northeast Park Hill	5.4	24.8	42.10
Total Park Hill	20.4	9.6	51.57
Denver	13.5	8.5	41.10

Source: Colorado Department of Labor and Employment



LAND USE AND ZONING



► What is the existing land use in the neighborhood?

Park Hill has approximately 3,021 acres and the primary land use is residential, in fact 66% of Park Hill has a residential land use. The next most dominant land use is industrial and commercial use with 18% of the land use. Next is public-quasi-public use with 9% of the land use followed by transportation and utilities with 5% of the land use. The majority zoning is R-O, R-2 and I-2.

The neighborhood is predominantly residential with commercial uses along Colfax Avenue, Colorado Boulevard, and five neighborhood commercial nodes on 33rd and Dahlia Street, 33rd and Holly Street, 28th and Fairfax Street, 23rd and Oneida Street, 23rd and Kearney Street and 23rd and Dexter Street.

The zone districts specifically applicable to Park Hill are R-0, R-2, R-2-A, R-3, R-4, R-5, B-1, B-2, B-3, B-A-3 and B-4, I-0, I-1, and I-2, O-1, P-1 and PUD.

► Residential Land Uses

The Park Hill neighborhood is 66% zoned for residential. The R-0 zone between 16th Avenue and to Martin Luther King Boulevard, is a stable residential area. The medium density residential area, zoned R-2, has developed almost identically to the R-O zone district. Higher density residential areas, zoned R-3 and R-4 are along Quebec Street from 17th Avenue to 38th Avenue. However, commercial uses exist today. Park Hill has developed a housing density mix that accommodates a variety of lifestyles and displays a diverse urban fabric.

► Are there any zoning or property maintenance problems in the neighborhood?

The Neighborhood Inspection Services Division surveyed the neighborhood for zoning and property maintenance violations in October 1999. In particular, the following conditions were noted in the residential, commercial and industrial areas: vacant property, home and yard maintenance, paint and roof conditions, graffiti, fence conditions, abandoned or inoperable vehicles, illegal parking, illegal signs, unpaved surfaces, and screening and buffering.

The results of the sample survey indicate that properties had the following code enforcement violations in the neighborhood:

► **Residential:**

- Yards with trash and unattended vegetation
- Vacant and derelict buildings
- Alleys not maintained with uncontained trash, waste material and weed
- Unpaved alleys
- Junk yards
- Vacant lots with uncontained trash, waste materials, and weeds over 6" in height.
- Storage of miscellaneous debris
- Storage of construction material and equipment.
- Inoperable, dismantled or wrecked vehicles
- Interior household furniture and appliances stored outside
- Unpaved/off street parking
- Boats and Trailers parked or stored on street
- Recreation Vehicles over 22' parked in a residential area
- Shed or storage buildings into side setback
- Truck tractors and semi-trailers parked in residential areas
- Boat/Trailer parked in front setback areas and parked or stored on street
- Sheds erected without permits or built into the side setbacks

- ▶ Fences erected without permits and illegal materials
- ▶ Dilapidated fences
- ▶ Too many dogs and cats
- ▶ Commercial vehicles and dump trucks parked in residential areas
- ▶ Graffiti
- ▶ Damaged roofs and gutters
- ▶ Broken windows and screens
- ▶ **Commercial**
 - ▶ Trash dumpsters unemptied
 - ▶ Standing water and grading problems in parking lots
 - ▶ Signs advertising uses that are non-existent
 - ▶ Portable signs
 - ▶ Landscaping
 - ▶ Façade and exterior improvements needed
 - ▶ Uncontained trash
 - ▶ Vacant lots not maintained
 - ▶ Auto repair shops not maintaining landscaping and proper screening
 - ▶ Indefinite storage of vehicles
 - ▶ Furniture outdoor display and sales
 - ▶ Weeds in Right-of-way

▶ Failure to maintain off-street parking areas, unpaved surfaces

▶ **Industrial**

▶ Trash and weeds

▶ Unscreened storage

▶ Unsurfaced parking for industrial uses

▶ Screening fences adjacent to residential

▶ Buffering



HOUSING

Unless otherwise noted, the information found in this section is based on data from the 1980 and 1990 United States Census and the City & County of Denver Census Tract Profiles. Data from census tracts 41.01, 41.02, 41.03, 41.04, 42.01 and 42.02 was used to make general observations about the neighborhood’s housing characteristics.

► Have the number and type of housing units in the neighborhood changed since 1980?

Park Hill has experienced a stable but slight increase in housing units over the last 30 years. The neighborhood had 10,381 housing units in 1960, 10,387 in 1970, 10,480 in 1980, 10,556 in 1990, and an estimated 10,561 in 1995.

Table 4: Number of Housing Units

Year	1980	1990	1998
Total Housing Units	10,480	10,556	10,571

Source: 1980, 1990 and 1998 Denver Census Tract Profiles

► What is the age of housing units in the neighborhood compared to the city?

The housing in Park Hill is very diverse with 70% built before 1940 in census tracts 42.01 and 42.02 South Park Hill, 36% in census tracts 41.03 and 41.04 and 2% in census tracts 41.01 and 41.02. Compared to 30% built before 1940 in Denver.

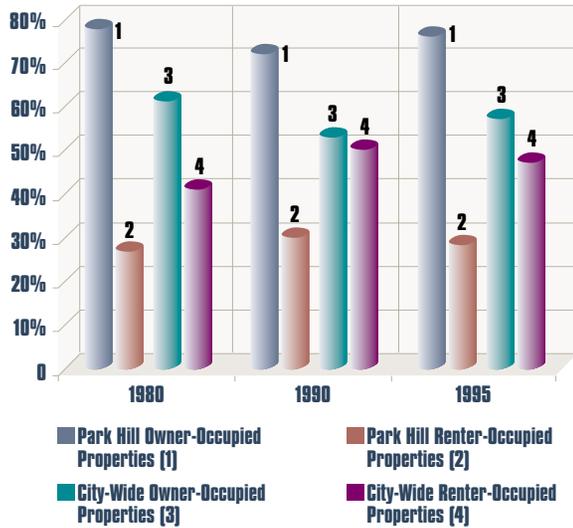
**► How do the average home values and rents of the neighborhood compare to those of the city?
How have they changed comparatively since 1994?**

The average sales price of a house in 1994 was \$95,276 or \$78 per square foot compared to 113,975 or \$91 per square foot in Denver. In 1998 the average sales price of a house was \$150,352 or \$126 per square foot compared to 172,731 or \$129 per square foot in Denver.

In terms of housing affordability, 40% of Park Hill residents pay over 35% of their income for rent vs. 32% of Denver renters and 19% of Park Hill homeowners pay under 35% of their income for their housing compared to 16% of Denver homebuyers. In 1990, 61% of the residents lived in the same home for at least 5 years compared to 46% in all of Denver.



► Park Hill is home to a great diversity of housing types



Housing Occupancy

Average home values in the neighborhood increased from \$47,554 in 1980 to \$56,168 in 1990. During this time period, rents in the neighborhood increased from \$325 to \$455. Average rent for the city in 1990 was \$394. Despite these increases, neighborhood home values remained below the 1990 city averages of \$89,678.

How do the percentages of owner-occupied and renter-occupied units in the neighborhood compare to those of the city? How have they changed since 1980?

The percentage of owner-occupied units in the neighborhood declined from 76% in 1980 to 74% in 1995 (see Figure 6). During this time period, the percentage of owner-occupied units in the city’s housing stock declined from 60% to 55%. Thus, the percentage of owner-occupied units in the neighborhood was above the city average in 1995.

The percentage of renter occupied units increased from 24% in 1980 to 26% in 1995. In the city as a whole, 45% percent of all units are renter occupied. However, that includes apartments. All of the renter occupied units in the neighborhood are single family homes. The 26% rental units are higher than the city average of 19% for renter occupied single family homes. Thirty-three percent of the housing units in Park Hill are renter occupied, less than the citywide rental average of 51%.

What percentage of the housing units in the neighborhood were reported as vacant?

In 1996, 13 housing units were recorded boarded up and in 1998, six housing units were recorded boarded up.

What percentage of the residents have lived in the neighborhood for 10 or more years?

In 1990, approximately 25% of the residents had lived in the neighborhood for 10 or more years. This percentage was slightly less than the city average of 26%.



**STREETS, TRAFFIC, AND
PUBLIC TRANSPORTATION**





► **Through traffic on should be encouraged to stay on Quebec St., an arterial street.**

STREET CLASSIFICATIONS

I-70 is the only interstate that passes through the neighborhood. Arterial streets that run East and West are Smith Road, Martin Luther King Boulevard, 23rd Avenue, Montview Boulevard, 17th Avenue Parkway and Colfax Avenue. Arterial streets that run north and south are Colorado Boulevard, Monaco Street Parkway and Quebec Street. Collector Streets are 26th Avenue, 34th Avenue, 35th Avenue, 38th Avenue, 48th Avenue, Dahlia and Holly Streets.

TRAFFIC PATTERNS AND VOLUMES

► Are there any traffic problems in the neighborhood?

The Street Transportation Division is not aware of any traffic problems in the neighborhood. Traffic volumes are depicted on the map provided on page 28.

► Are there any streets experiencing traffic volumes that exceed capacity in the neighborhood or the bordering areas?

The Street Transportation Division is not aware of any streets within the neighborhood that exceed capacity. However, the maximum amount of traffic that a street can handle (capacity) is often different than the amount of traffic that concerns residents and impacts the residential quality of life.

► Are there any documented levels of cut-through traffic in the neighborhood?

The Street Transportation Division is not aware of any cut through traffic in the neighborhood.

► Are there any documented levels of heavy truck and/or commercial traffic in the neighborhood?

The Street Transportation Division has not documented any unusual levels of truck and/or commercial traffic within the neighborhood. However, when the Neighborhood Inspection Services Division surveyed the area in October 1999 there were heavy trucks and commercial vehicles parked in the neighborhood.

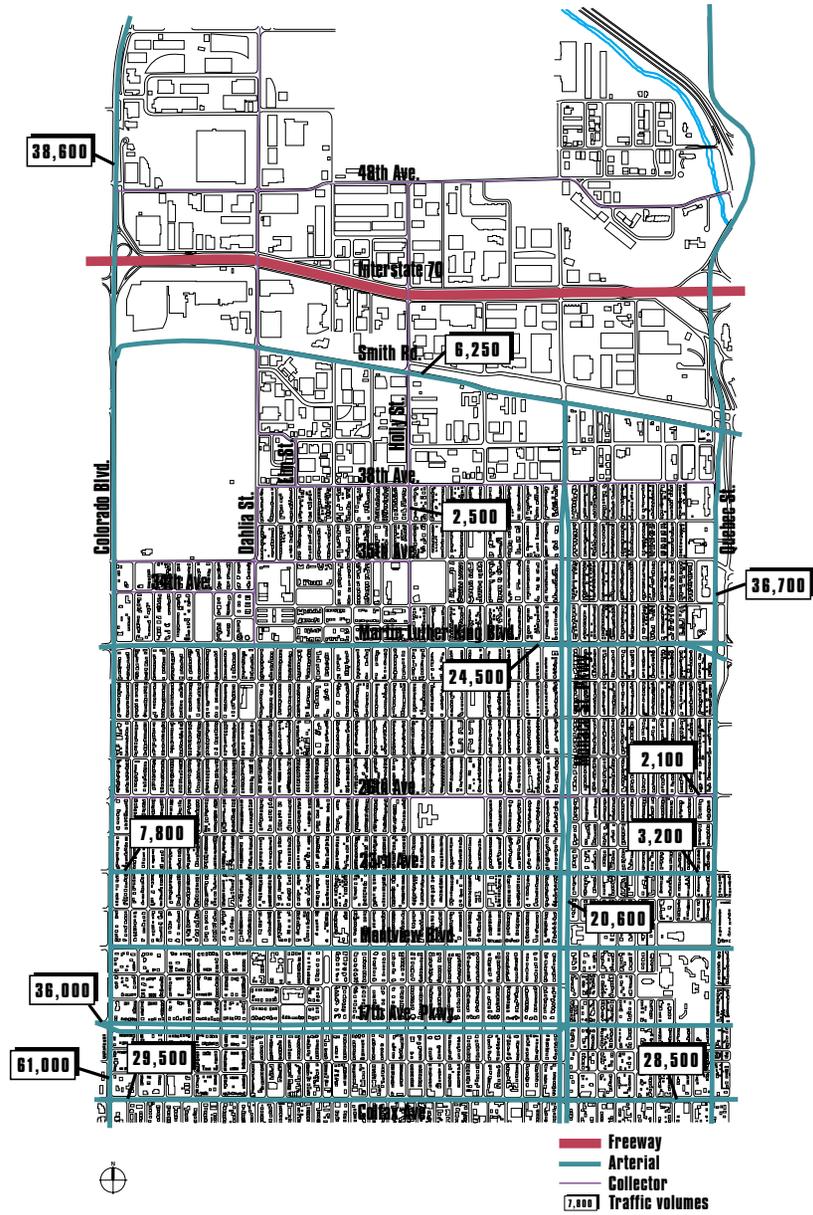
► Is there a residential parking program in effect or proposed in the neighborhood?

There is two-hour limited parking on 19th and Fairfax.

PUBLIC TRANSPORTATION

► Which transit routes serve the neighborhood?

Park Hill is served by several Regional Transportation District Routes. Routes 15, 20, 28, 38, 40, 43, 44, 65 and 105. These routes provide for adequate neighborhood geographic coverage based on walking distance to bus stops. However, there are few East and West routes (15, 20, 28, 38, and 44) for such a large residential oriented neighborhood.



► Traffic volumes and street classifications



INFRASTRUCTURE



STREETS, SIDEWALKS, AND ALLEYS

► Are there any unpaved streets in the neighborhood?

There are no unpaved streets in the neighborhood.

► Are there any alleys in the neighborhood?

Yes. Alley conditions were included as part of the survey conducted by the Neighborhood Inspection Services Division. This survey indicated there are several unpaved alleys in the neighborhood and alleys that had moderate amounts of vegetation or trash in October 1999. There are approximately five alleys unimproved.

► What is the general condition of the street pavement in each of the neighborhoods?

Please refer to the attached map and list for the 2000 street maintenance work program. Streets with deficient pavements are scheduled for a maintenance treatment (mill and overlay, chipseal, crackseal), dependant on the type of deficiency and budgetary constraints.

► Does the neighborhood have adequate street lighting?

There needs to be a survey or audit in the neighborhood to identify areas where additional streetlights are needed.

The typical spacing between street lights in older areas of the City such as Park Hill is 300 feet or one street light at each public street intersection whichever distance works out to be the lesser spacing apart. Residents will have to be willing to grant Public Service Company an overhead electric easement from the alley or rear of their property if a new pole is required in order to install a new street light in their block. That can frequently be a stumbling block to installing additional streetlights in established areas.

Public Service Company would be the one to prepare an inventory of existing street light locations for Park Hill. Public Service Company can provide the location of existing streetlights and any proposed locations for additional lighting.

► Are there any issues related to the facilities and services provided by the Street Transportation Division not addressed above that are a problem in the neighborhood?

There are a significant number of faded and/or vandalized traffic signs in these four neighborhoods. Stop

Signs seem to be the favorite target for vandals and taggers. Parking Signs and Street Name Signs are generally just faded and in need of replacement. This would be a good time to replace the Street Name Signs in these neighborhoods since we have recently redone our Street Name Sign standards which now specify larger, more legible copy with more durable sign face sheeting and a much higher level of reflectivity to make them easier to read at night. Street Name Signs is one of many elements in the neighborhood that will improve the quality of life for residents because they will improve emergency vehicle response time and are easier to read. Any existing School Zones in these four neighborhoods that have not yet been upgraded to the new Florescent Yellow Green signs that the City began using in 1998 should be scheduled for sign replacement.

WATER

► What is the availability of water within the neighborhood?

According to the Water Services Department, water is available from mains in streets and/or alleys throughout the neighborhood.

► Are there any recent Capital Improvement Programs (CIP) water main projects within the neighborhood?

There are no recent CIP water main projects within the neighborhood.

SANITARY SEWER

► What is the availability of sanitary sewers within the neighborhood?

According to the Wastewater Engineering Division, sanitary sewer lines are available in streets and/or alleys throughout the neighborhood.

STORM DRAINAGE

► Are you aware of any unique storm drainage issues not addressed above that are a problem in the neighborhood?

There are no unique storm drainage issues within the neighborhood.



PUBLIC SAFETY



POLICE PROTECTION

► Which police precinct serves the neighborhood?

Police District #4 serves the neighborhood, located at 3555 Colorado Boulevard.

► Have crime rates for the neighborhood been increasing or decreasing over the past three years?

The neighborhood will be divided into three different census tracts (41.01 and 41.02, 41.03 and 41.04, 42.01 and 42.02) to correspond to the crime rankings for Denver Statistical Neighborhoods by rate. The crime rate rank for census tracts 41.01 and 41.02 has decreased from a rank of 10 to 15 from 1997 to 1998. The total number of crimes committed in the census tracts was 912 in 1997 to 775 in 1998. The crime rate rank for census tracts 41.03 and 41.04 has slightly decreased from a rank of 62 to 63 from 1997 to 1998. The total number of crimes committed in the census tracts was 490 in 1997 to 437 in 1998. The crime rate rank for census tracts 42.01 and 42.02 has increased from a rank of 50 to 46 from 1997 to 1998. The total number of crimes committed in the census tracts was 567 in 1997 and 535 in 1998.

► Have any crime prevention programs been established in the neighborhood?

The neighborhood watch program has been active for several years.

FIRE PROTECTION

► Which fire station serves the neighborhood?

The neighborhood is served by Denver Fire Stations District #26 at 7045 E. 38th, District #14 at 1426 Oneida St., and District #10 at 3200 Steele St.

► Are there any water pressure problems in providing fire service to the neighborhood?

The Fire Department is not aware of any water pressure or supply problems.



COMMUNITY FACILITIES



PARKS, RECREATION AND LIBRARY

► Which neighborhood parks serve the neighborhood?

The neighborhood is served by several neighborhood parks, City of Axum Park, located at M.L. King Blvd. & Cherry St., Ferguson Park, at 23rd Avenue and Dexter St., Martin Luther King Park at 38th Avenue and Newport St., Milan Park, at Martin Luther King and Quebec and Fred Thomas Park, at 26th Avenue and Quebec St. Denver City Park is located West of Colorado Blvd. from 17th to 26th Avenues.

► What types of recreation programs are provided at these Parks?

The Parks provide outdoor games such as basketball, tennis and football. Also included are sports leagues; a teen room; special classes; summer, after school and drop in recreation programs; senior programs, special events and field trips.

► What is the nearest recreation centers to the neighborhood?

There are several recreation centers and programs that serve the residents of Park Hill, as well as, others who do not reside in this community. These include Martin Luther King Recreation Center located at 3880 Newport St., Skyland Recreation Center at 3334 Holly St., Park Hill Golf Course and the City Park Golf Course.

► What types of services are available at the recreation centers?

The centers provide recreational activities and comprehensive sports programs for all ages. Organized programs are offered to ages three to seniors.

► Which library serves the neighborhood?

Park Hill has Denver Public Library Service from the Dahlia Branch Library, located at 3380 Dahlia Street and the Park Hill Branch Library, located at 4705 Montview Boulevard. The libraries serve as a community center and gathering place for many civic and local residents, associations and institutions.

HUMAN SERVICES AND DEVELOPMENT

► **What is the nearest human service center to the neighborhood?**

The Park Hill Center, located at 3376 Dahlia Street. (Dahlia Shopping Center)

► **What types of services are available at human services center?**

The following programs share this facility: Denver Department of Human Services, Park Hill Business Support Office, Park Hill for Safe Neighborhoods, Spiral Education Foundation, The Mayor’s Office of Economic Development, Employment and Training; One Stop Career Center and the City and County of Denver’s Community Planning Development Agency.

► **Are there any specific services for youth, elderly or the disadvantaged in the neighborhood?**

The agencies mentioned above provide services for youth, elderly and the disadvantaged.

► **What other facilities service the neighborhood?**

Park Hill Health Station located at 3401 Elm Street. Outpatient neighborhood health clinic for all ages.

► **Are there any outreach services available in the neighborhood?**

There are limited services offered through various agencies. A comprehensive list will be developed through the action recommendations of the Park Hill plan.

► **What is the comparison of school age children and the senior population in Park Hill and the City and County of Denver?**

	1998 Population	1998 Children Under 18	% of Children of Population	1998 65+	% of 65+ of Population
South Park Hill	8,975	2,796	31.15%	826	9.21%
North Park Hill	10,300	3,205	31.12%	1,011	9.81%
Northeast Park Hill	7,370	2,421	32.85%	630	8.55%
Total Park Hill	26,645	8,421	31.61%	2,467	9.26%
Denver	501,700	136,995	27.31%	62,188	12.40%

Source: Denver Regional Council of Governments

**► How are the Children in Park Hill and their well-being compared to the City and County of Denver?
Indicators featured in the tables below will demonstrate this.**

	1990 % births to teen mothers (<18)	1997 % births to teen mothers (<18)	Teen birth rate per 1000 teens: decrease 90-99
South Park Hill	3.5	< 3	-42.0
North Park Hill	5.7	3.5	-59.5
Northeast Park Hill	13.1	9.5	-59.8
Total Park Hill	7.4		-53.8
Denver	6.2	6.8	-1.7

Sources: Denver Regional Council of Governments, Colorado Department of Public Health and Environment

	1997 percent unwed births	1990-1997 percent change in unwed births
South Park Hill	26.8	-42.0
North Park Hill	52.4	-8.3
Northeast Park Hill	67.2	-17.4
Total Park Hill	48.8	-22.6
Denver	36.3	-1.7

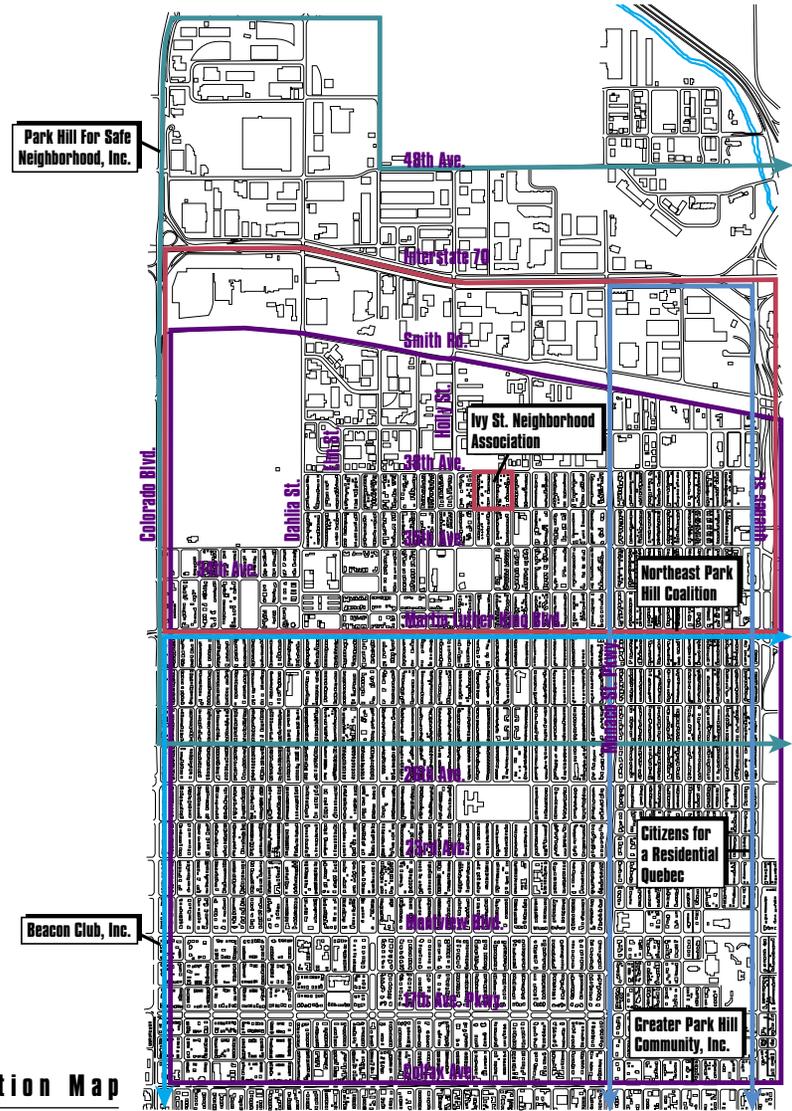
Sources: Denver Regional Council of Governments, Colorado Department of Public Health and Environment

	1998 percent children (<18) on Medicaid	1998 percent children on TANF
South Park Hill	4.8	0.6
North Park Hill	18.0	3.2
Northeast Park Hill	31.4	5.7
Total Park Hill	18.1	1.0
Denver	17.9	2.2

Sources: Department of Human Services, 1990 US Census

► **How many registered neighborhood organizations are there in the neighborhood?**

There are three; Park Hill for Safe Neighborhoods, Greater Park Hill Community, Inc. and The Beacon Club, Inc. The boundaries of these organizations are shown on the map below.



► **Neighborhood Organization Map**

ACKNOWLEDGEMENTS

Mayor of Denver

Honorable Wellington E. Webb

Denver Planning Board

William H. Hornby

Jan Belle

Pat Cortez

Daniel Guimond

Terrance Ware

Cyrus Hackstaff III

Mark Johnson

Joyce Oberfield

Michael Dino

Dr. Robert Wright

Park Hill Plan Operational Team

Hon. Allegra "Happy" Haynes

Betty Bailey

Darrell Barnes

Jean Clack

Lillie Fuller

Ghana Kaulius

Ralph Martinez

Bettie Shaw

Cecelia Underhill

Community Planning and Development Agency (CPDA)

Jennifer Moulton, Director of CPDA

Ralph Martinez, Project Director

Ellen Ittelson, Planning Services Director

Dennis Swain, Senior City Planner

Janell Flaig, Senior City Planner

Doug Wheeler, Senior City Planner

Julius Zsako, Director of Communications

Jim Ottenstein, Graphics

Julie Connor, Graphics

Ken Barkema, Graphics

Carolyn Erickson, Administration

Harriet Hogue, City Park Administrator

Steve Turner, Urban Design

Chris Coble, Office of Neighborhood Response

Brian Mitchell, Transportation Engineering

Terry Rosapep, Transportation Planning

Captain Marco Vasquez, District 2 Police

Helen Kuykendall, Denver Parks and Recreation

Dedication

The Park Hill Neighborhood Plan is dedicated to the memories of the Honorable Hiawatha Davis and Bea Branscombe.





Park Hill Plan Subcommittees and Planning Meeting Participants

- | | |
|-----------------------|--------------------|
| Hon. Elbra Wedgeworth | Anette Walker |
| Bea Branscombe | Jean Jackson |
| Hon. Hiawatha Davis | Marcie Moore Gantz |
| Bennie Milliner | Harry Freeman |
| Art Branscombe | Patty Paul |
| Walt Beckert | Tom Jensen |
| Dan Shannon | Odell Holleman |
| Lawrence Lewis | Rev. Tom Korsen |
| Arthur Rosenblum | Jo Mosby |
| Patricia Mutch | Gerie Grimes |
| Palecia Lewis | Helen Douglas |
| Scott McDonough | Pat Clarke |
| Donna Bank | Phyllis Fields |
| Bill Bell | Bernice Watts |
| Lil Bracken | Curtis Simmons |
| Jim Bracken | Jack Farrar |
| Teri O'Sullivan | Sharon Faragalla |
| Roz Wheeler-Bell | Lyle Hansen |
| Ronnye Ross | Gladys Bates |
| Vera Knight | Ann Long |
| Emily Porch | Bud Hawkins |
| Frank McLaughlin | Sandra Bridges |
| Karen Saliman | Jackie Emmons |
| Cheryl Spector | Karen O'Keefe |
| Nancy VanBurgel | Cecilia Porch |
| LaVon Moore | Wesley Bettis |
| Scott Thomas | Tom Gleason |
| Arnie Walker | Wilma McCloud |
| Patrick Caldwell | Pamela Moore |
| Bo Frazier | Joan Wallach |
| Marjorie Gilbert | Joe Passmore |
| Jane Schum | |
| Bev Frazier | |

Park Hill Plan Subcommittees and Planning Meeting Participants (continued)

Capt. Mike O'Neil
 Lt. Mike Calo
 Officer Roni Bruce
 Officer Tracy Love
 Loretta Stephens
 Gregory Rasheed
 Jim Raughton
 Garland Jones
 Jim Mair
 John Covert
 Sally Williams
 Jose Jurado
 Nick Walker
 David Taylor

University of Colorado at Denver
 Department of Urban and Regional Planning

Youth Meeting Participants

Hal Anderson
 Lauren Boych
 Angelo Edwards
 Antonio Edwards
 Laurel Gegner
 Tim Gemperline
 Cierra Hammond
 Mackenzie Jacobs
 Alex McKenyn
 Laine McKenzie
 Shalese Sanchez
 Andrew Skram
 John Staley

A very special thank you is extended to all others who participated in the formation of the Park Hill Neighborhood Plan.

The Park Hill Neighborhood Plan was adopted by the Denver City Council on October 16, 2000.

Approved by the Denver Planning Board September 6, 2000.

