

5. APPENDIX

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5.1. COMMUNITY ENGAGEMENT

5.1.1 SURVEY



La versión en español de esta carta y las instrucciones para acceder a la encuesta en español aparecen en el reverso.

March 8, 2021

Dear Neighbor:

Your household has been selected to help provide input on the future of the Park Hill Golf Course property located at the corner of 35th Ave. and Colorado Blvd. The privately-owned golf course closed to the public in 2018 and was sold in 2019. The City and County of Denver would like to know your opinion on how this land should be used in the future.

Enclosed is a survey requesting your opinion on a number of possible scenarios for this land. Your input is extremely valuable in helping us understand what is important to your household. Your responses will be combined with others to develop a community-led vision for this property. **As a thank you for completing the survey, we are giving away five \$100 grocery gift cards. Please see enclosed prize slip for mail back or online entry details.**

Please return your questionnaire by **March 31** using the enclosed self-addressed, postage-paid envelope. RRC Associates, a research firm working on behalf of the city to administer this survey, will compile responses and provide the city with the overall results. Individual responses will remain anonymous.

Alternatively, if you would prefer to take the survey online, please use this link and code:

www.phgcsurvey.com survey code: XXXXX

Thank you for completing and returning this survey. The questions may take 10 minutes to complete, but your valuable input will help shape the future of the community.

Sincerely,

Laura E. Aldrete, Executive Director, Community Planning and Development
Allegra "Happy" Haynes, Executive Director, Denver Parks and Recreation

Please visit denvergov.org/parkhillgolfcourse to learn more about this visioning process and to view survey results when they are available.



March 8, 2021

Querido vecino:

Su hogar ha sido seleccionado para brindar opiniones sobre el futuro de la propiedad del campo de golf Park Hill, ubicada en la esquina de 35th Ave. y Colorado Blvd. El campo de golf de propiedad privada se cerró al público en 2018 y se vendió en 2019. La ciudad y el condado de Denver desean conocer su opinión sobre cómo se debe usar esta tierra en el futuro.

Se adjunta una encuesta solicitando su opinión sobre una serie de escenarios posibles para esta tierra. Su opinión es extremadamente valiosa para ayudarnos a comprender qué es importante para su hogar. Sus respuestas se combinarán con otras para desarrollar una visión dirigida por la comunidad para esta propiedad. **Como agradecimiento por completar la encuesta, estamos regalando al azar cinco tarjetas de regalo de comestibles de \$100.** Consulte la entrada de sorteo adjunta para obtener detalles para participar.

Envíe su encuesta completada antes del **31 de marzo** utilizando el sobre con franqueo pagado. RRC Associates, una firma de investigación que trabaja en nombre de la ciudad para administrar esta encuesta, recopilará las respuestas y proporcionará a la ciudad los resultados generales. Las respuestas individuales permanecerán anónimas.

Si prefiere responder a la encuesta en español, puede participar de una de dos maneras:

- *En línea:* Vaya al sitio web que aparece a continuación e inicie sesión con la contraseña que aquí se proporciona. Si es necesario, haga clic en el enlace ubicado en la esquina superior derecha de la pantalla para cambiar la opción a "español (Estados Unidos)".

www.phgcsurvey.com/es e ingrese la contraseña: xxxxx

- *Encuesta en papel:* Llame o envíe un mensaje de texto a este número, (720) 772-9711, y deje una solicitud con su nombre y la contraseña arriba. Enviaremos una copia de la encuesta en español y otro sobre con franqueo pagado a la dirección postal donde recibió esta carta.

Gracias por completar y devolver esta encuesta. Las preguntas pueden tardar 10 minutos en completarse, pero su valiosa aportación ayudará a dar forma al futuro de la comunidad.

Atentamente,

Laura E. Aldrete, Director Ejecutivo, Planificación y Desarrollo Comunitario
Allegra "Happy" Haynes, Director Ejecutivo, Parques y Recreación de Denver

Visite a denvergov.org/parkhillgolfcourse para obtener más información sobre este proceso de visualización y para ver los resultados de la encuesta cuando estén disponibles.

11. Now think about all the potential options for the Park Hill Golf Course site. Approximately how much land area would you like to see allocated to each of the following? If you want to see the entire site identified as a single use, identify it as 100%. (Total must add to 100%.) For example, 10 at 10% each, 4 at 25% or 1 at 100%.

- _____ % Affordable (income/price-restricted) homes
 - _____ % Market-rate (no price restrictions) homes
 - _____ % Public parks – which could include features like basketball courts, playing fields, playgrounds, walking paths, etc.
 - _____ % Employment/jobs
 - _____ % Education (schools, day care facilities, other education)
 - _____ % Golf course
 - _____ % Natural/open spaces
 - _____ % Recreation facilities (swimming pools/recreation center)
 - _____ % Retail, personal services, entertainment, restaurants
 - _____ % Other: (_____)
- 100% TOTAL AVAILABLE LAND AREA

NEIGHBORHOOD MOBILITY AND TRANSPORTATION

12. How well is the current transportation network in your neighborhood meeting the needs of the community?

	NOT GOOD				VERY GOOD	DON'T KNOW
	1	2	3	4	5	x
Bus and transit access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus and transit quality of service (frequency, hours, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle lanes (on street)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike paths and trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road network	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify: _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Please rate how concerned you are with the following transportation issues in your neighborhood.

	NOT AT ALL CONCERNED				VERY CONCERNED
	1	2	3	4	5
Speeding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Congestion/traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial truck traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Please identify any specific locations or issues in your community related to transportation.

COMMUNICATION ABOUT THE FUTURE OF PARK HILL GOLF COURSE

15. We want to keep you informed about progress at the Park Hill Golf Course site. How do you like to stay informed? (CHECK ALL THAT APPLY.)

- Email (Note: You can sign up for email updates at denvergov.org/parkhillgolfcourse.)
- Social media (Twitter, Facebook, Nextdoor, etc.)
- Public meetings
- Newspaper
- Other (specify: _____)

ABOUT YOU AND YOUR HOUSEHOLD

It is important that we know some information about you to ensure we are hearing from a broad range of people. Please remember that this survey is CONFIDENTIAL and results will only be reported anonymously. You will not be personally identified.

16. Please indicate your gender.

- Male
- Female
- I prefer to identify as: _____

17. What is your age?

- 19 years or younger
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+ years

18. Including yourself, how many people live in your household?

How many of these people are under 18 years of age?

How many are over 60 years of age?

19. Which of these categories best applies to your household?

- Single, no children
- Single, with a roommate(s)
- Single, with children at home
- Single, children no longer at home
- Couple, no children
- Couple, with children at home
- Couple, children no longer at home
- Multi-generational home (grandparents, parents, children)
- Other (e.g., multi-couple households)

20. Do you own or rent your home in Denver?

- Own
- Rent
- Other

21. Are you of Hispanic, Latino, or Spanish origin?

- Yes
- No

22. What race do you consider yourself to be? (CHECK ALL THAT APPLY.)

- American Indian or Alaska Native
- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander
- Middle Eastern or North African
- White
- Some other race

23. Which of these categories best describes the total gross annual income of your household (before taxes)?

- less than \$10,000
- \$10,000-\$14,999
- \$15,000-\$24,999
- \$25,000-\$34,999
- \$35,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000 or more

24. Any further comments or suggestions you would like to share for the Park Hill Golf Course visioning process?

Thank you for participating in this important survey!



Hyoung Chang, The Denver Post



RRC
ASSOCIATES



DENVER
THE MILE HIGH CITY

Park Hill Golf Course Community Survey – Mailed Invite Sample by Neighborhood

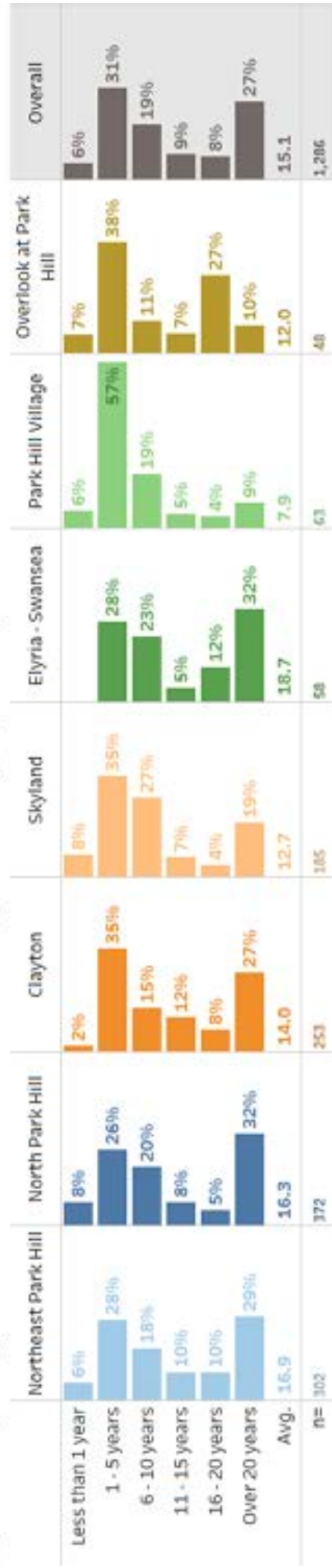
Demographics

Q 1: If your home is near Park Hill Golf Course, in which area (shown on the map above) do you live?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 2: How long have you lived near the Park Hill Golf Course? (If less than 1 year, enter 0)



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 16: What is your gender?



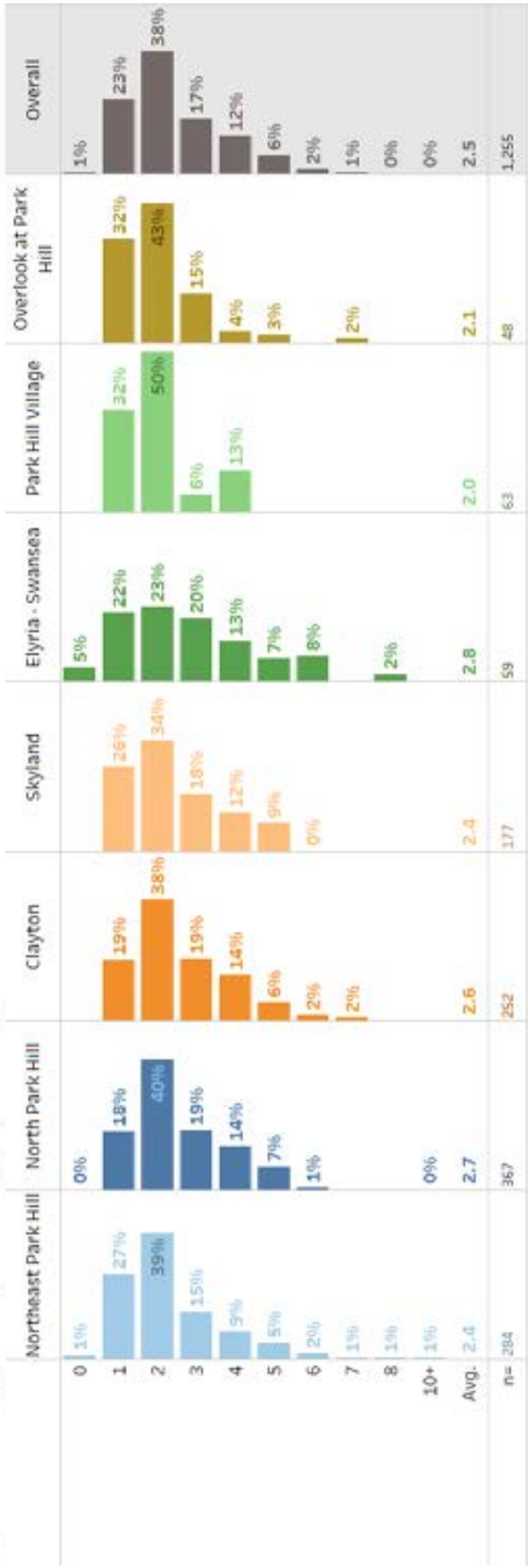
*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 17: What is your age?



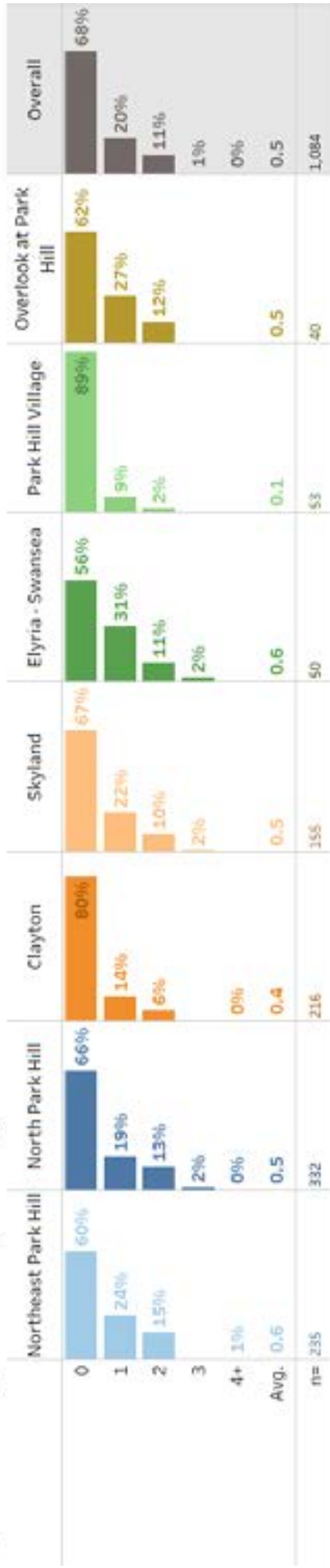
*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 18a: Including yourself, how many people live in your household?



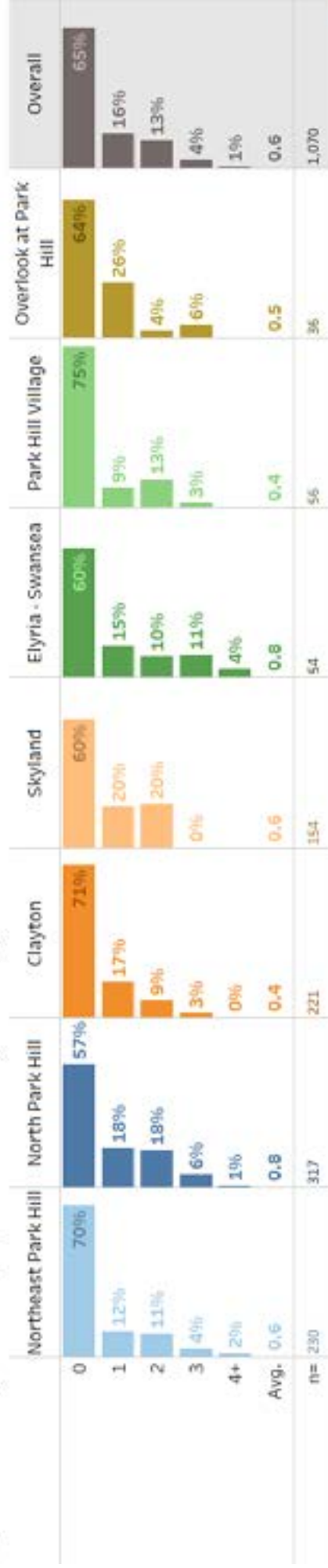
*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 18b: How many are over 60 years of age?



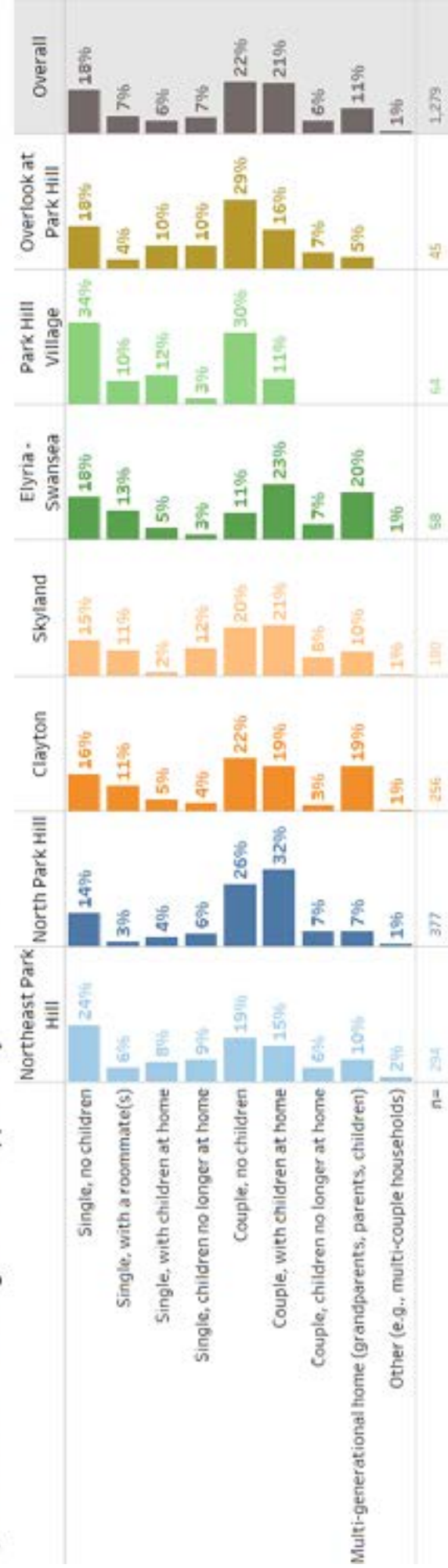
*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 18c: How many of these people are under 18 years of age?



**Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 19: Which of these categories best applies to your household?



**Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 20: Do you own or rent your home?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 21: Are you of Hispanic, Latino or Spanish origin?



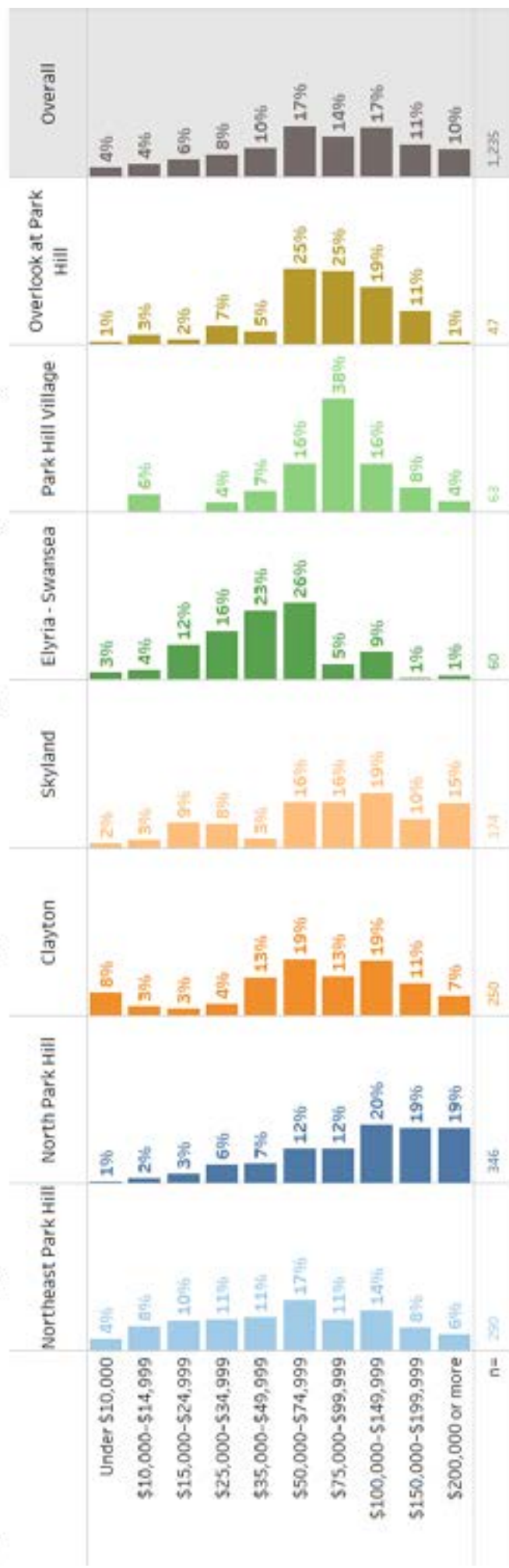
*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 22: What race do you consider yourself to be? (Check all that apply)



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

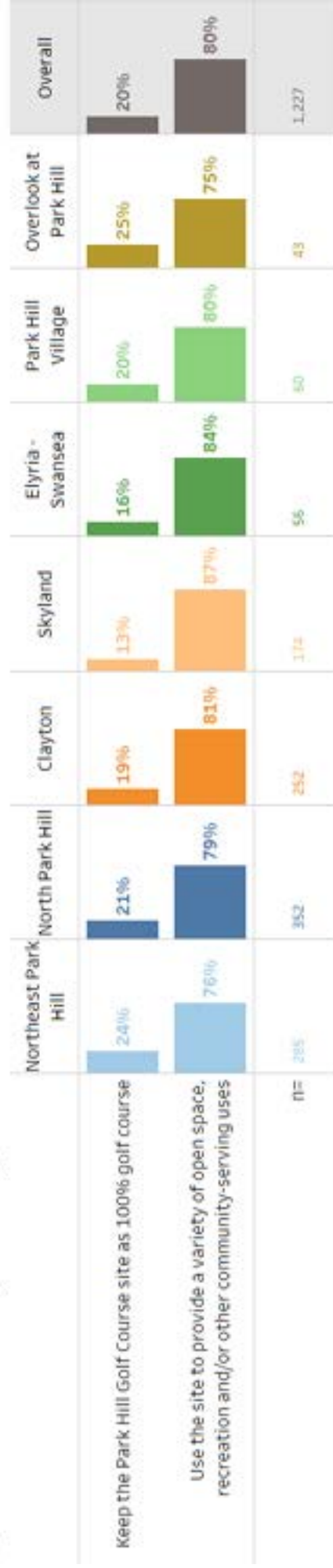
Q 23: Which of these categories best describes the total gross annual income of your household (before taxes)?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

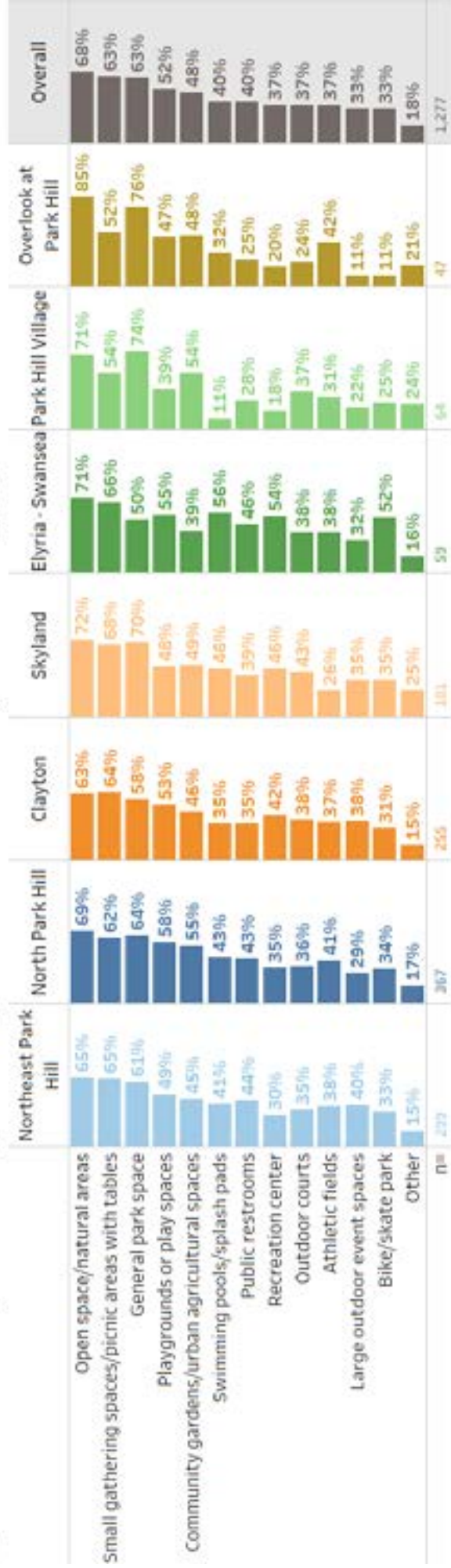
Community Parks, Open Space, and Recreation Needs and Priorities

Q 3: Which statement do you most agree with?



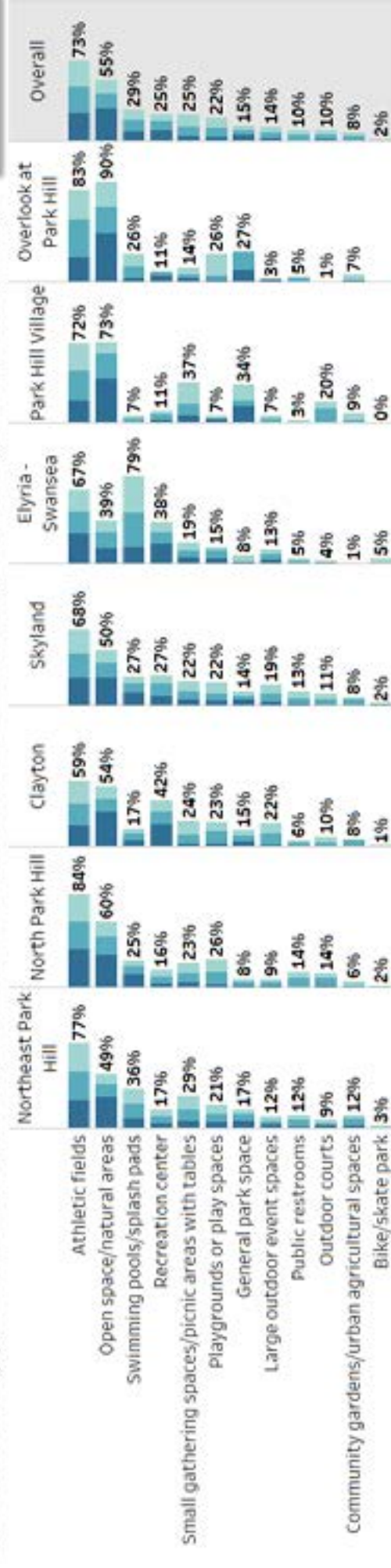
**Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 4: From the list below, choose the opportunities you would like to see on site (Check all that apply)



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

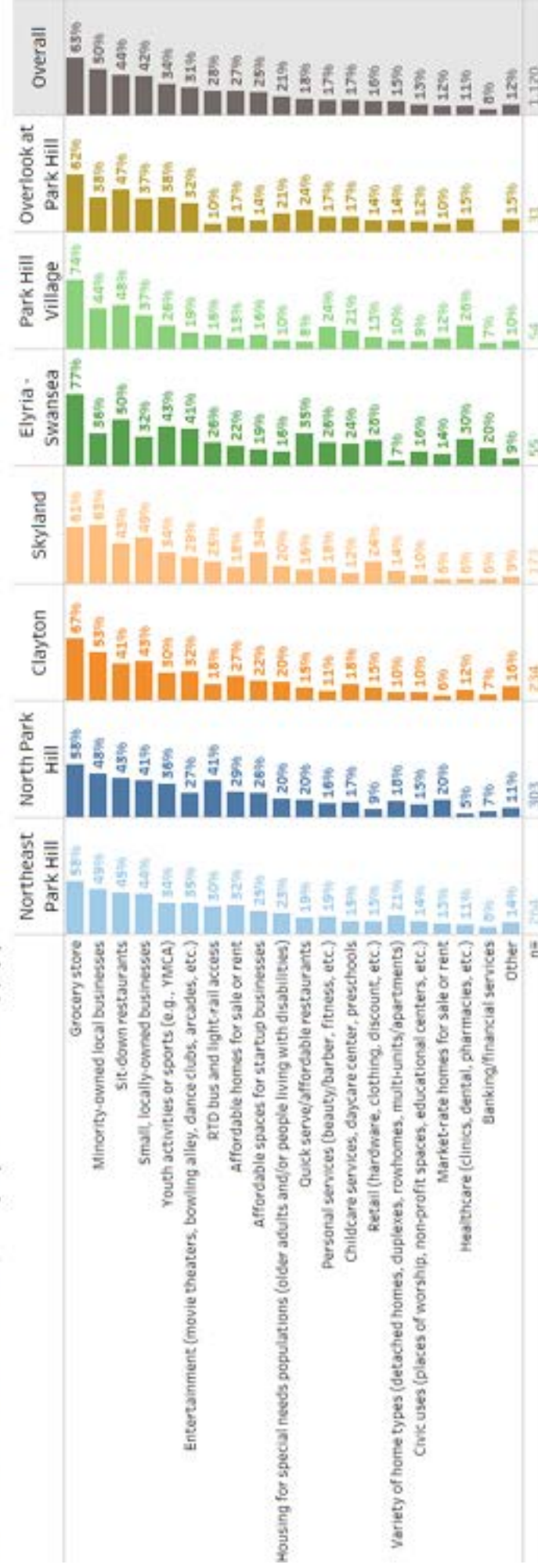
Q 5: What three (3) parks and recreation opportunities from the list above are most important to your household, if any?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Other Community Needs and Priorities

Q 6: In addition to the parks and recreation opportunities identified in the previous question, which of the following uses and services would you also want to see at this site, if any? (Check all that apply)



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 9a: Is there a need for more affordable housing choices in the neighborhoods around the Park Hill Golf Course?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

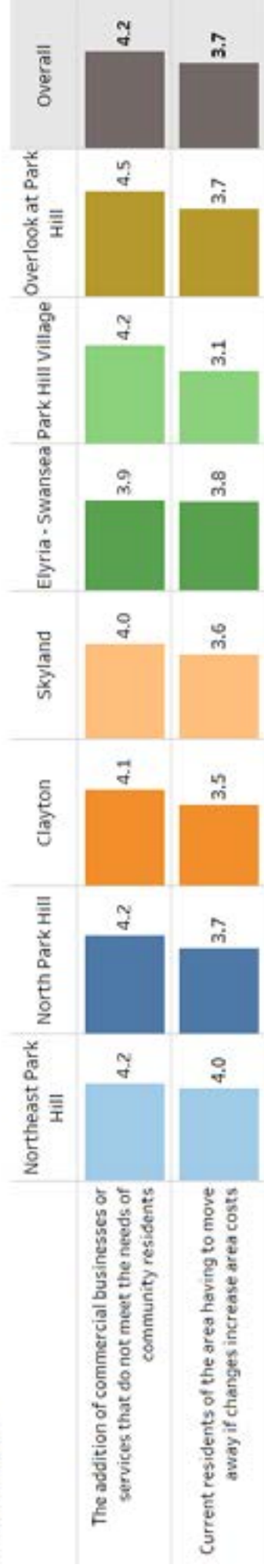
Q 9b: (If Yes to Question 9) Do you think a portion of the 155-acre Park Hill Golf Course site could accommodate some income-restricted affordable housing (new for-rent or for-sale units priced to meet the incomes of current area residents)?



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 10: Using the scale below, what levels of concern do you have related to potential changes at the Park Hill Golf Course site regarding the following?

Average Rating



*Mailed Invite Sample Only by Neighborhood | Source: DRC Associates

Neighborhood Mobility and Transportation

Q 11: Now think about all the potential options for the Park Hill Golf Course site. Approximately how much land area would you like to see allocated to each of the following? If you want to see the entire site identified as a single use, identify it as 100%.

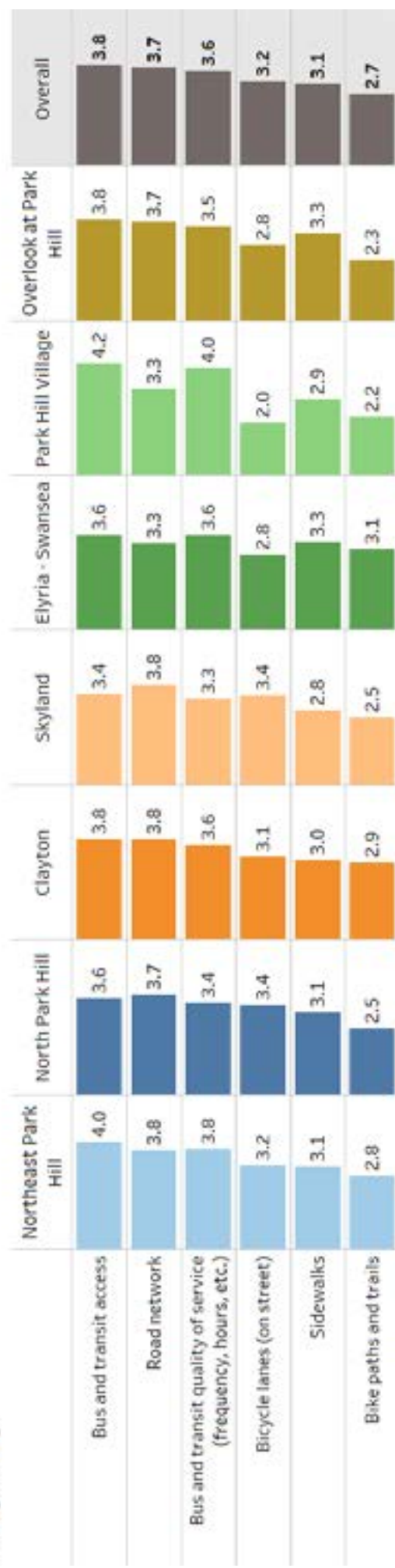
Averages



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 12: How well is the current transportation network in your neighborhood meeting the needs of the community?

Average Rating



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Q 13: Please rate how concerned you are with the following transportation issues in your neighborhood.
Average Rating

	Northeast Park Hill	North Park Hill	Clayton	Skyland	Elyria - Swansea	Park Hill Village	Overlook at Park Hill	Overall
Safety	3.6	3.4	3.4	3.3	3.3	3.7	3.3	3.4
Speeding	3.6	3.5	3.4	2.9	3.4	3.4	3.2	3.4
Congestion/traffic	3.2	3.2	3.1	3.1	3.6	4.0	3.2	3.2
Commercial truck traffic	3.1	2.9	2.9	2.8	3.5	3.9	3.1	3.0
Access to public transportation	3.0	2.9	2.9	3.0	2.9	2.4	2.9	2.9

*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

Communication About the Future of Park Hill Golf Course

Q 15: We want to keep you informed about progress at the Park Hill Golf Course site. How do you like to stay informed? (Check all that apply)



*Mailed Invite Sample Only by Neighborhood | Source: RRC Associates

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Appendix: Open-Ended Comments

PARK HILL GOLF COURSE COMMUNITY SURVEY

From the list below, choose the opportunities you would like to see on site. (other)

On-Site Opportunities (other)
affordable HOUSING!
100% park and open space
50 meter aquatic/swimming pool competition facility
50 Meter indoor or outdoor swimming pool
50 meter pool
50m competition pool
9 hole executive golf course with small gathering spaces, stages for arts concerts, play spaces
9-hole golf course
9-hole golf course
9-hole golf course
a camp for people with no home
A disc golf and/or foot golf course
A golf course
A golf course with a driving range.
A homeless community
A lot of trees and walking paths, not just open prairie
a mix of park and housing
A public par 3 course
A raised area or viewing tower for people to see over the development.
A smaller par 3 golf course
Active open space. Not passive empty space.
affordable housing
affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable Housing
Affordable housing in one corner
AFFORDABLE HOUSING OBVIOUSLY
Affordable Housing with nearby open space and these amenities

On-Site Opportunities (other)
Affordable Housing, Access to Fresh food
affordable housing, amenities for neighborhood families, workforce
affordable housing, grocery, retail
Affordable housing/tiny home village for unhoused folk
Affordable space for local small black owned businesses, grocery store
Affordable housing. Shelter for unhoused people
All of the above + housing
All Open space
All that was selected above, plus continued access to the clubhouse for event rentals.
Amphitheater, pickle ball, sledding area, outdoor games
amphitheater; walking paths for elderly or mobility impaired; dog park; nature education center for children
Amphitheatre
Anything but golf. Golf is a dying sport, there's a golf course in the area already, a golf course would serve a very small population with an outsized amount of space.
Archery Park or Nature Center
Are there immediate needs of underserved communities that can be met here in some way?
Area for food trucks to come
arts/cultural amphitheater tied to rec center
As a golf course
Australian Rules Football/Cricket Oval
BDSM Playground for adults.
Be like RINO, WASH PARK, and CHEESEMAN!
Big dog park
Bike flow/dirt pump track
Bike path
Bike path that connects to 39th St bike path
Bike paths
Bike paths
biking trails
Botanical Garden Tree Farm
Businesses/restaurants
Chess tables
Club house kept fir community gatherings
Community building and outdoor activity center
Community center
Community garden and greenhouses
Community meeting space
community services, homeless support and safe camping sites
Complete the connection of the 303 Artway Trail
CONSERVATION EASEMENT IN PLACE - YOU CANNOT DEVELOP THIS LAND

On-Site Opportunities (other)
Dance floors, pavilion, gazebos
Dense Housing
dense urban housing, affordable or a mix of affordable and market rate units!
develop it
Disc golf
Disc golf
Disc Golf
Disc golf course
Disc golf course
Disc golf course
Disc golf course
Disc golf course
Disc golf course
Disc Golf Course
Disc golf course...could easily be the best in the Denver Metro area
Disc golf!!
Do not develop this into expensive residential space you promised the people of Denver this would not happen
dog park
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On-Site Opportunities (other)
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On-Site Opportunities (other)
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Golf Course
Golf Course
GOLF COURSE
GOLF COURSE
GOLF COURSE
Golf course and driving range
Golf course and driving range
Golf course losing too many of them. And was great learning course
Golf course or disc golf course
Golf course please
Golf course!
Golf course!
Golf course!
Golf course.
Golfing
Grand landmark fountain or gateway, think city park entryways and fountain. The park should have a rooted character associated with the surrounding area. Something timeless, not trendy.
Grocery options b/c it's a food desert.
grocery store
grocery store

On-Site Opportunities (other)
Grocery store
Grocery store
Grocery store
Grocery store
Grocery store
Grocery store
Grocery store
Grocery Store
Grocery Store
Grocery Store
Grocery Store
GROCERY STORE
Grocery Store and Middle Income housing
Grocery store and small gathering spaces
grocery store this area is a food desert
Grocery Store, Affordable Housing, Affordable Business Space
Grocery store, Indoor event space, and affordable housing
Grocery store, minority owned small businesses.
Grocery store, restaurants, movie theatre and a little park/open space, etc.
Grocery stores
Grocery stores and fast food like Taco Bell or others, etc.
Grocery stores and restaurants
grocery stores, housing
grocery/small businesses
habitat, pollinator gardens, art,
Hockey rink
Homeless camp
Homeless camp site
Homeless housing park
Homeless/Affordable Housing
Homeless housing
houses
Houses
housing
housing
housing
housing
Housing
Housing
Housing

On-Site Opportunities (other)
Housing
Housing
Housing
Housing
Housing
Housing
Housing
Housing development, businesses, major grocery store
Housing for the homeless
Housing rehab centers halfway houses green space grocery store community services
Housing!
I do not believe that the space needs to remain 100% golf course. I do believe that the space needs to remain 100% true to the conservation easement and protect the open space as it was intended for natural/recreational activity and NOT development.
I do not want YOU to define 'other community-serving uses'--that can still lead to residential development, which is NOT wanted.
I have grown up in Denver. My Grandfather played at that golf course. Since he has died you have taken EVERYTHING I have ever known and destroyed all my memories. Denver is changing.... but can't we keep something the same???? In tears over this. This is my HOME!!! KEEP AS IT WAS
I'd like to see the north part of the park transformed into a small grocery store because we do not have a pedestrian accessible grocery. I'd like to see very small shops/restaurants that are small businesses create a barrier to Colorado blvd to protect from noise, and then have the rest be an open park.
I'd love to see demonstration rain gardens and other water-smart landscaping
Ice hockey rink
Income based housing
Indoor 50 meter swim pool
Indoor basketball court with bleachers
Indoor events: dance and roller rink
Indoor Ice Arena
Interactive Public Art / Creative Placemaking
Jogging paths
Keep it a golf course!
Keep it as a golf course
Keep it as a golf course. I am a quantitative and qualitative researcher and there is an issue with the digital design of this survey. I am wondering what survey methods were pilot tested before releasing this survey. From looking at the design, I would say that your results would render invalid because of the inherent bias and leading questions.
KEEP IT PARK LAND!
Keep it similar to Wash Park, Cheeseman Park, and RINO please.
Keep some element of golf too—
Keep the Clubhouse Restaurant
Keep the course

On-Site Opportunities (other)
Keep the driving range
Keep the golf course as it was.
Keep the golf, don't want to see anything else there
King Soopers
King Soopers, grocery store
Lake
Lake with walking trail
Large box grocery store
Large dog park
Large grocery store
Large Grocery Store (King Soopers, Whole Foods)
LCM pool
Leave it alone
Leave it as it is! Green space
leave the course as-is
Library
Library and Grocery Store
low income or free housing
Low income apartments (project based)
Low income housing
Low income housing
Low income housing
Low income housing
Low income housing
Low income housing and senior housing
Low income/affordable housing
Low rental space
MAKE IT LIKE: RINO, WASH PARK, CHEESEMAN
Make par-3 course and driving range. Rest open space for parks, skate park, picnics
Maker space / Community organizing hub
Meeting rooms
Meeting spaces, space for youth to learn apprenticeships, space for youth to learn trades
Mini Golf Course & Golf Course
MIX of PARK SPACE and AFFORDABLE HOUSING
mix of uses
Mixed use development, transit oriented
mixed use living spaces
Mixed-use development including housing along Colorado and 35th at least until Ash or Bellaire St
more housing.
More large shade trees planted
More zoo space

On-Site Opportunities (other)
Mountain bike learning area, xc ski trails in winter
Movie theater
Multi family housing
multi-use housing/grocery
Natural grocery stores and space for BIPOC businesses and events
Nature Conservation and Wildlife Refuge
Nature play
Nature trail
Nature walk space
Neighborhood businesses
neighborhood only flea market trading post
Nice park area with clean restrooms, existing trees, paved bike paths, and as little infrastructure as possible. Make the greater City Park a keystone park as are found in other cities.
Nice sit-down restaurants
Nine hole golf course
Nine hole golf course
No building
No building restaurants, houses, or shops.
No cost grocery programs
NO GOLF (waste of water, and limits the community from enjoying the space)
No housing, minimal/no buildings
No Starbucks, please!
Non fast food Restaurants and Bars
NOT APARTMENTS
Off leash dog open space
off leash dog park
Off leash dog park
Off leash Dog park MUTTS CANINE cantina
Off-leash dog park
Off-leash dog park
Off-leash dog park area
Opening at least some to mixed development could help with more food and job options to locals.
Opportunity of Black and Brown Businesses to capitalize. Startup opportunities or coworking spaces for startups
Or keep it all as Open Space
Outdoor concert area
Outdoor concert space
Outdoor exercise place
Outdoor track
Par 3 golf course
Par 3 golf course, grocery store, restaurants

On-Site Opportunities (other)
Park Hill and East Denver have enough amenities. Some of that city money should go to Far Northeast Denver. They are underserved
Park Hill entertainment district
Parking for parks
Paved trails
Permanent spaces for UN houses folks to set up safe tent spaces
Pickleball
Pickleball, tennis. solar, wind power, renewable energy
Planet Fitness food court
ponds
portion of park with fenced area for off-leash dog park
Public art/small music venue
public health hub
Public housing
public paths through golf course
Residential buildings along Colorado Blvd
Residential planned community
Restaurant
Restaurant
Restaurant, party store
Restaurants
Restaurants
Restaurants
Restaurants
Retail
Retail space with green space included similar to Stapleton town center
Retail/Restaurant space
Retain as a golf course. Run an ad in golf magazines for golf investors
retain clubhouse & kitchen for organizations' rental
Revenue producing (Tax) subjects such as restaurants bars and shops
RINO, WASH PARK, CHEESEMAN
Running
Running or bike loop
Running/biking trails
Running/walking trail
Safe camping
Safe Outdoor Space for unhoused individuals
Sand volleyball courts, turf/roller rink, walking trails, MTB trails
Save water!
School or Community arts hub
Sculpture Park/Public Art

On-Site Opportunities (other)
Sculpture park/public art!
Seasonal Outdoor gym
Senior citizen rec space
Shooting range.
Shopping center
Shops and low income housing
Significantly improved walking/rolling (pedestrian) paths with quality/art/comfortable bus stops and improved access to rail station
Sit down restaurants
Sledding/water play
Small commerce i.e. grocery store
Small shops, rooftop sports bar
Snowshoeing/cross county skiing park
Solar panels, bike/walk paths
some density on the edges of the park i.e. affordable housing, grocery store. 155 acre open space is not sustainable without community density surrounding it. 60 - 75 acres the size of Central Park seems appropriate
Some type of innovative facility to support people experiencing homelessness
SOS /CVC shelter for homeless
Space for cultural events
Space for homeless camping
Store
Super size grocery store
Supermarket
sustainability programs
Sustainable farm of produce for the city
Tennis courts (Outdoor courts = tennis courts? Who wrote this survey?)
Tennis Courts, Retail
The conservation Easement must remain in place. PHGC must remain open. If a golf course reappears, we will keep our net as per our agreement. Full compensation of course is already expected from the city and 'their CLIENT,' Bushwood per the sale, CKA Westside
The golf course like it's previously been.
THE GOLF COURSE YOU HAVE TO GET COURT APPROVAL TO REMOVE THE EASEMENT THIS IS MISLEADING
The pond that is currently on the golf course is home to many varieties of birds. I would like that to stay as their habitat
this land is protected by a conservation easement
Tiny home village for homeless, disc golf course
Total Gym
Trails
Trails
Transit Oriented Development
truly affordable housing

On-Site Opportunities (other)
Vendor Crafts Market
Vendor market
Venues!
Walking path
Walking paths
walking paths/trails
Walking track
Walking trails
Walking trails through open space off road bike paths
walking/running trail (not concrete)
Warming spaces for homeless
We need restaurants, grocery stores, and other amenities!
We need to make street living illegal in Denver and set up a homeless and mental health community inside the golf course. Clean up our streets and put together a functional homeless mental health working community.
Whatever the residents of NE Park Hill decide that they would like to see on the site
Wide walking path/loop
Wildlife areas
wildlife protection area
Wildlife refuge.
Wildlife reserve
Workforce Housing, Affordable Housing
Would be great to see a short par-3 golf course for kids and families, and use the rest of the park for green space.
Wouldn't mind a bar or restaurant
YMCA
Youth focused space

In addition to the parks and recreation opportunities identified in the previous question, which of the following uses and services would you also want to see at this site, if any? (other)

Uses and Services at this Site (other)
50 meter indoor pool.
50 meter pool
A Fishing Lake
A golf course
A golf course
A golf course with a driving range.
A park
Absolutely none of the above

Uses and Services at this Site (other)
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf course
Golf Course
Golf Course
Golf Course
Golf Course
Golf Course
Golf Course
GOLF COURSE
GOLF COURSE
Golf course and driving range
Golf course or police station
Golf course!
golf course, music venue, park
Golf driving range
Grocery store or neighborhood market
Gym
Hardware store. No other retail.
Health food store
High density residential on Colorado Blvd near the light rail station
high-rise apartments
Homeless camp
Homeless housing project
Homeless services and free shelter
homeless shelter
Homes/space/homeless
Housing for homeless
Housing for homeless population
I do not support privatized use of the space
I don't want to see any additional buildings
I find your option for minority locally owned business offensive and down right racist.. what if white owned business was an option...

Uses and Services at this Site (other)
I responded open space -- none of these are open space.
Ice rink
If not leaving a park, I would want to see a developed area with restaurants and breweries etc.
Improve sidewalks
Indoor event center.
It needs to remain green space
It should be all park space
it should remain 100% open space for recreational uses
It should remain open
It sounds like this survey was created by developers to favor developers.
Job Training for Green New Deal
just a golf course!
just park services
Just park spaces/uses
Keep it a golf course
Keep it a golf course!!!!
Keep it as a golf course
Keep it as open spaces. All other uses can be developed in existing built areas near by.
Keep it green, there are very few spaces like this left. The last thing we need is more of just about anything on this list.
Keep it open space please
Keep it park land.
KEEP IT WILD
Keep park and rec
Keep the golf course.
Keep this open space as originally intended before the city staff cut their deal!
Keeping it natural
Keeping open space as open space. Honoring the conservation easement.
Kids zone
Lake
Lake/pond
lap pool
LAP POOL
lap swimming pool/complex
Leave a golf course
Leave as golf course
leave as open space
LEAVE IT ALONE
Leave it as a golf course
Leave it as the golf course
library

Uses and Services at this Site (other)
None of the above
NONE of the above!!
None of the above. All of these things already exist in the surrounding communities. No commercial development needs to take place on this site! Make it a public park!
none of the above. The city is rapidly falling victim to overdevelopment.
None of the above. Leave it alone
None of the above. Only interested in keeping it green space
None of the above. Stop selling public land. Denver used to be known for it's parks. What's happening (besides a money grab)?
NONE OF THE ABOVE..... KEEP GOLF COURSE
NONE of the rest. Do NOT develop this open space.
None of the suggested uses are legal or permissible under the current conservation easement.
None of them
None of these
None of these
None of these
None of these - Honor the Easement paid for by all Denver residents
None of these per existing easement, enforce the easement
None of these uses are acceptable under the current appropriate Zoning and also represent the original trust purpose for which the land was left to the community by George Clayton
None of these!
None of these.
None of these. No buildings. No hardscapes.
None of these. It needs to remain Open Space
None of these. It should be a park.
none other than M
none- should remain park/open space
NONE!
None! Leave it a golf course!
NONE! No development at all!
None! No housing. All the other exist close proximity
None, just open space
None, just parks
None, keep green space
None, keep it green space
NONE. golf course/open space only.
None. Keep it for parks and recreation ONLY.
None. Should be a park
None. The entire property should be open and recreational space and the easement should be honored. This question is completely slanted, as was the second question, to get an answer that supports the mayor's quest to get evidence in support of development. It's underhanded and poor surveying.

Uses and Services at this Site (other)
None. This is an important open space in our concrete jungle that the City is marching to more rapidly develop. In another 20 years, this park will be like another City Park--a heavily used respite for the City's residents.
None. Too dense already
None. We paid to keep this as a golf course or recreation space
None--golf and outdoor rec only
Not quick serve, affordable food w mostly local and healthy options, or elementary/middle school
NOTHING
Nothing else
Nothing.. leave as open space areas
Office space
Off-leash dog park
Once we develop open space we cannot get it back.
Only open space type activities. No retail commercial or housing
Only park space
Only park/open space
Only parks
Open natural space
open space
open space
open space
open space
open space
open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open space
Open Space
Open Space
OPEN SPACE
OPEN SPACE FOR PUBLIC
Open space like the Mayor said it would be
Open space only
Open space park
OPEN SPACE!!!!

Uses and Services at this Site (other)
Open space. Why is CPD loading this survey with all of these other options when I've already indicated I only want open space? Seems very biased.
Open space/park
open space/park only
Open walking retail space without cars (pedestrian mall)
Outdoor plaza with easy access, plug-ins, capacity for local vendors (micro-biz, artists)
Outdoor space
Outdoor strip mall
Par 3 golf course
Park
Park
PARK
Park only
Park space
PARK/OPEN SPACE
Park/restaurant
Parkhill golf course
Pedestrian access
permanently affordable rental and for sale house
Playground
PLEASE DO NOT DEVELOP ANYTHING
Please keep as open space or a park
Police to keep the gangs out
Preventative medicine, non profit, providing free/reduced cost alternative therapies such as massage, acupuncture, chiropractic, herbal therapy
Rec for 'at risk' kiddos
Recreation opportunities
Recreation, golf
Redo the golf course
Remain as Golf Course
Restaurants like Modern Market, native Foods, Tocabe, etc.. no more fast foods, nail salons, or check cashing places.
Running trail
Safe camping spaces
Senior rent to be more affordable
Shelter for the homeless
should remain open space
Should remain open space
Should remain open space. Your survey is flawed
Small restaurants, bars, wine shops

Uses and Services at this Site (other)
solidarity economy housing, services, healthy food + agriculture, healing, enterprises; community gathering places,
Space for cultural events
Space for farmers markets, food truck, and pop up vendors
Space for homeless people
stop using 'minority'
Survey is a trick to manufacture consent! This site is NOT for private, or any development. It was promised to remain open, public space. Honor that problem or be met with massive protests from The People. Replace the trees, and keep it green.
Tent City
Tent housing, actual affordable homes that are not tied to income levels of the greater Denver area.
The golf course is the only option
The space should not be used for any of these
The space should remain free from development per the original conservation easement.
This is a park - do not build anything commercial. Make it like Wash Park or City Park
This land is protected by a conservation easement. It can only be used for outdoor nature or recreation
This land is protected by a conservation easement. It should NOT be developed by greedy developers. Hear that, Denver?
Tiny home village for homeless
Top Golf
Top Golf type facility
Trails for walking and biking, smart places for youth and adult sports
Trees
Updated golf course
variety of homes, but not detached
Vendor Market
Very nice 'push poll' design.
We need more open green space, not less. Focus on keeping it good. Expand transit elsewhere but don't turn a park into something its not. We need our parks.
We would like to see homes that are truly affordable for rent, and homes that make home ownership accessible to people in the community that would be shut out of the opportunity to buy houses. Seeing developers call \$400k homes affordable is dismaying and truly unacceptable.
Whatever the residents of NE Park Hill decide is best for their community
why not a box for NONE
Would like to keep it open space
would love to have this be as much outdoor space as possible while appealing to a variety of demographics
Would prefer no construction
would rather see open space
You are leading with this survey. Such a sham!

Now think about all the potential options for the Park Hill Golf Course site. Approximately how much land area would you like to see allocated to each of the following? If you want to see the entire site identified as a single use, identify it as 100%. (other)

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
5	303 Artway Trail as part of the connection from the 40th Station to the heart of NE Park Hill (Holly & Dahlia)
100	50 meter pool
10	50-meter by 25 yard indoor pool, ice rink
50	50% should be space for black owned/minority owned businesses.
0	9 hole golf course
70	A combination of agriculture and wildlife refuge.
10	A cultural vendors marketplace
50	A dog park that would require annual membership fees to offset the cost of maintaining it and as an income source
0	A Fishing Lake
0	A golf course with a driving range.
50	A grocery store or a community center
10	A library would be nice because the nearest ones are located in the Cole and Park Hill neighborhoods respectively
100	A park like Wash Park or City Park - nothing commercial. Denver is under parked and this area must have open space forever.
5	access to transit
0	Affordable golf to help grow the game. If you couldn't play city park then park hill was there for you. Keep the course
0	Affordable housing is good but NOT on this site.
0	Affordable housing/ outdoor space.
n/a	After looking at the scaled questions— again, there are errors with how this question was designed. Were previous demographic and background surveys done to collect data on how to equitably survey this participant group. Asking folks to put in a percentage instead of using sliders or buttons is inherently flawed and also contributes to survey fatigue. I'm questioning the survey designer also on the usability aspects of this and if a/b testing has been done on a survey like this before. There's methods here that are highly incorrect when we talk about valid methodology for surveys. I research people, businesses, and have also have experience in surveying folks on highly sensitive topics. Since you're surveying on the landscape of how my neighbors and I feel about certain aspects of the neighborhood, this should have been made apparent section by section. Non-disclosure is a big no-no.
0	Allow a park. The city is becoming too full and kids aren't able to play out in the nature that is provided and a new park/ nature area would be perfect here!
0	Amphitheater
5	Anything but a golf course
5	Anything safe for the youth; skating rink, arcade. A hang out spot.

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
100	BDSM Dungeon
20	Be like RINO and Wash Park!
10	BE LIKE RINO, WASH PARK, CHEESEMAN!
15	BE LIKE RINO, WASH PARK, CHEESEMAN!
5	Bike paths
10	Bike/skate park
50	Botanic Gardens Annex Tree Far,
0	Breweries, craft beer, cafes, independently owned shops, NO chains!
0	Bushes and/or berms along Colorado blvd to lend peace and quiet
0	Business launch center
0	Certainly, we need affordable housing in the area, but not here. This entire area should be retained as parks/open space/recreational area. That the city is not fighting for this is appalling — we have less parks space than comparable large cities, here's a chance to acquire land to use for that purpose, and the city isn't fighting for its own easement? Seems that Westside's political contributions are doing what they intended. No development, period.
100	Church
20	Clinics
20	co-op opportunities business owner and living space together
25	Collaboration (in-kind) with community led nonprofits
10	Community Art space for exhibition and education activities
30	Community composting, community gardens, space for native plants to help pollinators and reduce water usage
20	community garden
10	Community garden
25	Community Garden
50	Community garden, greenhouses, farmer's market, urban farming co-op
40	Community garden; mobile education; large dog park
10	Community garden/learning center)
10	community gardens
20	community gardens
5	Community gardens
20	Community gardens
20	Community Resources such as food banks
10	community trading garage sale community only vendors center
95	CONSERVATION EASEMENT - YOU CANNOT DEVELOP THIS LAND
0	Conservation easement should be upheld. Don't sell out Denver for private developers' profits.
20	Cultural venue
30	DENVER BLACK HISTORY RETAIL, DINING & COMMUNITY GARDENS: ALL POWERED BY RENEWABLES, AND CONNECTED TO DOWNTOWN VIA PEDESTRIAN BRIDGES AND ELECTRIC SCOOTER PATHS. DESTINATION FOR TOURISTS. MODEL FOR OTHER CITIES.

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
0	Denver is building too many businesses and unaffordable housing complexes. We need to protect and maintain open spaces.
40	Determined by the needs of the community, i.e.: this survey.
0	Development and multi family housing
0	Disc golf course
30	Disc golf course
10	Disc golf course would be a great free outdoor activity to incorporate with the park
0	Diversity. There are not many POC in Park Hill
0	DO NOT DEVELOP THE SPACE
0	Do not develop this space
0	Do not lower property values with affordable shit.
1	Dog
5	Dog park
5	Dog park
5	Dog park
10	Dog park
5	Dog park
10	Dog park
50	Dog park
10	Dog park
10	Dog park
5	Dog park
20	Dog park
n/a	Dog park
20	Dog park
10	Dog park
10	Dog park
n/a	Dog park
10	Dog park
15	Dog park
25	Dog Park
5	Dog Park
10	Dog Park
5	Dog Park
2	Dog park - a place for dogs to play and run in a fenced area
10	DOG PARK -- PLEASE MAKE THIS AN OPTION IN FUTURE SURVEYS
10	Dog Parks
0	Dog runs are very necessary.
0	Don't 'activate' We need more just open space
0	Don't add all kinds of business and homes to what should be an open space park

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
0	Don't build on it.
0	Don't take away park land especially for retail or business purposes
10	Driving range
65	Educational urban farming
10	Entertainment
10	Event center=conference rooms
10	Event space
10	Events and entertainment!!
0	Executive Course with housing and businesses.
5	Farmers market
10	Farmers Market for BIPOC owned farmers and makers
10	Farmers Market, community gardens
10	fenced in off-leash dog park
33	Food, community agriculture, natural/open space
30	Free homeless sheltering and support services
30	garden; healthy food site
20	Gardens, solar panels
10	Gathering spaces for minority seniors
80	general open space
0	Getting programming for kiddos
100	Give it to the homeless
0	Golf
0	Golf
0	Golf
0	Golf course
0	Golf course
0	Golf course
0	Golf course
0	Golf course
0	Golf Course
90	Golf Course
0	Golf course only. This one is affordable for most people, keep it that way.
100	golf course outdoor rec use only
0	Golf course was a great family activity for us
10	golf is an expensive, elitist activity. There are too many spaces dedicated to golf within the city of Denver, which basically restricts use of those spaces to people who can afford to and want to learn to play golf. The 1950s are well behind us; please update to meet the needs of today's urban residents rather than cling to a fantasy relic from the post-WWII boom era. Yuck.
0	Green space preserved, trees, a positive contribution to our climate change. Thank you.
10	Groceries
0	grocery

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
5	grocery
10	Grocery
10	Grocery
40	Grocery
10	Grocery
10	Grocery
10	Grocery
25	Grocery
20	Grocery
10	Grocery
20	Grocery
25	Grocery - healthy food options for neighborhood residents - no food desert!
30	Grocery & minority own business
10	Grocery only
5	grocery store
30	grocery store
5	grocery store
5	Grocery store
25	Grocery store
30	Grocery store
50	Grocery store
1	Grocery store
50	Grocery store
5	Grocery store
5	Grocery store
20	Grocery store
n/a	Grocery store
30	Grocery store
30	Grocery store
5	Grocery store
10	Grocery store
30	Grocery store
30	Grocery store
20	Grocery store
100	Grocery store
100	Grocery store
20	Grocery store
25	Grocery store
0	Grocery store
10	Grocery store

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
10	Grocery store
10	Grocery store
20	Grocery store
n/a	Grocery store
10	Grocery store
5	Grocery store
25	Grocery store
10	Grocery Store
5	Grocery Store
25	Grocery Store
25	Grocery Store
15	Grocery Store
10	Grocery Store
15	Grocery Store
5	Grocery Store
0	Grocery store (Kings/Sprouts)
20	Grocery store (Winco)
10	Grocery Store and Bank of America
40	Grocery store and Costco
5	Grocery store needed!
0	Grocery store would be needed
15	Grocery Store, other shops
0	Grocery Store!
10	GROCERY STORE!
10	Grocery store/Dollar Tree
30	Grocery store/entertainment
20	Grocery store/sit-down restaurant
13	Grocery stores
2	Grocery Stories and Community Gardens
50	Gym
10	gym , tokyo joes,
n/a	Have you given any thought to how important open space is to life? It is good for people's physical and mental health. This is our LAST opportunity in Denver to have a substantial open space not only for the people who live nearby but for our city. You can redevelop and repurpose the industrial buildings in the area and leave the open space for the humans that inhabit the area now and in the future. If you recognize that climate change is real. If you realize that enough long time residents have been pushed out of their communities in Denver there is plenty of reason you to do the right thing and leave the PHGC as open space. Stop being selfish and greedy and think about ongoing impacts to the long time residents of this area and to future inhabitants. Stop covering our last remaining spaces with concrete and asphalt.

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
50	high-density housing
20	Hockey rink
98	Homeless housing project
0	homelessness is not being addressed and this is a unique opportunity to make meaningful change
2	Housing. Dense. Multistory.
0	How about you address the easement that is still in place? The City has little money right now and this whole effort is a waste of money.
20	I didn't put other
0	I grew up playing park hill, I want to take my kids there to play, it's a great sport to learn and there aren't many inexpensive courses in Denver to chose from and a shame to lose on that has been there so long
10	I only selected this because I wanted to comment. Denver used to be a shining example of good planning when it came to public parks. Let's do that again. I do not want to see this space go commercial. That would betray the city. Keep it open for use by everyone as a park as they see fit. Don't add lots of infrastructure. Don't allow the homeless to live there in tents or camps. Make it a city park like the other greats in the city such as Washington, Cheeseman, and Crestmoor.
0	If a balance is found and design on park and open space is done well, this space can become a center piece for the city. Think big on community space.
60	Indoor/outdoor events/rec
0	It should honor the easement.
0	It should stay as it was intended to be used when the city purchased the land, A GOLF COURSE
n/a	It would be nice to provide mixed income housing. Right now the options are affordable, or market rate, leaving no access for traditional middle income professions like teachers, nurses, fire fighters, police, etc. We don't qualify for 'affordable' & can't afford market rate.
0	Just keep it a park/open space
0	just slides and swings for all ages and abilities...everywhere
100	Keep as is
0	Keep completely open space/recreation, no houses or commercial use
n/a	Keep golf course!
0	keep it as open space
0	keep OPEN SPACE
0	Keep the duck pond!
0	Keep this a park!
15	Lake
50	Large grocery store
10	large outdoor event space
0	Leave as is
0	leave as Park Hill Golf Course
0	Leave it a golf course
0	Leave it as is

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
0	Leave it as is, stop destroying the Denver I love.
0	Leave open space!!!!
50	Lifetime Fitness
10	Light rail
5	Live music space
90	Local grocery store
5	Locally owned businesses
0	LOW INCOME AFFORDABLE HOUSING FOR OLDER ADULTS AND PEOPLE WITH DISABILITIES
10	Make it like RINO, WASH PARK, CHEESEMAN!
100	Mall shopping
0	Maybe open space just to have it open.
30	Minority owned businesses/Top Golf
0	Minority owned small businesses, restaurants, etc.
n/a	Minority-owned local businesses and vendors/plaza (car-free)
50	Mixed-use attached structures, retail/commercial on bottom, at least 3-4 stories above of a mix of affordable and market rate housing. This is quite near 40th and Colorado Station. The North West corner at least is within 1/2 mile of the station- could it be considered or incentivized as transit oriented development?
0	more integrated open space... 100% alongside of all other uses
10	Museum
10	My experience with biking / walking and using transit in the area is it's hard to get around the golf course and across Colorado too. Paths for pedestrians and bikes to get to RTD facilities and safely cross Colorado would be wonderful.
0	N/a
0	N/a
0	N/a
0	N/a
0	N/A
0	N/A
0	N/A
5	N/A
0	Na
5	Na
0	Na
0	NA
0	Neighborhood pool
30	New minority businesses
0	NO (ZERO) MARKET RATE HOUSING
0	No buildings. We need the open space
0	No commercial or housing - keep it public parks or open space.

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
0	No houses or commercial properties should be built on the golf course. Honor the conservation easement. Develop outside of the golf course. Lots of abandoned and deteriorating properties in the area. Develop those.
0	No other.
25	Non profit Orgs
5	Non-profit space
0	None of the land should be build on. We need sports fields and places where families can have fun together. We know you don't give us affordable housing when you promise it, so parks is better for us.
0	Of course Denver needs affordable housing, but stop pretending like it might get built as a trade off for desecrating a mandatory open/park space. That is disingenuous. Denver: stop lying and stop trying to trick The People. This are must remain green, open, and for The PUBLIC. Period. You do not have a choice. This is a settled matter. Stop trying to walk it back.
10	Off lease dog open space
10	Off leash dog area will reduce the chance of issues with dogs off leash in the open space
0	one large park!
100	open space
0	Open space
n/a	Open space
0	Open space
0	Open space
0	Open space is key. No more crappy expensive apartments and condos. Market Rate Housing Does Not Create Affordable Housing. \$680k to buy a house in Denver today.
0	OPEN SPACE!!! THIS IS THE LAST TRUELY OPEN SPACE OF LAND IN DENVER!! IT SHOULD BE KEPT FREE & OPEN!! NO GOLF COURSE!!! WAIST OF LAND!!! HORRIBLE PEOPLE R7N IT!!!!
0	Open spaced
25	Outdoor areas where people can relax and/or picnic, play small outdoor games
0	Park Hill has always lacked an outdoor swimming pool & dog park. So have surrounding neighborhoods to Park Hill. This land needs to be honored and shared with our neighbors. We pay big taxes. We will donate more yearly to a non profit set up to preserve this open space. We also need to share with the current animal residents. Let's create a BETTER community park that even rivals Central Park I NYC. Also, please keep current clubhouse for community activities. Things like egg a senior center/ half preschool would be incredible. I would like to point out our seniors are languishing and need a space to teach, learn and come together. Too many are too lonely. Thank you
10	Parking/restrooms
0	Parks ad Open Spaces can be put into the same bucket, employment would be associated with maintenance and operation of other services.
0	Parks and rec keep going away
0	Please keep this as open space. This is a previous resource and I'm very much against development on the site
0	Please retain as a golf course. Update it. Have golf investors buy it. Run ads in various golf magazines

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
25	Preventative alternative medicine, non profit that serve the community
5	public rest rooms
10	Public restrooms
0	PUT A GROCERY STORE IN!!! GET US OUT OF THIS FOOD DESERT!!!
0	Really needs to connect to the A Line station
100	Redo the golf course
10	research sustainability
20	Restaurants
10	RTD transportation/light rail access
50	Safe camping spaces
40	Safe outdoor space for unhoused individuals
10	Sanitation division
20	Separate trails for mountain biking and walking in a natural area
5	Shelter for homeless teens/ services catered to them. Transition housing for them.
5	Shelter for unhoused people
10	small locally owned businesses
10	Small minority local business
50	Space for homeless people
0	special Needs/Disability purposed
15	Sprouts grocery store
0	STOP RUINING COLORADO
0	STOP ruining Denver by BUILDING OVER EVERYTHING - HONOR THE CONSERVATION EASEMENT - STOP BUILDING STOP BUILDING STOP BUILDING!!
100	Stores and fast food and restaurants like Denny's, maybe UPS Store or post office!
40	supermarket sprouts
0	Thanks!
0	The area has no hardware stores. This is the only necessity that is desperately lacking, besides a walkable grocery store
0	The clubhouse and the 1 acre around it need to be used for a daycare/ boys and girls club activity center
0	The commercial space north of these land should be developed into dense, mixed-use development.
5	The form spaces were off —note 0% allocation for market rate housing—
1	The restaurant and mero space that were a part of the golf course served the community well and should not be taken away. It also provided jobs. The golf course can't be the only property to create affordable housing on.
0	There are a lot of business opportunity areas nearby elsewhere. I'd prefer to see green spaces stay green instead of converting them into profitable spaces.
0	There is a conservation easement in place so technically any development is not allowed. Asking what type of development one would like to see is ridiculous and misleading.
0	There's a need for more affordable housing rent is extremely high and no-one can afford to live and it will help homelessness

Percentage Allocated	Potential Options for the Park Hill Golf Course Site (other)
0	Think like RINO
0	This is clearly a biased survey pushing for development. After I've already indicated I want open space I keep getting pushed with additional questions for development.
0	This is not a true survey. It leads to Westsides desired outcome. Michael Hancock is clearly looking for future money to support his political career
n/a	This is so misleading
0	This land is protected by a conservation easement. It should NOT be developed by greedy developers. Hear that, Denver?
0	this property has a conservation easement on it and so this push poll is extremely misleading.
0	This survey is aggressively pro-development. It s very hard to imagine any community desires for 'no change/no development' could possible come through.
0	This survey is very leading. Denver residents already voted on this. We don't want this site developed.
20	Tiny homes village for homeless
100	Too many divisions to allocate random numbers
10	Top Golf
5	transportation center for bus/light rail access
25	urban agriculture
10	Urban Agriculture
n/a	Urban gardens
10	Vendor marketplace
10	Walking/bike paths
0	Walking/biking trails, adult exercise areas, police substation
0	We do not need more commercial space. We need places for community to gather and enjoy the area.
25	We need a good skate/bmx park in this area esp. after they destroyed the DIY one off on York
0	We need nature / open space around here
0	Westside bought cheap and can help this section of park hill enjoy unused land... golf course ten blocks south ... two rec centers and boys n girls club at Holly
25	Would like to see a 30 acre coop farm to raise food for the neighborhood
0	Your option for minority small owned business is racist. You all ready offered the option for locally small owned business.. like I said if white locally owned business was an option that would be seen as racist. So why would this not be the same in reverse?
20	Youth related focus

How well is the current transportation network in your neighborhood meeting the needs of the community? (other)

Rating	Transportation Network Meeting Needs of the Community (other) 1=Not good, 5=Very good
5	Light rail

Rating	Transportation Network Meeting Needs of the Community (other) 1=Not good, 5=Very good
5	Light rail
5	Stop trying to turn Denver into Portland or some other over crowded city you worship.
5	Train
4	Dog runs
4	Fun place
4	Light rail
4	NA
4	Not enough service
3	Building up that land won't help transportation
3	Caminar
3	Denver transportation is very poor. RTD has too many issues and doesn't take people where people want or need to go.
3	Great
3	Light rail
3	More traffic control measures on existing roads
3	N/a
3	Na
3	Need fewer new folks
3	No
3	none
3	On street biking
3	Please keep it a park/open space
3	Sidewalks are maintained but not wide enough
3	They née more knowledge of people with different types of disabilities i.e. autism
3	Traffic law enforcement
3	Train access
3	Transportation needs to include accessible places for the aging and people with disabilities to navigate their day to day needs. All of Denver.
3	What does this have to do with the Park Hill Golf Course?
3	Why are you even asking this in connection with this survey? It makes no sense since the land cannot be developed per the easement.
3	Would be useful to have, but not an urgent priority
2	Access to light rail
2	Again, if this was one of my student's surveys I would have them restructure and re-think the layout and also how these questions and statements are being laid out on this survey. Current layout would render invalid results
2	Alley Network
2	Areas that are pedestrian-only would be nice
2	busses need more accurate apps to track their location and TOA. Bike networks suck.
2	Cleanliness
2	disabled accessible offerings

Rating	Transportation Network Meeting Needs of the Community (other) 1=Not good, 5=Very good
2	First and Last Mile connection to key rail and bus stations
2	Its fine
2	late night service for folks working late hours
2	Light rail access
2	Light rail stop
2	Multimodal restrictiveness
2	N/A
2	Parking
2	Parkways or designated ped/bike paths safe from vehicles. When they compete, people lose.
2	Road and sidewalk maintenance
2	The area is much too car centric
2	The road network is good but the construction for I-70 often increases traffic dramatically.
2	Traffic lights
2	We need bigger sidewalks and there are several missing sidewalks
1	37th or 38th needs to continue thru the park...it is a huge barrier to the overall network
1	38th street bridge solution needs to stop being kicked down the road
1	38th underpass is an absolute disaster and why haven't we done anything about it???
1	Access via sidewalks/paths to golf course area
1	Actual separate bike lanes/trails
1	Bike lanes and sidewalks
1	Bike lanes are not meeting the needs but that doesn't translate to more bike lanes. We have too many new bike lanes that aren't used. No more taking parking for bike lanes!!
1	Bike path network
1	bike paths taken over by addicts/homeless in tents
1	CO Blvd (awful!) and connection to 40th and CO Station (not good)
1	Connectivity of bike paths! Bike paths are useless if they don't connect to anything.
1	Constant drag racing and dirt bike usage on Airport Way, specifically near the Frontier/Karsher buildings
1	Construction
1	Construction planning with traffic
1	Construction, small streets packed with cars, it's a mess.
1	crosswalks not adequate. speed limits not enforced
1	Crosswalks on MLK and 35th
1	Difficult to access the light rail train system by walking from the neighborhood (lack of cross walks and traffic lights)
1	Disability accommodation
1	East/West is great, North/South is inadequate
1	Fix the roads
1	Grocery stores
1	Hh

Rating	Transportation Network Meeting Needs of the Community (other) 1=Not good, 5=Very good
1	Horse back riding
1	I would love to see more frequent bus lines. Denver needs 15 minute buses
1	Intersections/crosswalks
1	Light rail
1	Light rail or RTD depot
1	Light rail access
1	Light rail without going downtown
1	Light rails
1	Market
1	More community bike paths
1	More thru streets, green arrows on busy street
1	More turning traffic lights
1	More walking spaces away from traffic and better sidewalks
1	Much of The West side is only accessible by the treacherous Alameda underpass that is literally crumbling to dust before our eyes. The West side is in desperate need of infrastructure repairs, stop signs, bike lanes, speed bumps, and tree canopy. Spending city money to convert the already completed 16ty street mall is shameful. And trying to parcel out land at the city park that is already protected as outdoor green space is sinister. STOP giving away the city's resources to greedy developers who are lining the mayor's pockets with campaign donations. We see it; it is gross.
1	Multi-use paths
1	Multi-Use Paths
1	NEED BETTER WIDER SIDEWALKS AND MORE TREES!!
1	Need brighter lighting on streets
1	Need green space, grocery, bars/restaurants
1	NEED LARGER SIDEWALKS AND MORE TREES! BE LIKE WASH PARK AND RINO!
1	Need to better enforce and reduce speed limits in area
1	NEED wider sidewalks, pathways, and TREES!!! Less littering, less trash in the alleys. Expand into the industrial area north of 38th and be like RINO!
1	no parks in the area or open space for the community
1	No safe, well lit path to train station
1	not enough stop signs/speed bumps - fast traffic on side streets
1	Playground
1	Potholes/streets cut up from construction
1	road conditions - potholes, uneven streets, poor drainage
1	Road quality is poor.
1	side walks connecting to paths and trails are not ADA width
1	Sidewalks are TINY and there is a serious LACK OF TREES!
1	Sidewalks are too narrow.. pedestrians have to share street with cars.
1	Sidewalks in disrepair and unsafe
1	Smith Road is too busy
1	Snow removal

Rating	Transportation Network Meeting Needs of the Community (other) 1=Not good, 5=Very good
1	some bumps and pothole never get fixed even when reported
1	Speed bumps from MLK to Ash
1	Speed enforcement
1	Speed limits and safety of our streets for pedestrians
1	Still dangerous to bike around here. Buke lanes & driver awareness is needed
1	STOP RUINING COLO
1	Storm drains
1	Street lighting
1	Street maintenance
1	Streets in Park Hill area are very bad
1	Streets need repair
1	There should be dedicated bike lanes, not part of a street or with significant barriers from cars
1	This is so misleading
1	Too much pollution from cars on roads
1	Train frequency PM
1	Utility company 'patches' - shoddy road repair
1	Vehicle-restricted streets (pedestrian/cyclist-friendly corridors)
1	Walkability
1	Walking trails
1	We need BEAUTIFUL pedestrian bridges to cross Colorado Blvd
1	We need underground rail, like every other city in America being developed the way Denver is. Instead of giving away new property rights to political donors, these new rights (up-zoning) should come with big fees.
1	WHY are the sidewalks in NE Park Hill so small 24', you cant even walk with a friend on them. And why do all the trees disappear once you reach NE PH??? We need to upgrade this neighborhood - More trees, better sidewalks, more home renovations, get rid of Holly Square, less littering.
	Accessibility needs
	Area with no sidewalk
	Bring back the 28
	Grocery store
	Need bus #28 back in service
	Our streets are bad
	Slow down and stop big trucks in residential hoods

Please identify any specific locations or issues in your community related to transportation. (other)

Locations or Issues Related to Transportation (other)
26 and Colorado Blvd to Colorado Blvd and I-70

Locations or Issues Related to Transportation (other)
26th and Elizabeth; 24th and Elizabeth; both need flashing school signs and flashing stoplights for the school
26th Ave
28th ave.
28th St from Clayton to Stapleton Station
28th street/ave speeding
29th and Ivanhoe we see people running this stop sign at very high rate of speed. It is so dangerous and would like to see something done about it!
29th Ave has 3 elementary schools and 1 middle school within 1.5 miles from CO Blvd to Jasmine and traffic speeds way over the posted 25 mph limit
29th Ave is incredibly dangerous for children, measures taken in Whittier should be replicated in Skyland
29th Ave is used from people going from Park Hill to downtown. People drive extremely fast and run stop signs through school zones- Columbine Elementary.
29th St., east-bound from Colorado Blvd has speeding issues, with children and families forced into street because of crappy sidewalks
29th street has severe issues with speeding, it's very unsafe for children to ride bikes, cross streets, even concerned about walking on sidewalks. This speeding then bleeds onto the side streets where there are so many hit-and-runs (of vehicles). With an influx in traffic, the city needs to create a plan for resolving speeding for the safety of our residents.
30th and Dahlia
30th and Fairfax; intersections need 4-way stop for safety and increasing traffic
31st and York has wrecks on a regular/frequent basis. 23rd and York is dangerous for pedestrians and cyclists
32nd Colorado 26th and Colorado
34th and Elm St.
35th and Colorado and 40th and Colorado Blvd, always accidents
35th and Colorado Blvd intersection- always issues with pedestrians and turning cars
35th and Colorado is a death trap. Needs a protected arrow. Accidents there all the time
35th and Colorado, Bruce Randolph and Colorado are pedestrian death traps. There are no turn signals!!! How???
35th between Colorado Blvd and Monaco
35th from quebec to colorado
37th and Steele- lack of walkability and CRIME!
37th Ave speeding Steele to York, 36th Steele to Cook
37th needs to connect to Colorado, the park is a massive barrier
38th and Elm speeding
38th st bridge
38th underpass MUST be addresses
40th & Steele Street
40th and Colorado
40th and Colorado Blvd
40th and Colorado Blvd
40th and Colorado blvd 35th and Colorado blvd

Locations or Issues Related to Transportation (other)
40th and Colorado had many accidents
40th and Colorado headed to I-70 very congested
40th and Colorado intersection has constant accidents. People make a U-turn going south on Colorado at 40th who miss the i-70 entrance cause this. Needs no U-turn sign.
40th and Colorado seems like an unsafe intersection, especially turning into the Park Hill Community from Colorado.
40th Ave Semitruck traffic 24/7- ruining the road and cracks our house foundation
40th avenue/Colorado Blvd. high traffic area, high speeds with drivers rushing through lights trying to get to the highway. Poor lighting. Sidewalks are not good and poor conditions of sidewalks/roads for disabled. A walkover bridge that is wheelchair accessible would be more safe and helpful at the intersection.
40th Colorado traffic light is the worst, people driving to and from the highways like maniacs. I have seen the metal (set in concrete) bus shelters, leveled flat (horizontal to the ground) 3 times.
40th Steele to 42nd Steele - speeding, racing, etc.
40th/Albion - speeding vehicles with children present
48th Ave from Vasquez Blvd through Columbine
48th/near Colorado train tracks will ruin a car; neighborhood planning and closure
4-way stops at Dahlia and Bruce Randolph - Dahlia and 35th
A bike path and pedestrian pass that crosses Colorado Blvd would be excellent at around 35th.
A few more bike lanes would be nice, people are passing dangerously on the right in the bike lanes, especially on 23rd Avenue
A lot of traffic on Colorado Blvd. and speeding, frequent accidents
a lot of truck traffic on small residential roads. inadequate cross walks. speeding. buses only run once an hour.
A safe well lite walkway to the 40th & Colorado Blvd light rail would be good, or even a shuttle. Some very limited parking in the Park might be appropriate - think Wash Park & City Park & should be proportional to the size of those parks.
Access across Colorado Blvd
Access from the west to cross Colorado Blvd. and get to the park is terrifying. Also many of our east-west streets don't have sidewalks, so getting over there is sketchy.
Access to A line is great, but crossing 40th St/Smith Road is dangerous because of speeding, congestion, and commercial trucks using that road. Traffic along Colorado Blvd is already heavy, so development plans should address that. Colorado Blvd does not have good bike access, I do not ride my bike there for fear of being hit by a car.
Access to light rail
Access to light rail and mass transit options is critical for the long term growth of this community and entire city.
Access to light rail at CO and 40th st; bus #40
Access to light rail closer to Clayton would be wonderful
Access to light rail on our area - it's tricky to get to and station in my area impossible to park at
accessible and reliable transportation
Add more stops
Again — why is this even relevant? Unless you're trying to make sure that people have access to the open/parks/rec space that should be there per the easement, this question seems like a red herring. Gosh, it seems like you already have a pre-determined agenda in mind and are trying to get data that supports

Locations or Issues Related to Transportation (other)
your position. The city should bring suit to determine whether any development at all is possible before spending taxpayer money on these ridiculous surveys.
Albion street curve to smith road. Blind spot speeding hazard. Smith rd lights and train organization
All along Colorado Boulevard
All of NE Park Hill
All of the construction happening around the i-70/colorado intersection is a mess lol
All the #4s are related to Colorado Blvd.
Already so much traffic here with closeness to major streets. I'm most concerned about anything that will increase it.
ALREADY TOO CONGESTED WITH CONSTRUCTION & TRUCKING TRAFFIC IN THESE QUIETER NEIGHBORHOODS!!!
Although Albion is not a through street, the traffic comes through our road all day and night, most times too quick to stop for pedestrians
Although light rail has expanded, services to *reach* light rail have been cut.
Another bus stop would help
Any redevelopment needs Smith Rd. access
Anywhere on Colorado Blvd
Area around McAuliffe and new pocket developments Fairfax and Oneida
At Colorado and MLK cross-section, people make turn dangerously sometimes. And there should be more public transit to get to City Park and the RTD 40th & Colorado station
Auxim park - overwhelmed by 'parties' on weekends, including loud speakers blaring 'sermons' (against 'the white man') and music. Resident street parking is impossible - visitors are known to double park and even clog driving ability.
Awful sidewalks (not accessible for wheelchairs/strollers because not wide enough and/or dangerous/broken); no bike lanes; light rail station not accessible by bus because too infrequent connections (going to airport is not an option by public transport)
better access to the light rail station - it's not a safe walk from CO Blvd to the station
Better crossings more pedestrian lights
Better public transit
Bike lanes are non existent in north park hill and side walks small, in bad shape, and not in all places. It is very unsafe to walk in some areas, for kids to ride bikes in specific areas, or walk with a stroller since the sidewalks are too small or in bad shape.
Bike lanes are taking away from parking spaces in front of the elderly homes in northeast park hill we have no where to park our cars and get into our homes being in a wheelchair
Bike routes
Both Colorado Blvd and I-70 are big an ugly. There's no part of walking near either of them that feels safe.
Break-ins; speeding on side streets
Bruce Randolph and Steele St, up and down both
Bruce Randolph constantly has people speeding
Bruce Randolph from Colorado to Dahlia 35th from Colorado to Dahlia
Bruce Randolph needs an additional stop sign so that people don't speed from Colorado Blvd to Dalia street.

Locations or Issues Related to Transportation (other)
Bruce Randolph speeding constantly, City of Axum/Cherry Park has safety issues relayed to transportation and in general
Bruce Randolph St. in between Colorado and Dahlia is 30 mph too fast and no stop signs- need them please
Bruce Randolph, CO Blvd and MLK Jr speeding zones
Bus #28 should be put back in service from 29th east
Bus & lite rail ok. Not great, not bad. Live RTD, know it's a hard thing to do, a mass transit operation. Still very dangerous to bicycle here
Bus access was finally improving pre-pandemic, concerned it will not maintain or improve the service for the N. side of the neighborhood
Bus frequency (low), lack of bus routes, particularly connecting the heavily trafficked parallel routes, great need for updated quality and environmentally sound public transportation options
Bus frequency; 28 route
Bus Rapid Transit (using dedicated lanes, acquired by removing general car lanes) is needed on Colorado Blvd for faster, more reliable, attractive service that is no longer stuck in traffic. More pedestrian crossings across Colorado Blvd needed to facilitate foot access to the train station and bus stops. Mixed use path on E side of Colorado Blvd north of 40th ave, which connects to the path under the Colorado Blvd bridge, for faster/easier pedestrian access to the train station.
Bus route 28 suspended, not good
Bus routes are far away. The A line is so far away from where people actually live or work. Way more people could ride it if it were actually in the community.
Bus routes have changed. The bus used to go up 38th now it is on smith road. That is too far for me to walk from 38th and Holly if I miss the bus. I am 50+
Bus service in this area is very poor, although rail is good.
Bus shelters required
bus shelters unusable due to homeless and violent, mentally ill homeless addicts. They have taken over my trails, public paths and parks.
Bus stops on MLK (e.g. MLK and Madison) do not have sidewalks. This issue needs to be addressed!
Bus Street bus line too long of a wait
Buses are dirty, dangerous, slow, expensive and totally inconvenient. The light rail trains are great. We need electric scooter lanes, bike lanes, and *BIG, NICE SIDEWALKS*.
Buses are far apart and only come every 30 mins to hr
buses don't run often enoughaccess across Colorado Blvd is dangerous...make a pass over.
Buses sometimes come only once an hour. This is unacceptable
Buses. Need enclosures and benches at bus stops. Bus transfers, too many in such a short distance. Dahlia to Colorado Blvd
Busses should be free
By schools
By the school
Car, bike
Cars SPEED on Dahlia from 35th to 38th; not safe; need stop sign
Cars speeding through neighborhoods and not getting ANY plows through the neighborhoods when it snows!!!
Certain areas are not accessible to public transportation.

Locations or Issues Related to Transportation (other)
City as a whole
City should use eminent domain to reclaim areas of discontinuous sidewalks
Clayton area has several damaged sidewalks, some areas without sidewalks at all, e.g., no sidewalk on 35th and Colorado to get to Walgreens. I have to push my stroller into the street.
Clayton neighborhood has large sections of missing or unkempt sidewalks.
Closest bus (east to west or west to east) is MLK or 23rd. MLK is overcrowded (pre Covid). When back to normal, need more frequent bus times.
CO Blvd (all of it!), access to CO Blvd and 40th station, 35th Ave (esp. near at CO Blvd intersection) from CO Blvd to Quebec
Colfax to I-70 always congested due to light rail and commuters off I-70
Colo Blvd - too many car lanes and too fast
Colorado and 35th is a cluster. Colorado and Bruce Randolph sucks.
Colorado and 40th intersection
Colorado and Quebec are filthy nightmares, and should be more like Monroe and Montview
colorado blvd
Colorado blvd
Colorado Blvd
Colorado Blvd
Colorado Blvd
Colorado Blvd
Colorado Blvd
Colorado Blvd
Colorado Blvd @ 35th Ave; turning lanes and lights; visibility for crossing intersection
Colorado blvd 17th ave
Colorado Blvd and I-70 interchange
Colorado Blvd and MLK
Colorado Blvd and MLK AND 29TH
Colorado Blvd congestion near 40th to I-70 then 23rd to Colfax
Colorado Blvd from Colfax to I 70 is dangerous. Scary and unsafe. Absolutely frightening to use. And if you use transit - which has great options - it's terrifying.
Colorado Blvd has too much congestion. There are no bike paths in the area
Colorado blvd is a nightmare
Colorado Blvd is a nightmare which leads to speeding on side streets. Addition of speed bumps, extension of sidewalks, or addition of protected bike lanes to narrow streets in the surrounding area are all tried and true methods for slowing traffic and increasing pedestrian/bike safety. Any development of PHGC could utilize a buffer area between the property and Colorado Blvd with trees/natural vegetation/drainage pond to insulate interior infrastructure of whatever gets built there.
Colorado Blvd is a nightmare with congestion
Colorado Blvd is becoming very busy! Need protected bike lanes
Colorado Blvd is congested, and there is no convenient access to connect to the light rail station at 40th and CO. Safe and convenient biking access, and more convenient bus access to that station would be a dramatic improvement. We would also like to see a well thought out plan to connect the Park Hill

Locations or Issues Related to Transportation (other)
neighborhood and/or golf course development to the new greenway that goes west from 39th and Steele (i.e. a bike/pedestrian bridge across CO Blvd nearby to connect to it?)
Colorado Blvd is the most congested road in Colorado
Colorado Blvd needs bus lanes and bus stops with some dignity. Buses should have higher frequency. Need more north-south bike infrastructure. Need appropriately wide sidewalks in Park Hill where there are none currently.
Colorado Blvd very busy, leading up to I-70, speeding on Smith Road, speeding in Clayton (esp. around Nairobi Park)
Colorado Blvd very busy/backed up - no other way to access South Denver
Colorado Blvd, 40th Ave that turns into Smith Rd. Lots of traffic flow on 40th, which access Smith Rd. Speeding through that area is a concern and because traffic will be stop and go, I see lots of drivers on their phones. The intersection of 40th and Colorado Blvd is busy and we see a pretty high volume of accidents there
Colorado Blvd, MLK, Quebec
Colorado Blvd. from 8th Avenue thru I-70 is super congested partially due to construction on I-70 and the light rail station, but if the golf Course is developed traffic there will increase more.
Colorado blvd. has always been a miserable experience.
Colorado Blvd. is congested and used as a speedway at times
Colorado Blvd: traffic/congestion, safety
Colorado Boulevard & 37th Avenue Colorado Boulevard & 40th Avenue
Colorado Boulevard is increasingly congested. I70 is being rebuilt to carry more traffic, though expanding 270 and 76 would have better served the neighborhood by directing that pollution around or neighborhood instead of through them. But, City Council (other than CdeBacca) servers developers, not residents.
Colorado Boulevard is unsafe for non-vehicles
Colorado boulevard University boulevard 17th Avenue can get pretty congested at times
Colorado from MLK to Colfax
Colorado is congested and the intersections at the ends of PHGC are dangerous. There are no walking/running paths or trails nearby to connect to other parks.
Colorado is ruined - thank you Mayor Hancock. Get rid of all these semi's and commercial vehicles parking all over the city - My family has been here for 150 years THANKS ALOT!
Colorado/Bruce Randolph intersection
Commercial truck traffic on Smith Road; potholes
Commercial trucks going up 40th Ave, shake my house, knocks pictures off walls
Commercial trucks on Martin L King during bad weather events
Commercial trucks/congestion
Commuting to my work takes 55 minutes, but driving my car takes 20
Concerned that by developing the golf course into a mixed use hub will create even more congestion and traffic on the already overly burdened Colorado Blvd. There would also be a large increase in traffic on Bruce Randolph and MLK. I know the city seems to think cars will be gone in 10yrs, but I disagree
Congestion and safety especially with I-70 construction
Congestion on MLK Blvd., speeding on east/west streets
Connect Bike/ped paths!

Locations or Issues Related to Transportation (other)
Connectivity of bike paths to RiNo/River paths and Stapleton; frequency of bus line along Bruce Randolph
Connectivity to and from Sith Road TOD West of CO Blvd must be expressed with urban designed spaces and cross walks, not an after thought where snow plows pile excess snow !
Construction on I-70/Monaco/Holly/Smith has led to increased local traffic
Construction on South Broadway can be done at night to not create as much congestion
Construction, pot holes
Convert E. 22nd Ave, from Colorado Boulevard to Quebec, as a vehicle-restricted corridor to encourage pedestrian traffic
Colorado traffic
Create a bike path to South Platte River Trail, unite Cole-Canyon 39th Ave Greenway Park with South Platte River Trail
Crossing at 40th and Colorado is a nightmare by foot or on a bike. The sidewalk added along the golf course side is helpful for getting to bus stops on Colorado, but the traffic is so fast and so close to you. The railroad tracks block any access to the north and there's not a lot of options for getting east to shopping areas and grocery stores if you're not in a car.
Crossing Colorado Blvd and accessing the commuter rail is difficult, dangerous, and deadly
Crossing Colorado Blvd. frightening.
Crossing Colorado is dangerous.
Crossing g colorado blvd is a nightmare. Serious traffic calming and alternatives need to be studied and implemented
Crossing MLK is a huge issue and dangerous
Current congestion/increased traffic on 35th
Danger crossing Smith Road to access A-line station.
Danger on the buses, too often. Horrible rail and light rail horn noise
Denver is a GREAT place to bike but bike infrastructure is terrible — need protected bike lanes because otherwise it's too dangerous. This is a gender/class equity issue. Buses are infrequent and thus nearly unusable.
Denver needs more dedicated bus lanes
Denver needs to be working MUCH faster to create safe space for micromobility (ANY mode besides cars) and more reliable and frequent bus service. AND speed enforcement - COVID has turned drivers feral. :-)
Dexter St. between MLK and 38th - speeding in a 25 mph zone
Difficulty accessing light rail - crossing Colorado Blvd. Difficult to access by bike and walking.
Disconnected safe pedestrian and bike paths from streets.
Dog parks needed
Drivers not obeying stop signs right at elementary schools during school hours
E. 35th Ave speeding, level of traffic, and commercial traffic
E. 35th Ave to N. Monaco Pkwy
East-West Bus line along 285
El cambio que hubo de la ruta 44 y 24
Elimination of #28 bus service east of Downtown
Enough/free parking, people park on major side street (40/Smith) and risk getting sideswiped or not seen entering/existing vehicle
Everyone blows through stop signs

Locations or Issues Related to Transportation (other)
Everywhere in Denver traffic is too fast. Public transport Tuon not that helpful for parks ..too slow and scheduling doesn't work, issues with all you need to transport, even for picnics or practice.
Excess traffic and congestion on Colorado Blvd.
Expanded light rail access would be helpful.
Failure to stop at stop signs/speeding
Fix the deep drainage ditch when turning left from westbound MLK onto CO BLVD
Foot Traffic to 40th and Colo Commuter Rail
Frequency and speed due to congestion
Frequency of bus service on 29th Ave
From N. Park Hill, the train station is over a mile away, making it a non-option for most trips
Fuck the would-be developers
generally road capacity needs to be increased to facilitate increased population and thus affordability
Getting out of 40th and Colorado junction, especially at rush hour
Good bus service
Hard to see down the street - lack of 4 way stops
Heavy traffic I-70, heavy traffic MLK Blvd, extreme heavy traffic Colorado Blvd
Heavy traffic on 23rd Ave. and Montview Blvd., often above speed limit. People believing that stop signs are optional!
Holly and 35th
Holly and 35th
Holly and 38th- speeding and trucks. Not safe for kids and neighbors, cops speed all the time here
Holly St. speeding
I am 100% opposed to lifting of the Conservation Easement that was purchased with the intent for the Park Hill Golf Course to remain as open space in perpetuity. This whole process is a travesty and I do not believe for a minute that the developers care about the desires and needs of the community. There is no need to add to traffic congestion on Colorado Boulevard. The current residents of the area and future generations do not need more hardscape, when there are other places nearby that could be developed. This whole process is driven by the almighty dollar at the expensive of the earth's environment.
I am not familiar enough with the transportation in that area to offer meaningful comments.
I am not sure how these transportation questions are relevant, but the sidewalks around here are no sufficient. They are broken, narrow, non-existent in place, and the curbs and drains are all busted which causes pooling of water especially when it snows. I asked the City to fix a spot on 35th and Ash and was told they would get to it in a few YEARS. It's also miserable to walk around the neighborhood in the summer because there is no shade due to few trees and it's so damn hot.
I believe the access to public transportation is adequate with the current conditions - we're happy and have been after Clayton College opened to everybody surrounding the site.
I can't even comment on how I feel about the topics listed in the survey due to the poor design and methods that were used. Please reconsider and reformat this survey before releasing it to the general public. It's not designed correctly, and is statistically invalid. The question design holds no face validity and the selected responses also need some flushing out. This looks like it was thrown together in 1 day without really thinking about how to get the best results

Locations or Issues Related to Transportation (other)
I feel safe biking on the roads in this neighborhood, but there are no good routes to go east across Quebec, north past I-70, and even access to downtown is limited. Connections to existing bike routes in neighboring areas would do much to encourage additional bicycle commuting and riding.
I generally feel uneasy in most parts of Metro Denver as a pedestrian or cyclist, to the extent where I would not consider biking within the city anymore, except in parks or other 'protected' spaces free from motor vehicle traffic. Drivers operate their vehicles at speeds above the speed limit and unsafe for the conditions. They frequently enter bicycle lanes or proceed past stop signs/stop points without looking for pedestrians or cyclists crossing. This is a widespread problem throughout Metro Denver, not just in the neighborhoods surrounding Park Hill. I would encourage the city to address this not only with targeted traffic engineering solutions, but approaches which target DRIVERS as well, like increased traffic violation enforcement or additional training/licensing requirements.
I grew up in this area the RtD service isn't good.
I have a car that I use for my commute to work in Brighton, so a lot of transportation issues don't affect me as much as others in my neighborhood, but since I have your ear, I do have some significant concerns. - Light Rail is basically useless for people who live in the city to move around the city. It is great for getting people from the suburbs into the city, but that's about it. I would love to have easy access from the Skyland neighborhood to the downtown/LoDo neighborhood, but Uber or driving are the only convenient options for where I live. I find it really interesting that when I lived in Edgewater, I could get to a Nuggets game in about 15 minutes total from driving to the park and ride and getting on the light rail. I live much closer to Ball Arena now, and it would take more than twice as long by public transportation. - I work for the Judicial Branch in an outline office. I am hoping someday to work at the State Court Administrator's Office (13th and Broadway). From my house, this is 3.5 miles. However, on public transportation, this trip takes around 40 minutes. My commute to Brighton is only 30 minutes. I don't get it. - Bottom line: while it is nice that the outlying suburbs can get to and from Denver relatively easily, it is shocking how difficult it is to use transportation to get around town. Light rail does not serve the population that lives, works, and recreates in Denver. Denver will never be the world class city we purport to be until we have a transportation system that works for everyone. I can't believe there aren't elevated light rail lines that run along Colfax, Broadway, and other major roads.
I identified the road network as a 3 instead of a 5 because the 'network' of on-road travel is fine, but Colorado Blvd is a pedestrian nightmare. It is terrifying to cross and creates a hard division between the east and west sides, reducing access to City Park from the transit station north of park hill golf course and from the homes in park hill
I live along MLK, so drag racing/speeding
I live on Albion St. Since Colorado is congested my street is alternate route to speeding drivers. Pollution is awful
I live on Grape and people speed down the street all the time. Also, a lot of commercial trucks since it goes through to York.
I live on Holly and I'm really frustrated by the number of cops (w/o their emergency lights on) that just BLAST through the neighborhood to get to MLK.
I live on MLK so my access to public transportation is good. But, I believe the majority of Denver does not have good access to public transportation.
I live on the corner of 35th and Steele. It's a bike path. There should definitely be a 4-way stop sign.
I think the bus is very easy and in a great location; however, I feel like the lightrail could be a little bit closer. Thank you!
I think the proximity to the RTD Transit Station is a huge plus that should be leveraged.
I think transportation is fine the way it is

Locations or Issues Related to Transportation (other)
I use the 40th and Colorado light rail frequently - there should be easy access from the station to this near development over busy Colorado Blvd
I wish there was light rail near by
I worry for my kids because of speeding and heavy traffic on E. 29th Ave
I would like to see a closer tram/train stop
I would like to see safer bike lanes on busy streets (Colorado Blvd, MLK Blvd)
I would love to have the light rail come right there. It would be so convenient.
I would not like to see any more dog parks, this takes away from people mobility
I-70 backup on CO Blvd and 40th
I-70 bridge being constructed- lots of redirects/closures
I-70 construction
I-70 construction around Colorado Blvd never seems to end.
I-70 construction causes traffic and congestion issues currently
I-70 detours currently
I-70 project and Main Street closures
I'd like to see stricter standards for the condition of homes and habits of neighbors. I have a neighbor who leaves garbage cans out 24/7, pees on his front curb on 26th and also parks in his front lawn
I'd love to be able to take the bus downtown to work but the 2 mile ride includes either driving to a stop/station or a transfer and takes 45+ minutes. I used to drive to the light rail (I have an eco pass) and all the street parking has been eliminated.
If they build a bunch of houses and company's on the park more traffic
If this is built out, we'll need safe ways to cross over Colorado Blvd to access the area by foot or bike! 40th needs to be safer too!
If you build up the land with more cars it'll be more dangerous.
I'm in a power wheelchair at times and some bus stops aren't into a sidewalk but on grass which my chair can't operate on. The bus driver usually had to drop me off near a sidewalk not on the grass. Route 28 getting off on 29th at Popular is example. The 'Hollywood ' cut sidewalks are also a nightmare in a wheelchair. I usually go in the street. Route 20 off Quebec is an example.
I'm just hoping that local pedestrian lifestyles can be augmented
Improve public transit
Improved pedestrian and bike safety on 35th
Increase frequency, along bus routes/bike trails
Increase in current traffic speeding and running stop signs.
INCREASED DENSITY MEANS INCREASED TRAFFIC AND CONGESTION. DON'T DESTROY THE CITY BY GIVING IT TO THE DEVELOPERS.
Increasingly ignoring stop signs/red lights
information access
Intersection at 35th and Colorado Blvd SUCKS!
Intersection at Colo/MLK
Intersection at Eat Colfax and Krameria needs to be re-engineered. At least a protected turn. It seems dangerous for pedestrians too.
Intersection of Colorado and Bruce Randolph isn't a well set up intersection for turning off of Colorado

Locations or Issues Related to Transportation (other)
intersections at 35th/Colorado and Bruce Randolph/Colorado. these are dangerous, the lights are not sufficient. In general CO from MLK to i-70 is too congested with traffic already.
It doesn't feel safe to bike or walk. There's too much traffic and activity without protected lanes and trails. There are far too many cars and semis.
It is outrageous to say that the conservation land is accessible to light rail at 40th and Colorado. Anyone who says that has not actually tried to cross Colorado in that corridor. I have. You would need a pedestrian walkway for it to be safe. Or, better yet, build your affordable housing on the west side of Colorado.
It is very important to locate dense residential within walking distance of the commuter rail station
It's not beneficial for people with cars to use public transportation. The monthly cost of a bus or light rail pass is as much as a monthly parking spot, if not more
Josephine St, near I-70,
Just lots a traffic but a park would have plenty of space away from the busy street
Keep bus service
Keep that fucking golf course
Keeping access open for commercial trucks on main arteries will keep trucking through neighborhoods to a minimum.
Keeping bus areas clean
Kids have no place to play
La ruta de bus #28 no ha sido reinstalada, después de Covid, afectando grandemente a la comunidad de Skyland.
Lack of access to light rail, regular bus routes, rental bikes
Lack of busses, light rail, & greenways
Lack of regular affordable transportation
Lack of sidewalks
Lack of sidewalks forces pedestrians to walk on streets
Lack of sidewalks on every street
Lack of sidewalks, speeding on 37th Street in Clayton, pedestrian transit (bike lanes, walkability)
Left hand turn from Colorado Blvd onto 35th Ave, very poor traffic control
Left turn signals needed at Colorado/Bruce Randolph, Colorado/35th. Longer left turn signal from MLK onto southbound Colorado Blvd. Drivers are luck if two cars can get through on a green.
Left turning signal is needed at the intersection 23rd and York and 26th and York St
Let Denver prepare for the advent of electric cars with many more charging stations.
Light rail access
Light rail is so far away
Light rails access that cut to Tech Center without going downtown
Light-rail is not that close
Lights along smith are still horribly ran - no access for bicycle or non vehicle traffic
Limit huge commercial trucks to a certain path, increase paths for residents. Stop re-gentrification
Limited sidewalk- non continuous 37th St.
Limited sight distance on red light right turn from 26th Ave on to Colorado Blvd!!!
Live on 26th Ave, increase traffic at least 40% in last 5 years
location to the A line in convenient to get both downtown and to the airport

Locations or Issues Related to Transportation (other)
Lots of crashes at MLK/Colorado, dangerous intersection
Lots of speeding. Moderate congestion.
Macauliffe and 26th/Holly- some congestion
Major traffic issues on MLK and CO Blvd.
Make 12th bw Colorado and Monaco include a painted bike lane with a buffer Decrease the size of Hale Parkway, add greenway Take lanes away from 13th and 14th and add bike lanes Make this NE Park Hill space connected via bike lines and bike paths
Many are on Colorado Blvd and traffic goes fast.
Many streets missing sidewalks in our neighborhood (Clayton)
Missing sidewalks. Drivers speeding and driving through stop signs. Drivers ignoring the No Turn On Red signs.
MLK
MLK and 35th
MLK and Colo Blvd intersection
MLK and Colorado are the main concerns for speeding and congestion.
MLK and Colorado Blvd
MLK and Dahlia intersection
MLK and Madison
MLK and monaco
MLK Blvd is not crossable enough - divides the neighborhood too much. No good access to Light Rail station from the site / Colo Blvd too much of a divider.
MLK Blvd- speeding, traffic/congestion
MLK Blvd with the ugly post to avoid people from parking is a real eyesore to the community
MLK Blvd. & Colo. Blvd., MLK Blvd. & Monaco Pkwy., and MLK Blvd. and Quebec.
MLK is a nightmare for bikers/lanes better served on side streets and correct for bikers all together
MLK is becoming very congested
MLK is loud! Speeding is an issue.
MLK needs some serious road repair as does Holly and 35th St
MLK speeding and commercial truck traffic
MLK to I-70 is heavily congested
MLK; Colorado Blvd; Quebec
More and more safe sidewalks!
More bicycle lanes and better maintained sidewalks
More bike lanes on roads
More bike lanes!
More bike lanes/paths
More consistency with the 34 bus would help a lot. The bike lanes heading to downtown are great, especially since the construction along the MLK/Downing area has finished up. I would love to see more bike/bus access between Clayton and the City Park area. I'm glad that this particular golf course is being converted into something that actually helps the community, but is there any chance that we could talk about getting rid of the City Park golf course? It's useless, only serves the richest in the area, and makes getting from Clayton to City Park a nightmare.

Locations or Issues Related to Transportation (other)
More frequency, lower fares
More frequent and reliable bus service.
More frequent busses, better access to light rail
More frequent stops during the day and early evening.
More homes will be more congestion in the neighborhood, more speeding, more big trucks, worse Colorado blvd traffic.
More investment in low cost, accessible public transportation.
more last-mile solutions from rtd and bus stations and need to continue connecting bike paths and trails and connecting them to rtd hubs
More public transportation options to park spaces are needed to serve everyone; make it harder for individuals to drive their private vehicles to use parks - if you don't disincentivize people will nearly always opt for the most immediately convenient mode, and if they own a car that will be a car. Denver currently favors private vehicle owners, whose needs are prioritized by road infrastructure and parking availability. Private cars don't belong in city parks, especially when drivers are prone to straying where vehicles are forbidden (no matter how good the signage, someone will miss it or ignore it).
More sidewalks
More sidewalks needed
More sidewalks needed
MORE TREES, LESS PEOPLE. WE DON'T NEED MORE 'AFFORDABLE HOUSING.'
Most of the busses downtown take 1+ hour and have too many stops
Multiple crashes and accidents at 40th and Colorado
My concern is the 4000000 Hancock received from the developer group who purchased the property....leave it alone, stop selling denver to the highest bidder
My primary concern is creating even more through-traffic than already exists on Dalia, Elm, Forest, and Holly between 35th and 38th. I am concerned that much of the greenspace will be lost or surrounded by large, dense condos or townhomes that create a lot more traffic in the neighborhood and ultimately more market-rate is built than low-income housing, driving up priced while only giving the minimum to current residents. This is the only greenspace to cool the neighborhood from the industrial zone to the East and if much of it gets paved, it could present a health risk to current residents without cooling in their homes. This is a great opportunity to actually make something with human interest in mind, and we need it! Our sidewalks aren't ADA accessible (too narrow roll curbs) and most of the community could use an accessible greenspace to be together! My nightmare is that this becomes a commercial center of corporate chains like Northfield. That is not Northeast Park Hill. That would not help our community.
N/a
N/A
N/A
N/A
N/A
N/a because I don't live near there so I am uninformed
Na
Na
Na
Na

Locations or Issues Related to Transportation (other)
Northbound on Colo Blvd turning left at 26th Ave. Lot of fast moving traffic going southbound, left turn is not long enough
Not a ton of public transport; RTD access is necessary
Not enough designated bike paths
Not enough service
Not enough sidewalks and bike lanes on side streets
Not many walkable/ada sidewalks. Lots of people have to walk in the street
Not nearly enough transportation or protected bike lane infrastructure
Not needed This is a biased survey and you can be sued for using it
Not sure how developing more land off of 40th and Colorado is going to fix any of the long standing infrastructure problems in this city. It's only going to make it worse.
Not sure. Sorry
Not very good transportation
Nothing add here.
Nothing can change the traffic on Colorado Boulevard which is now busy 24/7 but DON'T building anymore along it - HONOR THE CONSERVATION EASEMENT - STOP BUILDING OVER ALL OF DENVER - It's sickening to see these false 'surveys' be sent out to only see that the original, foregone conclusion will yet again be pushed by the current City regime. Our Mayor is a disgrace. I'm born and raised here. WHEN IS ENOUGH ENOUGH?
On Dahlia from 35-38th, people speed. Needs speed limit posted.
Once the pandemic has past, traffic everywhere will increase again. Colo Blvd and York-Josephine traffic will increase regardless of what kind of use the former Park Hill Golf Course site becomes. Given the limited boundaries of the Denver city limits and the increased population, the whole city and the suburbs will start to see traffic and congestion increase. I-70, I-25 are always have high volume and prone to traffic jams, which diverts some drivers to using non-hwy routes and increases neighborhood traffic everywhere. I hope the experts in these fields have a plan—esp in light of the recent corruption identified regarding falsifying air quality in Colorado.
One of our bus lines taken away (the 28)
Open park and nature space is a need in this community.
Our area still prioritizes automotive transportation. We need more options (buses, safe bike areas, walking and running paths).
Our entire neighborhood prioritizes private automobile travel by wealthy newcomers and tourists over walking, biking and public transit. There is no concern for those of us who are rooted here.
Our sidewalks are narrow and in disrepair, sometimes missing entirely
Over development, more unnecessary retail/housing. LET SPACES BE OPEN! Not every square inch needs to be filled in order to fill a developers pocket.
Over the past 19 years, traffic on 35th has grown to an alarming number. No more pollution by development.
Pedestrians are not well accommodated any where in Denver.
People are always speeding down Dahlia and commercial trucks use it regularly
People blow through the stop sign on 28th and Elizabeth in front of Columbine Elementary.
People can't see oncoming traffic from intersections and there is no safe way to move up to look and I have been almost ran into and done the same based off of not being able to see from parked cars ect.

Locations or Issues Related to Transportation (other)
People cut through residential streets to avoid CO Blvd and MLK and speed down the streets. Very dangerous for children and dogs
People don't stop at the stop signs on 26th Ave and speed down the road. Speed bumps would help greatly.
People race up and down 33rd St going 50-60 mph! Ridiculous with all of the walkers, dogs, and babies out.
People running stop signs and speeding in school zones; high traffic
People running stop signs. I see it happen at least a few times a week, if not more.
People speed and run stop signs. It is unsafe for children. The sidewalks (next to the street) are virtually unusable.
People speed down 26th often. I also wish our neighborhood had uniform sidewalks. I feel unsafe walking my dog in the street when there are no sidewalks.
People speed down Holly between 38th and MLK- a roundabout is needed at 35th and Holly before it becomes a fatal intersection
People speed on 33rd and 35th between Colorado and Monaco, including near the school and parks
People speed on 33rd street all the time. Folks are very bad about running stop signs and speeding on local roads generally. MLK is extremely dangerous. There are few safe ways for pedestrians to cross and cars speed down the road. Also NO ONE stops for pedestrians crossing the street.
People speed on Bruce Randolph Ave and drive recklessly. I've seen multiple instances of cars passing other cars on Bruce Randolph. I've also seen a pedestrian hit. The road needs to be reworked and should include bike lanes. We also need more sidewalks. Constantly having to cross streets to get to sidewalks is dangerous. Many wealthier areas (as well as far less diverse areas) of Denver do not have these issues.
People speed once they get north of 28th, and there are many people that need a north/south bike way and there isn't one so people have only colorado or york to bike on that's not super far out of the way.
People speed through the neighborhood to get to commercial locations and main streets.
People speeding on 33rd Ave
People try to beat the light on CO and MLK by speeding as fast as they can down Ash Street. Not sure what affect if any developing the golf course area would have on this but I hope it would help prove this.
People use Elm Street as a U-turn all the time and I don't think it is very safe in our area. There are 2 street gangs in our neighborhood
Please No commercial development at the location. Keep it a park/ open space.
Please prioritize non-car transportation options
Please take out the stoplights with no intersection!!!
Poor quality roads
pot holes, on street parking, general street maintenance
Pre-pandemic, 23rd had become a freeway in the mornings and evenings.
Problems with the road network are primarily due to Smith road and the crossings being horribly timed.
Proximity to I-70 preventing the dates from serious consideration for light rail destination.
Public safety around Bruce Randolph
Put a stoplight with a turning arrow at York and Bruce Randolph
Racing
Racing on Steele St in a 25 mph zone
Reduced bus routes and access to direct routes on main streets like CO blvd and colfax
Road condition/sidewalk condition/bike lanes

Locations or Issues Related to Transportation (other)
Roads are congested and not kept up.
RTD bus 28 needs to run to the east. Elderly people use to do shopping and getting out.
RTD bus line 28 is not in service
RTD bus stop at Colorado and Bruce Randolph is crime ridden
RTD does not provide adequate transportation & is too expensive to use.
RTD is failing working class people, much less provide option to reduce automobile traffic.
RTD is way way way too expensive and pretty inefficient. One needs to make too many transfers to get around Denver. Also, the light rail does not meet our needs...it fails to go from Northwest to southeast (highways fail to do this too). Simply being a little east or west of light rail renders it inaccessible. I remember when it was first built so there has been ample time for improvements.
RTD needs more funding for covid-19 safety, and more buses to keep transit safer.
RTD service cuts make it difficult to get where you need to be on time, and you often get stuck taking an expensive Uber when there's no bus coming for 30 minutes.
Safe areas where people can safely park or wait for public transportation without being harassed
Safer route to light rail station
Safety with more street lights
Semi trucks going through neighborhood streets due to construction
Semi trucks on residential streets
Separate bike lanes/paths
Should have four way stops signs at every corner inside the neighborhoods
Sidewalk network is incomplete and dangerous. Bike lanes lack connectivity and no north/south lanes. Too much parking required by zoning codes. Build less parking, please. No one wants surface lots in the middle of a neighborhood.
Sidewalks are narrow and don't exist in some places. Keeping the open space at PHGF is important for me to have a safe place to exercise and walk my dogs.
Sidewalks are non-existent or too small to accommodate stroller, groups walking, any mobility wheelchair use, etc.
Sidewalks are nonexistent or too small to be of use in Skyland & Clayton. My wife & I walk in the street with our dogs and are planning on needing to do so with our newborn. We've regularly seen other parents, children & elderly neighbors struggle with the sidewalks. It would also be nice if the space allotted to cars within the neighborhood were decreased in favor of more bike & pedestrian access. Cars regularly speed down MLK Blvd - traffic calming would be nice. It's also difficult to conveniently cross MLK on foot or bike. There's no public space available where I can safely teach a child how to ride a bike in the neighborhood.
Sidewalks are too narrow. Have to move into street / traffic if passing individuals during covid times / individuals who require ada accommodations. Could look into expanding sidewalks and making these one way streets (which would also help with speeding)
Sidewalks are too skinny and need repair. Not enough protected bike lanes.
Sidewalks are unsafe/not consistent; bike lanes unsafe/inconsistent
Sidewalks- area lacking sidewalks or they're too thin or in disrepair
Sidewalks aren't wide enough to pass someone, or push a stroller or wheelchair. Streets have been repaved buy sidewalks haven't. We have to move into the street. We have to go out past parked cars to middle of the street to walk in our neighborhood.
Sidewalks in north park hill are insufficient for small kids on bikes or strollers—forcing families to walk/ride in streets with unsafe drivers and drivers speeding

Locations or Issues Related to Transportation (other)
Sidewalks in the area are non existent on many properties although the City had built out ADA compliant corner transitions. Why is that needed when there is no sidewalk? Property owners without sidewalks should be required to add them to the property.
Sidewalks not always present, often no buffer from road traffic
Sidewalks on Colorado Blvd are in poor condition or nonexistent
Sidewalks on Colorado Blvd from MLK to 40th are poor. Concerns on traffic, access, safety, speed is also that same stretch of road.
Sidewalks too narrow; not enough bike lanes
Sidewalks too skinny, not enough walking space
Smith road
Smith Road and the traffic lights, run off system on numerical roads
Smith Road is busy and noisy as well as Colorado Blvd.
So many parts of the Clayton neighborhood do not have sidewalks at all. People are pushing strollers and wheelchairs in the street along MLK because there are no sidewalks!!
Some bus stops hard to see especially at night and hard to get to
Some speeding 23rd Street
Some streets both east to west and north to south, should be closed to vehicle traffic permanently to allow for community use of non-motorized transport like bikes, skateboards, walking/running, rollerblades, etc. Cars have plenty of options for traveling however families and children do not have enough safe transportation lanes within neighborhoods to get to key destinations like the park. The COVID-19 pandemic has shown that closing roads to allow for expanded non-motorized transport helps provide greater opportunities for communities to connect, share common space, and recreate while not endangering those who choose non-motorized transport. As a city with poor air quality and congestion issues who also touts it residents as a population who enjoy the outdoors, recreation, and being healthy, city planners and policy makers should be more deliberate in providing safe transportation streets that don't allow cars. Additionally neighborhoods should be areas where speeding can be monitored, tracked, prosecuted and dangers mitigated. Open roads may also provide opportunities for community gatherings, common areas, gardens and events where children can play freely without the potential for being hit by a car. I want more streets to be permanently closed to cars and turned into natural thoroughfares for pedestrians!
Sorry, I usually drive
Specifically the amount of time it takes to get from Northeast Park Hill to downtown by Public Transportation vs driving or biking. It's (RTD busses) slow and infrequent so a majority of the neighborhood seems to drive, which increases traffic congestion.
Speed
Speed limits should be less than 20mph in residential/commercial businesses. Prioritize transit, biking and walking over car use and storage.
Speeders on 37th- through traffic right by park and school
Speeding
Speeding
Speeding
Speeding all around my neighborhood, running red lights, poor sidewalks, no pedestrian crossings, MLK is so dangerous, speeding through alleys

Locations or Issues Related to Transportation (other)
Speeding and cars passing on the right, in and out of bike lanes, on Montview. Traffic backing up on 17th and Colorado in the morning. Traffic volume going north on Colorado Blvd approaching I-70 is high and worse with the construction. Hopefully it will get better once I-70 construction is over, but I worry it will get worse and stay bad if the Park Hill Golf Course area gets too built out.
Speeding and lack of stop signs/traffic lights on 29th near Columbine Elementary
Speeding and running stop signs down Holly St. between I-70 and MLK. Even police speed down street and run signs without lights or sirens on. It's a huge problem. I've made several complaints with the city over many years. Nothing has been done
Speeding down Dahlia St.
Speeding down our street to avoid Colorado Blvd
Speeding in School Zones.
Speeding is awful on MLK- especially at night and weekends
Speeding occurs on streets by me
Speeding on 23rd and 26th avenues
Speeding on 26th Ave and 29th Ave
Speeding on 26th Ave, 23rd Ave, and Colorado Blvd
speeding on 26th ave. speeding on Colorado blvd. Extreme congestion on Colorado blvd.
Speeding on 26th between York and Colorado
Speeding on 29th Ave
Speeding on 33rd
Speeding on 34th Colo to York
Speeding on 35th St.
Speeding on Bruce Randolph
Speeding on CO Blvd, it's a drag strip between 40th and 35th on weekends and evenings
Speeding on Colorado Blvd, 23rd and MLK
Speeding on East 31st Ave
Speeding on MLK Blvd, Colorado Blvd and York Street
Speeding on MLK from Colorado Blvd to York is dangerous
Speeding on small side streets
Speeding on Smith Road, on-street parking on Albion - safety
Speeding on Steele, timing on lights that cross Colorado
Speeding on York and Colorado seems to have increased. And commercial vehicle traffic has increased with the I-70 construction traffic
Speeding through neighborhood
Speeding, cars running or rolling through stop signs, cars hitting kids/adults on bicycles. Sidewalks are too narrow North of 28th or end without a trace, not large enough for wheelchair or stroller access. Need speed bumps or roundabouts to slow traffic down and more crosswalks and bike lanes/paths (MUP). 17th Avenue Pkwy, Montview, 23rd, 26th, 28th, 30th between Colorado and Monaco Pkwy has too many drivers focused on their phones instead of the road.
Speeding, congestion/traffic, E 26th, E 23rd, MLK
Speeding, not stopping at stop signs
Speeding, not stopping at stop signs

Locations or Issues Related to Transportation (other)
Speeding, Traffic
Speeding/racing on MLK
Speeds and running 'No Turn on Red' lights are a major issue in our neighborhood.
Speeds at Colorado Blvd are dangerous, north of MLK
Steel St. is very congested. People speed through our neighborhood to skip the lights and stop signs. We have constant commercial trucks doing the same
Steele St
Steele St.
Steele Street, commercial trucks, speeding
Stop drug dealers from selling to cars driving by at all hours of the night
Stop leading people to you preconceived desired outcome
Stop sign at Bruce and Madison needs a flashing light, Colorado Blvd is a nightmare
Stop signs by Columbine Elementary are ignored quite a bit and lots of speeding cars on 28th and 29th streets
Stop signs on 26th Ave are not respected. Snow removal trucks don't follow any traffic rules- they run red lights!
Stop turning streets into bike lanes and removing parking. Denver is a car city and we need to be able to move around easily.
Stoplight at Colorado and 35th is dangerous
Swansea has only two bus lines which don't take you very far with out having to make frequent transfers. The I70 project also creates persistent congestion and lengthy detours-it feels like I am stuck in my neighborhood!
That 18 wheelers that come through are concerning. The closure of Smith Road has forced too much commercial traffic to come through. It is very difficult to go west on Smith from Albion because of traffic. Also, turning east onto 40th from Colorado is very difficult
The 28 bus! More snow removal!
The 303 ArtWay has not been completed linking Hiawatha Davis to the 40th Light Rail Station. Unleashed dogs sometime take a bite out of you on walks.
The 40th and CO light rail station is underdeveloped
The 40th and Colorado Station is not as easily reached by foot or bike. It also doesn't feel as connected to the neighborhood as the other two stations closest to it (38th and Blake, which has awesome sidewalk and bike access; and Central Park, which is surrounded by parking lots but at least has sidewalk access).
The 43 and 40 bus routes run fairly frequently, but there seems to be a gap in frequency and routes available north of MLK, including the 34 - it seems to reach a few areas north of MLK but south of I- 70, though the routes are often infrequent. The residential areas around Clayton and Elyria Swansea don't seem to have reliable safe stops for buses and routes further south down Colorado Blvd.
The A line is too expensive to use for just City use, it only makes sense if you are going to the airport. I think there should be a discounted rate if you are just using it in the City, like from Colorado Blvd to downtown.
The A Line station is located on the wrong side of Colorado in an industrial zone
The access to the light rail stop isn't the most convenient for North Park Hill residents, and those further south and east. The road conditions of Colorado seems like a big divider between the neighborhoods on each side due to it's traffic volume, speed, and proximity to each neighborhood.
The bus corridors are far apart.

Locations or Issues Related to Transportation (other)
The bus stop on 40th and Colorado could use an off road pull off area.
the bus stops on Colorado by it don't look appealing or particularly safe. I'm not sure how far it is from a light rail station but the 40 stops could be improved.
The congestion and business of Colorado Blvd in general and how this affects pedestrian travel.
The entire community
The E-W bus corridors are far apart. Why don't buses run on 26th or Montview?
the golf course is too dark at night i don't feel safe around there at night or early in the morning
The i70 freeway is a health and safety concern
The integration of the Light Rail with Traffic Control lights at Holly, Dahlia, Monaco, and Quebec. When the RR arms are down, the traffic lights should allow free east/west movement and turning movements that do not cross tracks. When RR arms go up we often have to wait for the light to cross the tracks. Lights need to coordinate better, many other cities and RRs are capable of doing this.
The intersection at 26th and York could use a left turn arrow to turn south on York- very dangerous
The intersection at 35th and Colorado is missing sidewalks; lack of left turn signal
The intersection at Fairfax and 29th is unsafe as parked cars on 29th make for little space for passing cars
The intersection needs improvement for sure!
The intersection on 35th and Colorado Blvd. is dangerous. The yellow light does not last very long and causes cars to back up often. The turn with a green arrow would make the turn safer and allow more cars to pass. This is the turn to go towards the entrance of the golf course which is important.
The intersections of 23rd and 26th onto York are horrendous. A dramatic change is needed. I'm not sure what, but at the bare minimum, a right turn lane to go North onto York from 26th (headed east) is desperately needed.
The lack of predictable frequency of public transit in Denver undermines all effort to make our city less congested, less polluted, and less car reliant. The lack of protected, dedicated, CONNECTED bike lanes in Denver undermines all effort to make our city less congested, less polluted, and less car reliant. The more the city cuts transit services, the harder it is to use: don't 'manage for failure' by saying, 'not very many people use transit or bikes.' The current transit system can strand users in inaccessible points, or oddly timed waits with bizarre schedules. Transit only works when the entire city is connected by predictable transit that always arrives every ten minutes. If people have to do timetable/route calculus, they will not use it. The only fix is to expand it! The same goes for CONNECTED/ SAFE/DEDICATED bike lanes. As it stands, there are a handful of terrific bike lanes and bike paths, but they suddenly end or funnel cyclists into dangerous traffic. For example, it happens downtown at Larimer square where a bike lane just dumps into a traffic lane. It happens on Broadway at enzos/voodoo donut. It just dumps cyclists into ONCOMING traffic. The examples of this go on and on, throughout the city. The current lack of connected bike lanes is a deterrent to cycling. Managing for failure would suggest, 'people don't bike enough to justify expanding lanes.' But the opposite is true. Expanded lanes would lead to more people biking. Get rid of 'sharrows' and stop putting bike lanes between the road and parking. Either replace parking with protected, sidewalk-adjacent bike lanes, or put parking on the road side of the bike lanes. Finally, stop allowing greedy developers to bulldoze beautiful buildings and replace them with the hideous, unsafe, poorly built, depersonalizing, 'luxury,' boxes and slot homes that have destroyed so many neighborhoods. Don't sell out The Promise to The People by allowing buildings at the Park Hill Golf Course site. Commit to the promise for affordable and low cost housing. Keep connecting bike lanes, and replace those ugly plastic barrier poles with permanent, beautiful curbs and planter boxes to protect cyclists, scooters, and pedestrians. Plant more trees. Run more buses and trains with predictable straight lines that arrive every ten minutes or more. Make RTD cheap for all and free for young people, and poor people.

Locations or Issues Related to Transportation (other)
The light at the corner of 35th and Colorado really needs a left turn signal. It's really hard to see coming up the hill.
The light rail station can be a little shady
The lights that cross the tracks are not lined up to match what is happening with the track
The neighborhood needs more stores for minority-owned businesses due to the large African American and Latino population. The reasoning being is that this population is derived from the resources they need to keep their community afloat themselves and need a way to create their own community of stores and circulate their own money into a community of their own.
The one lane road at 38th between Walnut/Brighton/Washington/45 is terrible. Please widen.
The overhead light at the corner of Bruce Randolph and Colorado has been out forever. There is a lot of pedestrian traffic and many accidents at this corner. There needs to be better lighting and maybe even a turn light for those going North on Colorado and turning right on Bruce Randolph.
The park and ride is across Colo Blvd but the street is very heavily trafficked and unsafe. A pedestrian walkover would be wonderful. The air pollution in the area is terrible due to the highway. The area should have an increased police presence.
The public needs access to reliable and clean public transit options and stops
The road network is bad. Only way from Smith Rd to Colo Blvd is through Park Hill Village/PH4000. Massive back-ups, speeding, safety (peds), trucks, and crime.
The RTD bus stops are already crime attractors
The section from 40th & Colorado Blvd. to I70 is a nightmare for traffic buildup. The traffic off Smith Rd. makes it difficult to leave the complex during busy hours.
the sidewalk along Colorado Blvd is dangerous, no way to safely ride a bike to light rail
The sidewalks are a disability justice issue, especially considering that I live just blocks away from 2 different senior housing centers. The sidewalks aren't wide enough for people using mobility aids, and because there aren't verges (the strip of grass between the street and the sidewalk) there are often cars parked partially on the sidewalk themselves. Additionally, this part of Denver never gets plowed, leaving people stranded in extreme winter weather events.
The sidewalks are not ADA compliant and way too small.
The sidewalks around the neighborhood need to be fixed
The sidewalks in NE Park Hill are very narrow and discontinue in many areas of the neighborhood. Right around the golf course is one such example. There are almost no bike lanes throughout the neighborhood. 35th Avenue and Bruce Randolph are both busy streets, and when drivers are speeding travel can be dangerous for bikers, or anyone using a wheel chair or walking with more than one person.
The sidewalks in Skyland are incomplete- often forcing people to walk in the road.
The sidewalks outside of the Overlook at Park Hill are very narrow and covered in glass.
The sight lines pulling out from the park hill village are very blind. The speed of the cars heading from Colorado onto 41st and Smith are fast.
The train tracks in terrible condition on 48th between Steele and Colorado are literally destroying my vehicles. Who owns these and why are they allowed to be in such disarray?
Theft- Denver bussed in thousands of homeless in 2020 and didn't bus them out!
there are lots of streets without sidewalks in the neighborhood
there are no sidewalks in Clayton. public transportation is only concentrated along major roads, not through neighborhoods that most need it. lots of commercial truck traffic in and around neighborhoods

Locations or Issues Related to Transportation (other)
There are no sidewalks on 35th St along the golf course and then no side walk on the north side of 35th across from the golf course by the gas station and abandoned restaurant. And can we make Dahlia go through from 40th to 35th? More bike trails would be GREAT! Maybe a way to get to the Sand Creek trail and make sure more of Sand Creek is paved. Then we could get to the Platt River Trail--HOW FUN WOULD THAT BE!!
There are no sidewalks on over 50% of the area
There are not continuous sidewalks in the Clayton neighborhood. People with babies in strollers have to walk in the street and there are large trucks often blocking the street at 38th and Jackson.
There are not enough bus lines connecting to the golf course. Need to make sure it is easy to get to train station and frequent enough service. A shuttle or loop would be a really good idea (like 16th st Mall Ride).
There are several intersections in North Park Hill where cars do not pay attention to traffic signs - particularly stop signs. One of the worst intersections I've come across is 26th and Elm. Rarely do cars stop here and this presents a huge safety concern for our community. Additionally, the traffic to/from Central Park that utilizes 23rd/26th often speeds above the posted limit.
There are WAY too many people here already. We do not, in any way, need additional development that will cram more people in this area. Keep it a golf course, like you promised when you accepted the conservation easement.
There is a definite immediate need for sidewalks to be widened. Currently, no two persons can walk side by side. In addition, clearly defined crosswalks are needed at dangerous intersections.
There is a huge bump on MLK eastbound inside lane approximately between Leyden and Monaco that never get fixed just to name one. Because it's not a pothole rather a bump it never gets fixed for some reason.
There is a light rail stop near an Industrial area but crossing Colorado Blvd is terrifying so it's not very useful
There is a lot of gang and gun violence in the NE Park Hill neighborhood that is not under control (particularly in the pocket east of Colorado Blvd and north of MLK Jr). Feel very unsafe walking around the neighborhood (day or night), or taking public transportation in the neighborhood as result. Stronger police presence is badly needed to get this under control.
There is a lot of speeding around Nairobi Park. There is a lot of speeding from 40th to Madison and on 38th from Colorado
There is never enough public transportation to serve the needs of the surrounding community. This is an RTD issue.
There is no sidewalk on MLK at the west bound bus stop just past Fillmore. It's a dirt path....not right.
There is no turning light at the intersection of 35th and Colorado Blvd, or at Bruce Randolph Ave and Colorado Blvd. Badly needed
There is not enough infrastructure for multimodal use
There is only one bus line to the 40th and Colo station
There is plenty of public transport access, major missing piece is trails
There is significant room for improvement in the safety of bicyclists, enforcing traffic violations related to bicyclists (cars driving in the bike lane, bicyclists riding on the sidewalks), etc. Public transportation is in a difficult position due the pandemic. It is difficult to make judgments about public transport until the pandemic ends.
There is so much speeding and blown stop signs on 29th st between Colorado and York
There is some speeding along 35th because it parallels MLK and fewer stop signs than other E/W streets n/o MLK. Wider (ADA compliant) sidewalks that narrow the curb to curb width and some minor traffic calming measures might take care of this. There are several schools and parks near 35th which worries me

Locations or Issues Related to Transportation (other)
that kids are walking on streets with speeding, cars but there is also some burden on residents and families to be vigilant.
There is very easy access to bus and light rail via a sidewalk that is behind the complexes. However when you get to the I70 bridge/underpass there are commonly sketchy people asking for money or just being shady. Because of this most people walk across Colorado blvd. to 40th. This is inconvenient. It would be nice if the sidewalk path was more secure and better lit.
There isn't a good path for walking/biking north/south along Colorado.
There needs to be a stop sign at 38th and Monroe St. People speed constantly through that stretch of road
There needs to be an integrated bikeway that can connect Park Hill and the Park Hill Golf Course to downtown. MLK Jr. Boulevard is dangerous and the bikeway is broken in places. 40th Ave. should incorporate a protected bikeway that connects from the new Park Hill golf course area to 38th and Blake Station and the South Platte Trail. Bus service from East Denver and Park Hill is also infrequent and not dependable for commuting.
There should be a 4-way stop sign at park hill square and Albion. You can barely see around the parked cars and all cars (small and large industrial trucks) come barreling down that road. I've almost been hit twice but have only lived here for two months.
There should be a left turn arrow at 35th and Colorado. There are many accidents there.
There should be covered shelters for people waiting for the bus---need public restrooms all over this city!
There's no buttons to press, there are very few lights, there are many crosswalks with no traffic indicators, and public transportation is a joke.... i suggest looking into how San Diego is approaching this
There's no south bike path between York and Colorado. Bicycles must ride on sidewalks or go further east or west to go south. We missed an opportunity with the City Park Golf Course to provide a viable bike path along the edges of the golf course.
These are false equivalents and do not have anything to do with protecting the conservation easement on the Park Hill Golf Course land.
These dips do more harm to cars than good
They need a light rail stop
They speed down Fairfax, no enforcement
Think the bus stop locations can be a lil spread out especially when you have the elders who have to catch the bus, I've seen em miss it cause they have to walk to far
This is a chance to clean up NE Park Hill. More trees, a huge park, more small shops and restaurants - be like RINO, WASH PARK, CHEESEMAN!
This neighborhood is not walkable or bikeable; the sidewalks don't even walk 2 abreast
This neighborhood needs the same as they would in Cherry Creek! I honesty cannot think of any other transportation barriers, other than the norm- increase routes for working families and seniors, create more stops; which are cleaned on a daily and consistent basis, welcoming, with seating area (seniors/students/retirees/veterans) and bad weather shelter.
This property has a conservation easement on it and so this push poll is extremely misleading.
This space should be accessible by everyone for the good of the community which includes access to public transportation and not about retail and commercial business.
To much traffic going toward Downtown Denver during rush hour
Too many big rig trucks at higher speeds thru the neighborhood and speeding
Too many bikes are crossing MLK Blvd pull out halfway across and sit in the middle of MLK perpendicular to traffic

Locations or Issues Related to Transportation (other)
Too many unneeded bike lanes that bikers don't use even if they are there
Too much air pollution from too many cars as a result of suburban sprawl, car culture, and lack of public transit/density.
Too much incoming traffic from Colorado Blvd to 40th Street
Too much traffic and commercial traffic on Colorado Blvd -Alternative modes of transportation are not workable. Lack of sidewalks, no bike lanes or walking areas!
Too much traffic in residential areas
Too much traffic on ALL the main streets; bike lanes are rarely used
Too much traffic period
Traffic and congestion will increase greatly. This also increases pollution. We need to keep this as a golf course for inner city youth and not develop it. RTD in this area is not good and adding a lot of new residents is not going to make it better.
Traffic and speeding on 35th street from Bellaire to Daliah.
Traffic bad after accident on Martin L King and York
Traffic calming and more crosswalks are needed on 23rd, 26th and Martin Luther King. 28th or 29th should become a designated shared street for pedestrians and bicycles.
Traffic congestion from large commercial trucks. Send them down the interstate highways.
Traffic congestion on Col. Blvd is too high
Traffic is bad, developing the golf course will make it horrific.
Traffic is bad. Adding more homes and businesses would make that much worse, especially for the people that already live here.
Traffic lights need green turn arrows on York and 26th Ave, Montview and Colo Blvd
Traffic on Bruce Randolph and on 35th is heavy and many drivers travel at a high rate of speed.
Traffic on Colorado Blvd
Traffic on Colorado Blvd between Bruce Randolph and I-25 getting worse if Park Hill Golf Course is developed
Traffic on Colorado BLVD very bad, the addition of high density housing will make it worst.
Traffic on Colorado Boulevard is terrible. Maybe it will be better when I-70 is completed.
traffic, commercial vehicles, speeding, lack of sidewalks, lack of tree median and right of way with tree canopy on Colorado Boulevard adjacent to Park Hill Golf Course
Trash by bus stops is annoying
Two of the highest crash sites on Colorado Blvd 35th & 40th. Buses being able to safely stop (carve-outs/bus lane?) and not be hit from behind would be great.
Unsafe bike access
Unsafe or missing sidewalks make walking more hazardous
Upgrade the streets, sidewalks, and trees in NE PH.
Upgrade this neighborhood please. think like RINO and expand into the neighboring industrial district!
Using 38th and Dahlia like a drag strip
Using Adams to avoid Steele/40th light to get to Colorado
Very difficult to cross major streets on bike, because the best bike routes are on side streets, but the side streets need to have better ways to cross MLK, Bruce Randolph, and other major arterials. Bus service needs to be much more frequent. Would be great to have a frequent shuttle between the golf course site and City Park, and from green space deserts nearby to both these green spaces.

Locations or Issues Related to Transportation (other)
Very disappointed if you sell of the golf course. It needs to remain a golf course.
Very hard to commute to work on RTD to RINO/5 Points form Skyland
Very limited access to cross Colorado Boulevard to PHGC. Lights are scheduled with enough time for elders to cross the streets safely. Poor lighting, signage and no seating at some buss tops.
Walk to 40th and Colorado light rail station is very sketchy especially at night
Walking and bicycling, as well as transit access
Walking anywhere down Colorado Blvd is taking your life in your own hands.
Walking to 40th/Colorado light rail; tons of commercial truck traffic
Way too much speeding down residential streets
We could use safe and clean bus stops on 26th, Colorado Blvd and on MLK, as well as on North/South streets the buses use. Traffic on Colorado and MLK is not policed. People use both of these as raceways, which is an even bigger problem because there are not enough safe pedestrian crossings on either street. People are taking their life in their hands anytime they cross. Many properties in North Park Hill and Northeast Park Hill do not have sidewalks, limiting access for disabled people, and forcing pedestrians into the streets. This is part of why the golf course is a nice open, natural space to get away. I also think that the sidewalks along Colorado and parts of MLK feel very unsafe because you are so exposed to traffic passing by at 40, 50 and 60 miles per hour. Denver seems to prioritize cars over other forms of transportation, but I would love to see more of the neighborhood streets closed to vehicles and becoming shared roads, like 16th street from City Park to Uptown post-COVID.
We don't need the East Area Plan. Period.
We have a homeless issue, not a parks and reg issue.
We have buses and close to light rail
We have enough existing options for transportation.
We have the most expensive transit system in the country
We live at 28th and Cook. Last spring, the one bus in our area (the 28) stopped running. Additionally, walking/running across 26th and Colorado is very unsafe and cars are not looking for pedestrians and do not observe the 'no right turn on red light' sign.
We live in a food desert
We live in a food desert and need easy access to grocery stores.
We need a light for the left lane on 35th and Colorado
We need better/wider sidewalks and designated bike paths. The sides of the roads are very small and covered in glass.
We need more bike lanes on 35th! And more stop signs. People go way too fast. Also, the dips in the roads are pointless in slowing down traffic and ruin our cars.
WE NEED MORE BIKEPATHS, WALKING PATHS, LARGER SIDEWALKS, MORE TREES, WALKABLE FUN (BREWERIES, CAFES, ETC) WE NEED TO TURN NE PARK HILL INTO THE NEXT RINO BY DEVLOPING UPSCALE PARKS AND RESTAURANTS AND EXPANDING INTO THE ADJACENT INDUSTRIAL DISTRICT NORTH OF 38TH. ITS PERFECT AND ITS WHAT ALL THE RESIDENTS PAYING THESE EXTREMELY HIGH PRICES FOR HOMES AROUND HERE WANT!
We need more protected bike lanes in a network that connects to useful destinations.
We need more safe bike paths and trails to our green spaces. Plus, paths and trails that connect parks and green spaces. Creeks and waterways should be uncovered and enhanced, not paved over like they were long ago. Sidewalks in north Park Hill are terrible. Not even wide enough two across. There should be a

Locations or Issues Related to Transportation (other)
cross walk at Forest and Montview and protected crosswalks across 23rd and also MLK. The north-south crossing lights on MLK are too short to get across unless you are practically running.
We rarely see any speed enforcement on our main street, needs to more enforcement or other considerations like speed bumps, etc.
We would need a light rail station closer to City Park
Wheelchair access limited especially safe access to light rail
When i-70 is under construction/closed, MLK Blvd becomes very congested with truck traffic and high-speed vehicles.
When is snow the Bruce Randolph bus never runs
When it snows you have to walk on an icy street and it's really dangerous.
Why am I being asked transportation and sidewalk questions when I've already indicated I want to prioritize open space? Isn't that the point of open space: you don't have development on it?
With density everywhere in Denver, people need access to alternative transportation, bus, light rail, bike trails
With only one major artery (Colorado) for access which already suffers from bumper to bumper traffic during rush hour, Park Hill golf course should not be developed with anything that increases density. Denver needs more open spaces and less concrete and traffic.
With the amount of traffic growing the roads condition is getting rough, congestion is a problem, so overall roads, infrastructure is a growing issue.
Would like a closer light rail station
Would very much like to see the 303 ArtWay concepts implemented and serving the neighborhood including a route through the Park Hill golf course.
York St and Bruce
York Street and Bruce Randolph
Zero bike lanes in our neighborhood (NE Park Hill) and no walking/biking trails.
Zero enforcement of traffic laws in Denver

We want to keep you informed about progress at the Park Hill Golf Course site. How do you like to stay informed?

Communication Preference (other)
A website that is regularly updated
Additional surveys and please publish the results of all surveys.
Allow communities to speak at the 'visioning process' meetings. Allow people to see who is virtually participating. Allow the chat function so people can comment in real time. Stop trying to control the narrative.
App Nextdoor
Avian powered post.
Cell
Checking a website
Citizen groups not funded by developers
City Council

Communication Preference (other)
City of Denver website
Community updates
Continue to request feedback through surveys like this!
CPR
danielle.fortier@gmail.com
deloris.henry@gmail.com
Denver Weekly
denver.gov
Denverite
Denverite
Denverite, Business Den
Direct Information
Direct mail and door-to-door communications
direct mailings
Do not sell, trade, encumber or develop this site
Don't talk to me
Door to door
Facebook (reach as many people you can)
Flyers
Flyers
Flyers
Flyers, or personal phone calls
Flyers, pamphlets, some elders have no access to social media or transportation to public meetings
Flyers/letters
friends and neighbors
Greater Park Hill News
Happy to assist the Navigators in understanding TOD for civic benefit
I am moving out of the neighborhood, partially because of this issue
I like these neighborhood specific mailings
I like these neighborhood specific mailings
I would like someone to contact me so I can talk to them about how this survey is invalid
I would sign up for text updates
I'd like to receive takeaways that the planning process has identified from surveys like this one. A 'newsletter'-style format would be useful for staying up-to-date on what folks are finding and how the city is thinking of proceeding.
Informational brochure/mailer
informed by the RNOs
Internet website
Letter by mail
Letter in mail
letter to homes

Communication Preference (other)
Park Hill News
Park Hill News (paper)
Park Hill newspaper
Phone
Phone
Phone banking
Phone conference/dial in for any public meetings
Phone: 303.396.3147
Post mail
Postal service mail
Radio, door flyers
Regular mail
regular USPS mailings; once safe to do so - community meetings in person and at accessible places in each surrounding neighborhood. That way there can be different times/days made available to capture more community participation opportunities.
Send someone to my door
Send us letters such as this survey
Signs/postings at site
Spectrum magazine
Spectrum Magazine
standard postage (USPS)
Surrounding RNOs, churches in area, and mailings to owners in surrounding neighborhoods - the least the city can do for considering deal with developer
Survey by mail
Surveys like this
Telephone
Telephone
Television and radio
Text message
text
text
Text
Text
Text
Text
Text
Text
Text
Text
Text
Text
Text
Text action alerts
Text alerts of timely important information would be effective, with link to website

Communication Preference (other)
Text meetings, also door to door
Text message
Text message
Text message
text messages and mail
Text of meetings
Text updates
Texting
The Denverite
The mailed letter was nice, pls continue
Through neighborhood posters
Traditional news
TV
TV and Radio
TV news
TV news
TV news
TV News
Tv. Radio
U.S. Mail
Updates via mail
Us Mail
US mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
US Mail
us post
US Post

Communication Preference (other)
USPS flyers or letters
via Dahlia
Website
Website to check separate from social media
Website updates

Please indicate the gender with which you identify: (other)

Gender (other)
a unicorn
Agender
Don't ask
Golf
Humanoid
I don't 'prefer', I AM nonbinary
Non binary
non-binary
non-binary
Non-binary
Non-binary
Nonbinary
Nonbinary
Nonbinary
Nonbinary
Nonbinary
NonBinary
None
None ya
Nonya
Not relevant
Potato
Prefer not to Disclose
Resident
They, them
They/them
Trans
Transgender
Transgender
Woman
Yes.

Any further comments or suggestions you would like to share for the Park Hill Golf Course visioning process?

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Clayton	Under 30	Yes	Community could use a grocery store
Clayton	Under 30	Yes	gym (Vasa, planet fitness, 24- hour)
Clayton	Under 30	Yes	I would really love to see the area transformed into a premier city park, like Cheeseman, Washington, Central or City Park. North Denver residents deserve a great park!
Clayton	Under 30	Yes	Please keep it the golf course!
Clayton	Under 30	Yes	white people should not be allowed to take over a community i.e. gentrification, that has been predominantly Black and Hispanic, so these changes should be highly inclusive of Black and Brown people/center around Black and Brown people.
Clayton	Under 30	No	Both and I and my roommate truly hope that these changes are implemented as we believe that it will make a tremendous difference in the neighborhood. Thank you.
Clayton	Under 30	No	Do not allot to an apartment complex that is both unaffordable and ugly...again
Clayton	Under 30	No	More community input! Please, we need more open space
Clayton	Under 30	No	Thank you!!
Clayton	Under 30	No	There are no close, easily accessible grocery stores anywhere nearby. A grocery store would be GREAT!!!
Clayton	Under 30	No	Trust long-term residents over folks like me or outside groups!
Clayton	Under 30	No	Would love to keep as open space but also cognizant of rising home prices in Denver. We definitely need more access to grocery stores in our area for the community
Clayton	30-39	Yes	I think should keep the golf course as is or something for the children. If it becomes a store or something, don't know if I support because of you need to think about the traffic.
Clayton	30-39	Yes	I think the priorities should be park space and food resources, like grocery stores. We need more safe spaces for play and access to fresh food
Clayton	30-39	Yes	I'd like the majority of the space to remain green space/park/natural area
Clayton	30-39	Yes	Park Hill Golf Course being taken away caused quite a few issues for people who golfed in the area. City Park golf course is now opened and already overcrowded and hard to access. Park Hill should be opened again as well or at a minimum be opened as just a driving range and

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			practice center. If it's not a golf course it should be open space with biking and hiking trails
Clayton	30-39	Yes	Please preserve what little open space we have left in our beautiful city. NO need for any additional housing or retail in this area... PLEASE!!
Clayton	30-39	Yes	Thank you for surveying the community! We hope the feedback is taken into consideration and helps with the planning process.
Clayton	30-39	Yes	The entire area on the map is a food desert. We need a grocery store badly; for everyone in this community
Clayton	30-39	Yes	This is our future for the kids. Please be nice, I've lived here a long time and can't wait to see what happens next.
Clayton	30-39	No	Access to the area is completely cut off by terrible pedestrian infrastructure to the west. As is, the area is fully unusable except by car. There have to be major improvements in this area for any neighborhood access that isn't just affluent people from other neighborhoods!
Clayton	30-39	No	Affordable housing for marginalized groups and access for these people to nature is important and interconnected
Clayton	30-39	No	Building low income housing is my largest concern about the development of Park Hill Golf Course. If low income housing is implemented in a responsible manner (mixed in with market rate housing) it is much better than dedicating an entire building to low income housing. I understand the importance of low income housing, but I do not want large low income housing complexes built on this space - there are already two large low income complexes in the immediate area. I'd really like to see at least 50% of the land turned into public park(s).
Clayton	30-39	No	Clayton Early Learning completed multiple community meetings a couple years ago, re: the future of the Park Hill Golf Course site. Please consider including the feedback from these meetings in your data collection. Thank you!
Clayton	30-39	No	Colorado/Denver is growing too fast for its infrastructure. Keep it green/open space to provide a better quality of use for its residents
Clayton	30-39	No	Density that serves the community is the best thing for this neighborhood. Also parking should be reduced to as little as possible with walking encouraged as much as possible
Clayton	30-39	No	Denver is very much in need of more green space. We want to see a majority of the PHGC land become natural/open space or general parkland. We also recognize the need in the community for more affordable housing options. Hopefully there is a way to create some hubs of affordable housing around the perimeter of the GHGC land along with park/recreation infrastructure, while maximizing the amount of open green space and trees. Open green space/park land helps keep the neighborhood cool in increasingly hot and dry summers, especially if we can make use of low-water native plants and trees.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Clayton	30-39	No	Denver's carbon footprint has sky rocketed in recent decades. Please devote the majority of this space to natural and open space and that will host native plant species and pollinators.
Clayton	30-39	No	Do NOT keep this as a golf course!!! Complete waste of space. Park/natural area, retail is what we need.
Clayton	30-39	No	Golf is a terrible use of land. Thank you!
Clayton	30-39	No	Grocery store and gym please!!!!
Clayton	30-39	No	Grocery store and gym; reduce speed and truck access on Steele Street
Clayton	30-39	No	Grocery store!!!
Clayton	30-39	No	I am supportive of redeveloping Park Hill Golf Course to include parks/open space, residential, and retail/restaurants. However, I think some concerns need to be addressed: -Traffic calming/speed limit enforcement on Bruce Randolph Ave (traffic would increase making it even more important). Maybe the speed limit should go down to 25? - bike paths on Bruce Randolph -the Clayton neighborhood suffers from a severe heat island and taking away open space nearby (PHGC) is very concerning. Denver needs to make a concerted effort to plant additional trees in the surrounding area. The Clayton area has many blocks with only 1 or no trees
Clayton	30-39	No	I appreciate the focus on outdoor areas, more natural places to aggregate
Clayton	30-39	No	I look forward to the community coming together to envision and create this space for everyone
Clayton	30-39	No	I would love to see better walking trails, trees and open space. I do not want to see a big concrete lot. It makes the neighborhood too hot with so much concrete. In the summer people want to be outside in shaded areas.
Clayton	30-39	No	I would love to see open space with no development since it's so rare in Denver.
Clayton	30-39	No	Is such a beautiful neighborhood and an area with old character. Please don't build ugly concrete buildings.
Clayton	30-39	No	Keep the golf course!
Clayton	30-39	No	Let the people vote on whether to change the golf course
Clayton	30-39	No	Once the land is developed, it will never become a park again. There is a great golf course at City Park, so this land should stay green and open for this community. There should be minimal development, favoring small, locally owned businesses and a grocery store to address the food desert in this part of town. Making this walkable/bikeable will key address congestion issues along Colorado, MLK, and I-70.
Clayton	30-39	No	Please consider leaving the driving range
Clayton	30-39	No	Please create a space that's inclusive, safe, dog friendly, and natural. Give the community basic resources like a grocery store, restaurants (locally owned only), community gardens, and bike/walking paths to encourage wellness and activity. The kids in this neighborhood need a

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			safe space to play and engage with one another. KEEP THE CULTURE ALIVE for the generations of families that have made this area of Denver rich with their diversity and spirit! This is an opportunity to honor and enrich the area!
Clayton	30-39	No	Please don't put a ton of expensive housing that just gentrifies the neighborhood more and makes it more populated
Clayton	30-39	No	Set aside some space for renewable energies? Tops of buildings, solar array of sorts, etc.
Clayton	30-39	No	The Clayton neighborhood is changing at a frightening pace. Please don't waste the opportunity to do some good for this area!
Clayton	30-39	No	The love the diversity in our area of the city and we don't want to see current residents forced out for more luxury condos. Enough is enough! Thanks for what you're doing!
Clayton	30-39	No	The Park Hill GC was great, but City Park GC is nearby. It seems like there is much concern about affordability in the future, my opinion is that we take a leap of faith and empower people with opportunities to produce. Employment opportunities not related to government will give people in the neighborhood a chance to make good money. We will need some commercial buildings, a Sprouts. It would be great to collaborate with others
Clayton	30-39	No	This would be a great space to incorporate a disc golf course into a multi-use park. Also, this area is in great need of a grocery store. There isn't one for miles of this neighborhood
Clayton	30-39	No	We have enough commercial business up and down Colorado Blvd and just a short drive in ALL directions. Don't make Denver an ugly city that is just concrete everywhere. Green space and parks are part of what makes this city great. It is refreshing and good for everyone's mental health to see nature in the city.
Clayton	30-39	No	We need housing! As a first time homebuyer it is insane that my community is not given the same options all due to lack of supply.
Clayton	30-39	No	Whatever the decision is please provide adequate parking so that surrounding streets aren't dealing with extra cars parking in front of their homes. Lastly (and most important) MORE ART!
Clayton	30-39	No	Whatever the decision is, please provide appropriate parking so surrounding streets and homes aren't dealing with extra cars near their homes. Last, and most important, more art!
Clayton	30-39	No	Would like more police presence. Crime has gone up.
Clayton	40-49	Yes	Get rid of the golf course!
Clayton	40-49	Yes	One thing I am sure of...we don't need this golf course. The land would be much better utilized by businesses to serve the community and residents.
Clayton	40-49	Yes	Please do not add any housing. Focus on public and community access.
Clayton	40-49	Yes	Thank you for providing this survey
Clayton	40-49	Yes	Thank you for asking! Mayor Hancock is a corporate whore, Denver needs to ship back homeless, bused in to town in 2020 to free up more

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			funds to give to our communities! The only thing this area needs is a grocery store as it is a food desert! The rest is your city officials taking another healthy space away from impoverished communities. Add to not pollute!
Clayton	40-49	Yes	Thanks for asking for input
Clayton	40-49	Yes	This area really needs a grocery store but otherwise I think it should be left as open and natural as possible
Clayton	40-49	Yes	We desperately need a grocery store in this area. I shop in commerce City, our community needs the revenue, the jobs, and convenience of getting groceries in our own community.
Clayton	40-49	Yes	With the ever increasing urbanization process I've seen of Denver, it would be a boon for the city and it's residents to have an open space/park. Especially in North Denver. To have trees/nature so close to my neighborhood would be an incredible asset for mental well being for all those nearby.
Clayton	40-49	No	Golf course, open space, grocery, local restaurants and bars
Clayton	40-49	No	Golf course. It wasn't broken until the city ruined it like they did our neighbor with low-income welfare breeding housing units. People here 3 years ago didn't deal with the crime we do now that the freeloaders were recruited by Condi Cole Bacca
Clayton	40-49	No	I think the space can easily accommodate plenty of park/open space, while including a large grocery store (there are none in the area), affordable housing, and retail options for the neighborhood, all while keeping the large open space and offering so much more to the community.
Clayton	40-49	No	I would like a park and a grocery store, and 40th +Colorado light safer.
Clayton	40-49	No	Keep it simple! Public park/natural open space with restrooms, picnic tables, bike path that circles around. Healthy affordable grocery store with outside patio, out front. Unite bike path with other bike paths for easy access to other neighborhoods. Make it available soon
Clayton	40-49	No	Please keep as open green space with possible rec center, pools, courts and community garden space.
Clayton	40-49	No	This isn't a great survey. The Parks Department is not well trusted in the community. You have been proven to have your own agendas. Your agenda is pretty clear in this survey. I want to give you the benefit of the doubt that you won't manipulate the data for our own purposes.
Clayton	40-49	No	This property was loaned money by the community in an agreement that it will not be developed! Keep it natural and let us use it. Don't let big business profit off of us by disguising it as a community need. You can do that somewhere else. Did you inform people of the agreement that the company knew with purchase? Don't prey on the uninformed.
Clayton	40-49	No	We desperately need a grocery store! Whole Foods or King Soopers! Additional sit down restaurants, bars too
Clayton	50-59	Yes	Do not fully develop the green space
Clayton	50-59	Yes	Hoping something is done for the wellness of the community

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Clayton	50-59	Yes	I feel we need to leave the Park Hill Golf Course as a golf course, otherwise the neighborhood will start to get too crowded. We have stores, housing, restaurants in the neighborhood already. Leave the golf course as it is. Thank you
Clayton	50-59	Yes	I urge everyone involved in Park Hill Golf course planning and development to reconsider losing this precious open space for commercial gain. This is open space that can never be replaced.
Clayton	50-59	Yes	Make it a DESTINATION for the day!! In the winter have an ice skating pond with hot cocoa and rent cross country skis on a track. Have cafes and an arthouse with a Denver Black History theme to the whole thing. Power the entire thing with renewable energy. Have lofts above with amazing views for market price with an annual fee that helps fund the building of a BEAUTIFUL pedestrian bridge across Colorado Blvd- that will help redevelop that part of CO blvd!! You have a chance to make this a PROGRESSIVE WORK OF ART - DO IT!!
Clayton	50-59	Yes	Winco grocery stores are awesome and affordable, we want to shop there instead of King Soopers
Clayton	50-59	No	A nice outdoor pool! With lap lanes, like Congress Park or Mestizo Curtis Park
Clayton	50-59	No	Thank you for giving me the opportunity to fill out his survey and hear my voice
Clayton	50-59	No	Thank you for involving such a good area of residents
Clayton	50-59	No	Thank you for the opportunity to share my thoughts and for the (plug :)). Best of luck and God's blessings to those who are making the decision. 'You can't please everyone' and 'move the City of Denver into the 'BRAND NEW City of Denver'!!!
Clayton	50-59	No	This area is a food and daycare desert.
Clayton	50-59	No	Voting works
Clayton	70+	No	A 'super' grocery store is desperately needed in this area!
Clayton	70+	No	Alternatives to transportation by car needed. Open space and parks are very important. More commercial development not needed, it's already elsewhere on Colorado.
Clayton	70+	No	Definite need for large grocery store in area, open 24 hours
Clayton	70+	No	Do a traffic study for the area. There is too much traffic to build anything that will increase the traffic. If more development, then Colorado Blvd will have to be widened in that area.
Clayton	70+	No	Traffic increased traveling Colo Blvd
Clayton	60-69	No	A natural space area with an area to walk would be great. A grocery store would be great on the property, also.
Clayton	60-69	No	Thanks for the survey
Clayton	60-69	No	The land is protected by a conservation easement, which is supposed to be permanent. Keep it open space- permanently- as intended. There is plenty of space outside this golf course that includes the surveyed

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			neighborhoods account for more than 1/3rd of Denver's listed neglected and derelict buildings.
Elyria-Swansea	Under 30	No	Ensuring any new construction/improvements take into consideration the following: vandalism/damage, proper lighting, patrol/security
Elyria-Swansea	30-39	Yes	Grocery store and more parks are the best fit for this area and neighborhood, to have better and either one is much needed as this neighborhood gets silenced and neglected to our wants and needs
Elyria-Swansea	30-39	Yes	Our community needs more affordable homes because our culture is getting destroyed with all the changes that are happening here. Is time to do something about it!!!
Elyria-Swansea	30-39	Yes	Stop trying to change the neighborhood, it is causing gentrification! Stop it! Leave the neighborhood alone!
Elyria-Swansea	30-39	Yes	Tener en cuenta siempre a la familia que cada cosa hecha o construida sea pensando en lo que significa la palabra FAMILIA
Elyria-Swansea	30-39	Yes	We have many kids in the neighborhood with no where to go. A recreation center would uplift our community
Elyria-Swansea	30-39	No	gracias por tomar en cuenta a la comunidad
Elyria-Swansea	30-39	No	More outdoor youth focused areas or grocery store, no more highway robbery stores
Elyria-Swansea	30-39	No	Please include a bike trail and walkway that does not cross Colorado Blvd when coming from the west side. Traffic on Colorado is too dangerous to cross by bike or on foot
Elyria-Swansea	30-39	No	We don't need more affordable housing in this area
Elyria-Swansea	30-39	No	We want the project to help our community and keep the residents who live here. There needs to be better access to groceries and transportation In addition to affordable housing. Increasing the ability for children in our neighborhood to safely travel to school with bike lanes and recreational spaces is a major concern. Furthermore, the commercial vehicles are dangerous and should not be driving down residential streets
Elyria-Swansea	40-49	Yes	Please do not add anymore homes. Gentrification is still an issue here, you will only contribute to it.
Elyria-Swansea	40-49	No	Happy to know that there will be some good things added to the community
Elyria-Swansea	50-59		First- keep the golf course at 50%, 9 holes, less traffic congestion for Colorado Blvd, 40th Ave, and surrounding neighborhood. If the golf course does not work out financially, the city can do a second reformation.
Elyria-Swansea	70+	No	What was the original concern to cause someone to question the use of the golf course?
Elyria-Swansea	60-69	Yes	I have lived in the area all my life and now that so many people live in the area now, we really need a grocery store. That's what everyone I talk to around here wants the most

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Elyria-Swansea	60-69	No	Just have a couple of nice restaurants, cinema, pool and splash park with adequate parking
Elyria-Swansea	60-69	No	Leave the golf course the golf. My family has had our annual family dinner in the clubhouse for years. Please leave something as it is in our neighborhood please stop building, you are destroying our beauty
Elyria-Swansea	60-69	No	We have no grocery store within walking distance, some of us are like me, disabled and still have to travel a distance to the grocery store
Elyria-Swansea	60-69	No	We need to sit-down real restaurants, retail stores, childcare, picnic areas, sports fields, affordable housing, and low income rentals
North Park Hill	Under 30	No	Off leash dog park; food hall; amphitheater for live music; retail, offices, bars, restaurants concentrated in the center or in a single area
North Park Hill	Under 30	No	We feel very strong that a golf course is not in the best interest of our community. Access to affordable housing for all who need it is top priority
North Park Hill	30-39	Yes	A good grocery store would be number 1! An outdoor community swimming pool would also be wonderful.
North Park Hill	30-39	Yes	Golf course and public park
North Park Hill	30-39	Yes	I am excited that the drab golf course is getting turned into something that the neighborhood can actually use. Thank you for reaching out to the community.
North Park Hill	30-39	Yes	I really want to see this area become a space where the community comes together for a lot of needs. For our family, it sucks that if we want to go get groceries, have a bite to eat, or get a drink, we need to leave Park Hill. I would also really like spaces that my wife and I could think of opening a small bar/restaurant.
North Park Hill	30-39	Yes	Please don't fill this area with apartments, creating jobs and revenue for the area would be more beneficial than just adding bodies without parking
North Park Hill	30-39	Yes	Please don't miss this opportunity to build TOD. And don't listen to the haters. This community needs housing, not open space that the 1-percenters in South Park Hill will never use. If you could eliminate single family zoning in Park Hill while you're at it, that'd be awesome too.
North Park Hill	30-39	Yes	Please keep as much green space as possible! There are already restaurants and businesses just north of the golf course and along Colorado Blvd. we don't need more. We need safe spaces for residents to be outside, biking, walking, playing. If anything, we need a grocery store - I'd love to see one corner of the golf course (off of Colorado) reserved for a grocery store, while maintaining the rest of the space for open space and recreation.
North Park Hill	30-39	Yes	Please keep space open!! We need to address housing issues with zoning rules and other measures
North Park Hill	30-39	Yes	Thank you

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	30-39	Yes	Thank you, excited to see this place turn into something that adds value to our community!
North Park Hill	30-39	Yes	The opportunity to create a park this size in Denver will never occur again. It is insulting to the people of Denver that there is consideration on development on this land. The obvious choice is to keep it as open space/park. Also, the mayor and the city counsel are corrupt and in the pocket of developers. And where the hell is that sellout Chris Herndon? He never says anything about this issue. He doesn't deserve to represent this district. Herndon is a complete clown and a disgrace to this neighborhood
North Park Hill	30-39	Yes	The zoning of the Park Hill Golf Course area SHOULD NOT change without adequate public input/vote
North Park Hill	30-39	Yes	This is the last landmark we have left in Park Hill, it's becoming crowded. Colorado used to be a country line state, we miss that.
North Park Hill	30-39	Yes	We feel that it should mostly be a shared park/open space with housing for people who have special needs (mental, physical disabilities) and affordable housing options for families
North Park Hill	30-39	Yes	We need local restaurants. We also need a way better mix of housing types. The active transportation infrastructure is from the 1950's seemingly. Sidewalks clearly not caring about pedestrians or facilitating community cohesion. Any park space MUST be activated. I lived near Sonny Lawson and the lack of first floor activity made it a sketchy place. Thank you for your dedicated outreach work!
North Park Hill	30-39	No	A golf course does nothing for the area. There is a city park 5 blocks away! The whole area is a food desert for Northeast Park Hill and local underserved areas. A grocery store and outdoor activities, everybody can enjoy are most important. Golf courses are a waste of resources and just attract rich white people
North Park Hill	30-39	No	Access to outdoor natural space, instead of more congestion!
North Park Hill	30-39	No	Adhere to the agreement
North Park Hill	30-39	No	Main priority to first address and budget for practical, safe and accessible non-car transportation around and through...to station, bus stops, surrounding areas...happy to help support any experimental 'walks/rolls' around property area! Will look for opportunities to offer this! Thank you!
North Park Hill	30-39	No	Please do not build large roads in the park. Also, don't build large surface level parking lots- 'they paved paradise to put up a parking lot' - people can walk to the park!
North Park Hill	30-39	No	Please keep it parks and open space. Denver has enough developed land and we need to secure safe, open spaces and parks for the future of this city.
North Park Hill	30-39	No	Thank you for asking for our feedback!

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	30-39	No	Thank you for asking for the input from the community
North Park Hill	30-39	No	The area is already congested/ We do not need more houses disguised as 'low income' or any variation thereof. We have plenty of homes for the areas. Let's add more park spaces, not more people or businesses
North Park Hill	30-39	No	There are no disc golf courses In the area. Please consider adding one. They can be played by all ages for just the cost of a frisbee. Multiple groups can use the course at once. It can be played year-round. It's relatively inexpensive to add- just some concrete pads and buckets
North Park Hill	30-39	No	This area cannot handle the population density being proposed. The golf course was protected to remain open space- do not develop this space beyond providing recreation.
North Park Hill	30-39	No	This neighborhood desperately needs a community grocery store to service the cole and Whittier neighborhoods to the south. Affordable housing is a close second. A variety of housing typologies is necessary to maintain a healthy community. Affordable/market rate housing should not be separated into districts but distributed amongst one another; this is the only way to prevent socioeconomic stratification in the neighborhood. The addition of row homes or other townhome variants would be another great way to bring affordability to the neighborhood, which the city desperately needs. Preserving the cultural diversity that makes Park Hill unique to Denver would be a huge benefit to everyone — it's such a great opportunity to provide services to underserved communities (affordable childcare!?) and programs for the thousands of low-income kids who live here. Thank you for asking for our input and are excited to see what you come up with.
North Park Hill	30-39	No	Trader Joes, please
North Park Hill	30-39	No	We don't need more concrete, we need access to outdoor spaces. This helps keep our community connected, helps to increase healthy lifestyles and the birds need this more than ever.
North Park Hill	30-39	No	We feel strongly about preserving the PHGC as greenspace. We would like to see a revitalization of other areas for commerce such as 33rd and Hudson with a market. We would like to see some old/defunct hotel buildings repurposed for affordable housing, such as along Colorado Blvd and Quebec St. It's very important to see sidewalks improved throughout the neighborhood and along Colorado Blvd. A major concern for the neighborhood in general is the aging population and decreasing diversity (racial, age, socio-economics). We worry about long time Park Hill residents passing away and their houses being sold to flip for a profit- we understand this is inevitable, but worry about it becoming rampart.
North Park Hill	40-49	Yes	A grocery store is VERY needed

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	40-49	Yes	As a native to Denver and Park Hill, I hate to see every piece of area of land be concrete. It's important to have some open space/recreation available in the area
North Park Hill	40-49	Yes	Do not develop this space. It should remain a golf course!
North Park Hill	40-49	Yes	Do not develop with more housing- we need green space for our environment/drainage, etc. Also golf courses suck
North Park Hill	40-49	Yes	Don't be evil. Seriously. Keep your hands out of the developers' pockets and do the right thing. By Wellington Webb and voters, keep their historic voices heard. It's your job.
North Park Hill	40-49	Yes	Fix the roads
North Park Hill	40-49	Yes	I am sensitive to existing residents being forced to leave their homes due to potential cost of living increases. I am also sensitive to the reduction of green space in the City. Would like to see a blend of Parks/Open space, small business retail (for increased employment) opportunities) and blend of market/affordable housing. Access to mass transit should also be important to assist with employment/local economy.
North Park Hill	40-49	Yes	I appreciate the opportunity to provide input in this way, and would like one or more additional opportunities to do so
North Park Hill	40-49	Yes	I don't understand why the city is doing the work for the developer
North Park Hill	40-49	Yes	I have seen man arguments regarding if it is to stay an open space or not. There needs to be a very clear message that the visioning process is different from a legal process to determine if the easement will stay or not.
North Park Hill	40-49	Yes	I think the area should remain primarily green space
North Park Hill	40-49	Yes	If you gain access to affordable housing please ensure that at least 50% is mandated to be affordable housing with future protections
North Park Hill	40-49	Yes	More homes, or more homelessness. My dream is non-commodified housing where I pay 15% net income for 20 years, then I 'own' it and can leave it to an heir, but if they don't want to live there, it goes back to the community for a new person to pay for and 'own' based on income. It's never sold and always affordable, but is secure and permanent.
North Park Hill	40-49	Yes	Na
North Park Hill	40-49	Yes	Please create 24% of the golf course a natural open space with walkways. Thank you
North Park Hill	40-49	Yes	Please put in a pool! We need one in the area!
North Park Hill	40-49	Yes	Please, no more strip malls or crappy retail! Keep the open space open
North Park Hill	40-49	Yes	Stop asking question which do no apply to this situation (demographics)

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	40-49	Yes	Thank you for allowing us to have input
North Park Hill	40-49	Yes	Thank you for asking for our feedback
North Park Hill	40-49	Yes	Thank you for your interests in our community's thoughts and opinions
North Park Hill	40-49	Yes	The City of Denver should not be allowed to release the conservation easement on the property without the vote of the residents of Denver.
North Park Hill	40-49	Yes	The main reason I'm against using this land for housing/retail development is that open space like this is a rare commodity and shouldn't just be handed off to a developer. The area immediately west of the golf course is filled with old, neglected industrial and commercial buildings that could be re-zoned for residential development if that's what the community needs. But once this green space is gone, it's gone forever. Extremely short sighted to just hand it over to a developer in my opinion. Secondly, the traffic on Colorado avenue is already a nightmare. We just don't need more people living on that corridor.
North Park Hill	40-49	Yes	We would love to keep Denver green and add space for nature, play, with access to affordable community involvement
North Park Hill	40-49	No	Although I agree that our neighborhood (city in general) desperately needs affordable housing, we also still need public land that isn't managed by private interests
North Park Hill	40-49	No	Better use of police funding; private school security
North Park Hill	40-49	No	City of Denver needs to enforce the easement. This is NOT an opportunity for a commercial developer!
North Park Hill	40-49	No	Density from urban center near public transport is good for the entertainment. This is NOT the place for open space. Not all of us in Park Hill/N. Park Hill are NIMBY!
North Park Hill	40-49	No	Do not turn this into a place for tent city
North Park Hill	40-49	No	I appreciate that Denver is taking public comment in this way. This neighborhood is in dire need of a supermarket and potentially other shops and such. But I'd rather not see capitalism be the end goal over community. Creating affordable housing could be a great investment in the community. I don't claim to know what makes a healthy, happy community. But I don't think that it's lots of wealthy people moving in, more Starbucks and Qdobas, and for the love of god, no golf courses. Could we just burn all golf courses to the ground today? Create housing, but create open natural spaces for people to exist. And create safe ways for them to get from their homes to those spaces.
North Park Hill	40-49	No	I believe the golf course with improvements can regenerate a lot of revenue for the city and should remain

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	40-49	No	I hope to see the golf course developed in some form or fashion. If it stays a golf course the only people that benefit are the golfers!! Let this space be all of ours
North Park Hill	40-49	No	Please don't let developers have their way. The golf course should be for the public and housing only at affordable rates. Denver has too many distasteful luxury condos
North Park Hill	40-49	No	Please limit corporate chains. We need some mom/pop shops in the neighborhood
North Park Hill	40-49	No	Please!!! we want whatever does NOT involve the greedy developers getting their 'for profit' agendas on the last best hope for parks and open space in the community. Bringing some form of food/grocery options to the food desert would, in our opinion be something to consider. Not fast. Not convenient. Just real food items. which would probably not profit in that area as it is anyway so let us just stick with some form of open space or park. Thank you for putting this survey out. We hope there are enough others that want to see that area stay as open space.
North Park Hill	40-49	No	Please, take questions from public regarding what has already transpired, as well as what will happen in the future. This will increase transparency. Please have 100% greenspace on the table- it feels like it has already been discounted based on the questions in this survey.
North Park Hill	40-49	No	Thank you for asking!
North Park Hill	40-49	No	The PHGC has a Conservation Easement in place that we the taxpayers have already paid for (i.e. 1989 and 1997). Your survey is misleading because it is not mentioned ONCE so people do not have all the facts to make an educated decision. You should be ashamed of yourselves for hiding behind 'affordable housing.' That just means a tiny handful of 'affordable' options surrounded by luxury, expensive housing and more concrete McMansion Fugly houses. Developers have ruined the character and charm of beautiful, historic neighborhoods of Denver. Just look at the Highlands and Jefferson Park Neighborhoods as examples and you want to do this to Park Hill next? No thank you. CONSERVATION EASEMENT means NO DEVELOPMENT. It's either a golf course or a PARK. Thank you.
North Park Hill	40-49	No	There are plenty of opportunities for commercial and market rate housing all around this public land. Use it for deed restricted only, both for housing and subsidized business start-ups, but only 25 acres. Keep the other 120 acres for public recreation and open space uses. This is a generational piece of land. Don't squander it.
North Park Hill	40-49	No	There should be a balance of all things that promote creativity and diversity or humanity
North Park Hill	40-49	No	This survey is very slanted toward development. It appears to be a PR stunt so city can say they asked for input but plans to allow developer to go forward regardless. Leave the space open, parks!! Denver is losing all its green space!

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	40-49	No	Traffic is already horrible on Colorado Blvd and the I70/CO Blvd intersection has been under construction for a long time. Whatever option you for the Park Hill GC property, it shouldn't increase traffic in the area.
North Park Hill	50-59	Yes	A golf course means that only a small portion of the community will utilize the space. However, it MUST not be paved over. We need natural spaces
North Park Hill	50-59	Yes	Build portable houses for homeless people
North Park Hill	50-59	Yes	I don't believe residents that live in South Park Hill should dictate or have any substantial input or this issue- it's not their neighborhood and should be left up to the residents that actually live within the area. The income and socio economic differences between North and S. Park Hill are substantial. Only residents that live within 0.5 miles of area should have input
North Park Hill	50-59	Yes	Keep open space If development, no chains!!
North Park Hill	50-59	Yes	Keep the Park Hill Golf Course!
North Park Hill	50-59	Yes	Make a plan that connects to City of Axum Park and to the lighted hub at 40/Colorado. See this park as part of a larger place.
North Park Hill	50-59	Yes	Park Hill Golf Course remain a golf course
North Park Hill	50-59	Yes	Should have never closed the golf course without a plan, at least open back up the driving range while you figure it out (and the clubhouse). They were great community gathering places
North Park Hill	50-59	Yes	The first question of the survey was very poorly worded. It 'boxed' in the respondent to either A.) golf or B.) the risk associated with for what feels like deceptive wording, given all might 'fit' within the definition of 'other community-serving uses'?
North Park Hill	50-59	Yes	This survey does not mention the conservation easement at all. Why?
North Park Hill	50-59	No	Divide the land up proportionally for housing first and recreational/open space last
North Park Hill	50-59	No	Do it right, do not sell out!
North Park Hill	50-59	No	Do something about traffic on Colorado and resulting pollution
North Park Hill	50-59	No	Don't mess with the conservation easement, it was put in place to wisely serve keeping community access to open space and natural areas. Once open space and natural area is taken away, it's impossible to bring back. Future generations will tank us for keeping it.
North Park Hill	50-59	No	Golf courses are for a very limited demographic and group of society so it limits the enjoyment of the space to very few. I would like to see a mixed use property.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	50-59	No	I am very concerned that you will runs us out of town
North Park Hill	50-59	No	I thought this whole process was illegal? How is someone asking for feedback on how to develop it when the land is specifically to remain green? It seems like the developer must be in cahoots with the mayor and was given a wink when he purchased it. The fact that you're normalizing this process where it isn't supposed to be happening is disingenuous.
North Park Hill	50-59	No	I want it to be a beautiful park, like City Park but more natural. Kids and this neighborhood needs open space right in their neighborhood.
North Park Hill	50-59	No	It is currently zoned in perpetuity as a golf course. It is important for the neighborhood to maintain green space. Developing this site will further reduce Denver's park spaces
North Park Hill	50-59	No	Please keep the golf course. Human beings need natural, green spaces to thrive. The commercial development of green spaces invites noise and air pollution, and crowd congestion. Rent control is a way for housing to be affordable for all.
North Park Hill	50-59	No	Please no dog park. We need a swimming pool and even a bowling alley!
North Park Hill	50-59	No	Thank you for asking and doing your research to determine the best solution for all who have a stake in this! :)
North Park Hill	50-59	No	Thank you for asking for my opinion. I loved the golf course and miss it! Keep the driving range at least!
North Park Hill	50-59	No	Thanks for asking. Please don't show high density housing into the Park Hill Golf Course!
North Park Hill	50-59	No	The city of Denver has invested significant taxpayer dollars to ensure that the Park Hill Golf Course remains a golf course. Current zoning/easements permit NO OTHER USE. What does it say about our elected officials, and the integrity of our municipal government, if they can arbitrarily overturn the long-standing, taxpayer-funded designated use of this property for, presumably, the enrichment of a few developers and their agents. I strongly believe that preserving the Park Hill Golf Course provides a desperately needed buffer against the continued paving over of Denver. The city is already sadly short of park space and building retail and housing on this site would not only reduce our open space, it would further increase the heat island effect that already results in higher than historic temperatures in the summer. I say NO to the elimination of open space in Denver and encourage our city leadership to honor the wishes of their citizens and predecessors by continuing to offer outdoor recreation opportunities at the Park Hill Golf Course.
North Park Hill	50-59	No	The conservation easement is sacred bond for who owns the property today? Don't make Denver Jersey City, NJ!
North Park Hill	50-59	No	The conservation easement should be enforced and the golf course either left in place or converted to open space without development of housing or businesses

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	50-59	No	We are concerned and frankly skeptical about residential developers. The track record of the mayor and developers has been to benefit developers and rarely to provide housing that is actually affordable.
North Park Hill	70+	Yes	I'm very disturbed by how much open space has been lost in Denver. Let's not lose more by misusing the space of the Park Hill Golf Course
North Park Hill	70+	Yes	Thank you for this opportunity- I hope you publish results from this survey
North Park Hill	70+	Yes	We already have way too little green space. This should be an all natural park with wildlife areas, enhanced with native plants. Among other things, this use would set an example and inspire for the water use changes we as a city will have to make for water conservation. And it would be fun to visit, a source of pride
North Park Hill	70+	No	Consider the diversity of the current Park Hill neighborhood and not destroying the minority groups who live in the community
North Park Hill	70+	No	Do not let the PHGC be developed by Hancock's cronies!!! Please, please, please!!!
North Park Hill	70+	No	Do the right thing
North Park Hill	70+	No	How long will it be before you start the work?
North Park Hill	70+	No	I am retired, my great grandchildren visit during the summer months, 3-5 of them, all under 12 years old
North Park Hill	70+	No	I can't answer #3 because it fails to give the option of open space and parks and therefore skews both parts of the question. I can't answer push #7 because it presupposes there will be uses for the land other than open space and parks. I can't answer push #10 because it is ambiguous. There is no definition of what particular changes you're referring to. Under the perpetual conservation easement, permitted uses like a golf course can be modified as long as the new uses are consistent with the open space, recreation and conservation purposes stated in the easement.
North Park Hill	70+	No	I do not want to see housing of any kind
North Park Hill	70+	No	I expect the 40th (?) Colorado light rail area will become a smidge OD with housing and commercial development north of the highway. With that density and the housing south and southeast of there, it is critical that all of the Park Hill Golf Course space remain open space. Denver is behind other metro regions in open space per capita. We do not need more concrete poured in our open spaces. Park, grocery store at 40th? Steele is a great place to shop. A grocery store adjacent to the Safeway warehouse would be a great idea, too. Save the open space. We need it!
North Park Hill	70+	No	Increase that won't increase traffic on Colo. Blvd
North Park Hill	70+	No	No

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	70+	No	Not sure, but must include affordable housing as well as park/open space
North Park Hill	70+	No	Please don't gentrify it. Please keep the open space. A municipal golf course is the best usage.
North Park Hill	70+	No	This City of Denver needs more open space and natural areas. Stop building cheap apartments and covering up green spaces
North Park Hill	70+	No	We need things for teens to do and places to be
North Park Hill	60-69	Yes	It would be great if there was a large community garden that could be used to feed the neighborhood AND educate children (science, biology, math, life, cooking, nutrition, etc.) as well as adults. Fast food (processed) is killing us.
North Park Hill	60-69	Yes	Open space, park like (e.g. City Park), trees (lots of trees, bushes), flowers, small entertainment venue (large enough for 12 piece band), picnic area
North Park Hill	60-69	Yes	Our golf course, City Park, was just redone. Think the area of Park Hill golf course could use this space for a park, rec center and much needed grocery store
North Park Hill	60-69	Yes	This survey is so obviously, and deliberately, skewed toward Westside development that I hope someone reports it as an ethics violation. Unbelievable!
North Park Hill	60-69	No	Consider a 9-hole regulation golf course and the rest open space with a concessions area
North Park Hill	60-69	No	Denver native born and raised, I'm concerned about the development of Park Hill Golf Course. I would like to be a part of all community meetup
North Park Hill	60-69	No	Feel some questions fuel discrimination on the grounds of race, age, or sex, income. Why (on map) #6 and #7 separate when it's considered Northeast Park Hill- effect survey results. Based on map looks like mileage distance is not same for each neighborhood listed from edges of Park Hill GC.
North Park Hill	60-69	No	Honor the conservation easement. Visioning for development should NOT be happening. If you invalidate a conservation easement so a developer makes money, how can citizens who vote to protect land and keep open spaced in perpetuity ever trust you again to put a conservation easement in place on any other open space property?
North Park Hill	60-69	No	I absolutely object to the development of the course- it should have been left as a golf course. We need open space and the sale of the property to a developer was unethical
North Park Hill	60-69	No	I believe we have a beautiful city! However the desire to live in Denver is leading out city to LA, California. Crowded and the traffic is already equal. East Denver (Park Hill) should rename a quiet place for Signal Family. It is sad what has happened in one block, 28th to 29th on Fairfax. Enough!!
North Park Hill	60-69	No	No more multi or single homes, too congested as is, a golf course is very much needed. Thank you

Area	Age	Children in Household	Additional Comments (Mailed Invite)
North Park Hill	60-69	No	open space easement, KEEP IT! phgc should not be developed, except as parks and recreation OPEN SPACE!
North Park Hill	60-69	No	Our true preference would be for all parks and a variety of open space
North Park Hill	60-69	No	Please stop 'visioning' about how to get rich and honor the city's conservation easement. Find someplace else to prey on. Go away
North Park Hill	60-69	No	Please turn this area into an open space park. Nothing commercial!
North Park Hill	60-69	No	Thank you for asking for input
North Park Hill	60-69	No	Thanks for the survey
North Park Hill	60-69	No	This neighborhood has changed over the past 12 years with many more children and virtually no place other than the school yards for them to have outdoor recreation. I've been working in affordable housing for 30 years and know the importance but PHGC is a one-in-a-lifetime opportunity to preserve outdoor space for generations. Plus, we already paid once to keep with open space with the conservation easement; let's live up to our commitment.
North Park Hill	60-69	No	While I am concerned about the rising costs of buying/owning a home here in Park Hill, I'm more concerned about gutting the golf course (AGAIN) and creating open space that will (eventually) attract the homeless population. More times than not, lower income families rarely respect the neighborhoods they live in often lowering property values.
North Park Hill			Elected and appointed officials ignoring the requests of concerned citizens. Use of tax payer dollars for developer-profit
Northeast Park Hill	Under 30	Yes	Black, brown, white, all lives matter!!!!
Northeast Park Hill	Under 30	Yes	NA
Northeast Park Hill	Under 30	Yes	stop building homes
Northeast Park Hill	Under 30	No	Colorado has plenty of golf courses!! They are a waste of resources and only a small percentage of the population can use them. Turn the space into something everyone can enjoy! If you're not lucky enough to live by Station 26 Brewery there's no where to get beer around here! Parents could go get dinner while their kids had sports practice. If you build it they will come!!!!!!
Northeast Park Hill	Under 30	No	Don't sell out to the highest tax revenue. Parks, transit, and community facilities provide long term benefits that will pay off 10 times over.
Northeast Park Hill	Under 30	No	Don't you dare put more 'affordable' housing in that isn't affordable or expensive restaurants that don't cater to the neighborhood. We don't need another Fairfax St disaster.
Northeast Park Hill	Under 30	No	I can do math, but I refuse to do it on your account

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Northeast Park Hill	Under 30	No	I don't want to see another large development. Please keep some open space/park space. We all use it and want to keep Colorado green.
Northeast Park Hill	Under 30	No	I take my dog to the golf course everyday to walk, I'd love to see it blossom into a full fledged park with opportunities for the community
Northeast Park Hill	Under 30	No	I'm extremely concerned that what happened at 28th and Fairfax will happen to our neighborhood again - that deals will be made behind our backs without our input, that this process will be performative and will result in whatever profits Westside Investment Partners rather than what benefits the community. This piece of land is the last place like it in Denver and what happens with it will have huge, lasting impacts. The people whose lives it will impact most should have the most say in what happens to it.
Northeast Park Hill	Under 30	No	Outdoor space seems like the best. Dog friendly
Northeast Park Hill	Under 30	No	Please no large, chain businesses. If new construction occurs, please be local to keep the profits in our community
Northeast Park Hill	Under 30	No	Would love to see off-leash areas for dogs, not necessarily a dog park, but large space like Cherry Creek dog park!
Northeast Park Hill	30-39	Yes	Grocery store, grocery store, grocery store, grocery store,
Northeast Park Hill	30-39	Yes	In order to create a healthier city and neighborhood we need to advocate for upward mobility. In order to do so we need to foster hyper-diversity to create opportunities to utilize social capital
Northeast Park Hill	30-39	Yes	Lake, food, grocery store
Northeast Park Hill	30-39	Yes	Need to address the food desert in this area
Northeast Park Hill	30-39	Yes	Please give us a pool/splash pad for the children of Park Hill to come together and grow into a tribe that takes ownership of their neighborhood. They are the future, they need a pool
Northeast Park Hill	30-39	Yes	Some park/open space is needed and required by previous agreements, but some retail is needed to vitalize the area and provide accessible options for area residents
Northeast Park Hill	30-39	Yes	Thank you for considering public opinion
Northeast Park Hill	30-39	Yes	Thank you for letting us give our input!
Northeast Park Hill	30-39	Yes	We desperately need a grocery store in this neighborhood
Northeast Park Hill	30-39	Yes	Would really love to see this be turned into something that allows for a wide range of demographics to utilize the space regularly and affordably (free or low cost). Think a grocery store could be really beneficial in this space, but would love to see it used mostly for outdoor space & nature access/rec center/pool. Think there's plenty of shopping centers/restaurant access close by and that a grocery store and outdoor

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			space would be more beneficial to the community as a whole. Think that basketball courts and athletic fields would draw a huge range of ages, and that a walking path around the exterior/paths that connect the park through the interior/diagonally across the inside would be amazing to maintain the walking/biking access that it currently provides. We use this space regularly (2+ times a month) as a super safe biking & walking trail for our young kids to practice/gain experience on. Also think a dog park could be a great addition to this space! We're really excited and hopeful about what this can provide for our community, and feel the access for all demographics is crucial in it being successful.
Northeast Park Hill	30-39	No	A bus that goes to the light rail more; like the art!
Northeast Park Hill	30-39	No	I am so happy that this survey is being conducted. The way the city has cowed to corporate interests around development all across the city over the past decade has been tough to watch. If you decide to build housing, I think half or more must be low-income housing. We don't need more market housing. If the builder pays a fine to build the low-income housing elsewhere, where it is cheaper or where market wouldn't do as well, it's a sham and will hurt the neighborhood immeasurably. I have always been proud of how green Denver is, and this is a chance to do for Northeast Park Hill what was so easily given to Stapleton. Their central park is not crowded, people are prioritized over profits, and it's allowed to be a community space rather than a commercial one. Why can't we have what the rich neighborhood has? It's right here for the city to stand up and do something about. This neighborhood was build on landfill and has never been treated fairly. My neighbors who have been here 60 years (since 1963) deserve to have their needs met. That means not packing in as much housing as possible. That means making sure at least half of housing is low income. That means any commercial space must be local, minority-owned. That means any spaces must be public, don't build another pool just for the people in the rich condos like the one already there, but not one for the low-income housing across the street. This can be a really good piece of commerce if we get away from extracting huge profits and settle for reasonable profits and help people instead. This opportunity cannot be missed, and this neighborhood will be destroyed if we replicate a Northfield pave-it-all approach. It is also important that we have local, Black and Latinx voting representation on the committee. As a community that has been over-policed for decades, where's the rec center or park that just fall on Stapleton? We could also use a grocery store, but I am concerned that in exchange we will get a dozen fast-food chains with starvation-wage jobs and endless black-top for parking. Finally, we need voting, long-term Black and Latinx residents on the committee because so often these projects are created in white spheres, without any real veto power being given to disenfranchised communities. The 'listening tour' approach that this survey is a part of is

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			ok, but often the decisions are still made in closed conversations of those already in power. I urge you to take the brave step and get someone from here involved in the actual decision-making. Then it can feel like we are doing something together, rather than the city helping a developer make a more extravagant profit. Denver is a special city and Northeast Park Hill is a special neighborhood. Many people come down CO blvd as their first scenes of Denver. Let's greet them with our warm and beautiful community space.
Northeast Park Hill	30-39	No	I really appreciate you taking the time to ask the neighborhood what we want. Thank you for your efforts!
Northeast Park Hill	30-39	No	I think it's really important to bring some basic services to the community- groceries, barber, laundromat/cleaners- because there seems to be no options for people without cars
Northeast Park Hill	30-39	No	I would really like to see a great park space for bike, walk paths, flowers, trees, lake. Also a grocery store.
Northeast Park Hill	30-39	No	It has been being wasted space
Northeast Park Hill	30-39	No	It's so nice having the beautiful open space, high density housing and a bunch of commercial stuff will make me sad :(
Northeast Park Hill	30-39	No	Keep the golf course please- a high number of people moved to this part of Denver because it was space committed to always bring park space! Anything but a golf course will cause many issues and unhappy people.
Northeast Park Hill	30-39	No	Keeping the roots of Park Hill is important. Change is good, but to benefit and sustain the community in a positive way.
Northeast Park Hill	30-39	No	Leave open space! There is too much congestion and housing taking over. Thank you!
Northeast Park Hill	30-39	No	Please keep it an affordable golf course! Or at least green space - this formerly segregated neighborhood is otherwise already too industrial
Northeast Park Hill	30-39	No	Please NO retail
Northeast Park Hill	30-39	No	Really important to me that the large trees on the golf courses are maintained. Green space fights climate change, increases biodiversity, provides mental/physical health support for urban dwellers like us
Northeast Park Hill	30-39	No	Shortage of open space in this area. This provides nature and opportunities. Do not want to see it commercially developed in a way that would change demographics. Nice recreation services are also missing.
Northeast Park Hill	30-39	No	So many of us in the neighborhood love the open space and rely on it daily. There are so few places in Denver to enjoy the outdoors on paths. It is so important to keep it this way.
Northeast Park Hill	30-39	No	Support for local businesses in the area if open space is taken away
Northeast Park Hill	30-39	No	Thank you for the consideration!

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Northeast Park Hill	30-39	No	Thank you for the opportunity
Northeast Park Hill	30-39	No	Thanks for inviting guidance from the community. We walk through the golf course everyday and love having some open space in the midst of the city. It's a treasure and a sanctuary. Please keep this open and available for future generations to love and enjoy.
Northeast Park Hill	30-39	No	Thanks for involving the community in this process.
Northeast Park Hill	30-39	No	The community would benefit from clean air, not more congestion and higher people density.
Northeast Park Hill	30-39	No	This planning process should be inclusive of the whole neighborhood, not just the golf course. If we could look at all of Northeast Park Hill and talk about where we can revitalize businesses and build more homes, there would be so much less divisiveness. The developer is counting on us fighting to reduce our power. This neighborhood, which has been ignored by the City and subjected to terrible injustices including environmental injustice (pollution, lack of tree canopy, heat island), should not have to choose between having crucial open space and having housing and retail and other community amenities. We should have BOTH! We do not need to sacrifice any green space to get what we need. We can build up the community centers we already have with retail. We can take some of those out-of-business buildings in the commercial area directly to the west of the golf course and turn it into something useful. The City could offer incentives to redevelop areas that are already built up instead of paving over the grass, trees, and urban wildlife that serves as an oasis for our polluted community. It's frankly lazy to insist we can use the golf course to meet all of these needs that have been needs for decades! And there is no way in hell that the developer is going to agree to a plan where they don't make millions in profits. That's their whole purpose of existing - to make money! So that means we would have to let them build a bunch of overpriced condos and townhomes a la Central Park. And who would move into those spaces? Not current residents, that's for sure! It would be wealthier folks. And property values around the neighborhood will increase as a result, which is great for people like me who busted their butts to secure precious housing in Denver, but it will also cause rents to go up, and the current renters will get pushed out to Aurora. If it weren't for the conservation easement (which isn't even mentioned on this survey!!!!), Clayton would have sold the land to developers long ago and that land would be covered with unaffordable housing and retail that supports the people who can afford unaffordable housing. We as a community need to hold firm. If the developer can't make money, it will be forced to sell the property. The property should be sold to the City who can buy it with 2A funds and do all kinds of good stuff with it, like continue its current (albeit unofficial) use as a park and offer community gardens for growing

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			food and outdoor space for BBQs and birthday parties and maybe even live music (like Jazz in the Park) and maintain the natural space around the pond where easily 20 species of birds make their home, plus the family of foxes. And what about affordable housing and retail? Again, the city should offer incentives to build up the spaces we USED to have in this neighborhood. I want it all for myself and my neighbors. And because the people hold the power due to the conservation easement, we can demand it all and don't have to accept merely the scraps that the developer would be willing to throw us after they make their millions. The City appears to be working for the Developer instead of for the people and driving this false narrative that the land can only be a golf course and that there's no other way for us to get the things that we need other than to allow development of the only meaningful open space left in this built-up, developed, commercialized, polluted area. We need to think bigger! Which is why we should actually have a 'Large Area Plan' that contemplates the WHOLE neighborhood - then the 'all options on the table' phrasing the City keeps pushing wouldn't be an empty platitude. There is so much opportunity here! Don't squander it because some multimillionaire wants to further line his already incredibly fat pockets. Fight for us! We are fighting for ourselves but we are outgunned. Help us!
Northeast Park Hill	30-39	No	This survey is leading and invalid. It does not allow the public to share their opinions. It is design to elicit the response the city is looking for. It should be reworked and sent out with questions that are not leading and pointed towards development.
Northeast Park Hill	30-39	No	We need a grocery store! All park/open space and a grocery store would be a dream come true. We need access to nature and we need access to food.
Northeast Park Hill	40-49		Thanks for asking us. We don't need a bunch more housing complexes just thrown up and crowding the space. We didn't buy in Stapleton/City Park for a reason- 300 kids trying to sled down one hill
Northeast Park Hill	40-49	Yes	I hope this area will be used to help grow the children of Park Hill
Northeast Park Hill	40-49	Yes	Open space, I use it to walk and run and I enjoy others using it. It's the largest open space around us. Save the park!
Northeast Park Hill	40-49	Yes	Thank you for the work you are doing to take community suggestions for the land seriously
Northeast Park Hill	40-49	Yes	The focus should be on using this space to help improve environmental concerns as well as helping members of the community deal from trauma endured after centuries of institutional racism and sexism
Northeast Park Hill	40-49	Yes	The golf course has already been a part of this community, a place for locals to gather and get exercise, a place where people young and old make a keep friendships. It's been here for generations and hope it will be here for many more

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Northeast Park Hill	40-49	Yes	The space shouldn't be used for more home, would like to see the golf course remain or open space and parks. Swimming pools/splash pads, play spaces, schools and gardening space, every piece of land doesn't need homes on it. MORE home will cause crime, congestion and higher property tax; which will cause long term residents to be pushed out.
Northeast Park Hill	40-49	No	A Zone Change and Easement Release are required prior to any non-open space development on this property.
Northeast Park Hill	40-49	No	How can the industrial area, east of Park Hill Golf Course be used and updated for neighborhood? Is there zoning issues? Plenty of unused spaces. Thank you
Northeast Park Hill	40-49	No	I am unsure why the conservation easement is not being considered when we already voted and paid to insure the use of the golf course in perpetuity. For once I would like to see a vision that only benefits developers and politicians.
Northeast Park Hill	40-49	No	I hope you sent this survey out in Spanish and other languages or your sample will be biased
Northeast Park Hill	40-49	No	Keep green promenade space and water-wise
Northeast Park Hill	40-49	No	Keep the golf course mostly park space, similar to Wash Park and incorporate restaurants/shops like in RINO. Expand to the adjacent industrial district like RINO. Music venues, breweries, cafes, small independent shops, art venues, etc. More large parks and less 'micro-parks' please. Walkable fun. Upgraded sidewalks and tree lined streets. We care about our home value and we want it to increase as the community is upgraded by this park space and development.
Northeast Park Hill	40-49	No	Liked this space when it was a golf course and am totally fine if it stays a golf course, but please do something with it and do it quickly. The empty space is awful and is just having a negative effect on the neighborhood and community. We're extremely excited about the prospect of this being a multi-use space with ~50% dedicated to parks/outdoor space and ~50% to restaurants, grocery, activity space, a small portion of new homes, etc.
Northeast Park Hill	40-49	No	Please keep as much green/open space/park as possible!
Northeast Park Hill	40-49	No	Please make this space non-retail open space for exercise
Northeast Park Hill	40-49	No	Thank you for doing this survey!
Northeast Park Hill	40-49	No	There doesn't seem to be a strong way to voice my opinion against building housing/commercial on this property through this survey, other than by voting for other options. This survey makes it seem imminent that the City already thinks that the developers will be allowed to build commercial/housing, and this survey is merely trying to figure out what they can build and how much.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Northeast Park Hill	40-49	No	We do not want anything put there that creates more traffic. The light is already dangerous enough!
Northeast Park Hill	50-59	Yes	Affordable housing that is mixed so upper as well of lower income requirements have potential to apply
Northeast Park Hill	50-59	Yes	I do not want to see anymore developments go up!!! Just that we need to keep some open space in Colorado. Being built up is where the problems come in, the traffic gets bad and a lot of these places don't provide parking, therefore it spills over into the other neighborhoods.
Northeast Park Hill	50-59	Yes	It's open space only once. Develop the land to the east into commercial, but keep the park. It would be a shame to lose it.
Northeast Park Hill	50-59	Yes	Leave it as it is a golf course
Northeast Park Hill	50-59	Yes	Please, hurry! Also grocery store very very important. Grocery, retail, and entertainment!!
Northeast Park Hill	50-59	Yes	The \$3 million conservation easement should be maintained! This was a developer gamble and feels very lacking in integrity.
Northeast Park Hill	50-59	Yes	The land should NOT be developed for any form of private development. The conservation easement must remain.
Northeast Park Hill	50-59	No	LCM (Long Care Meters) pools are necessary for summer swimming competition. We have one (Congress Park) built in the 50's! We need a new state of the art LCM swimming facility
Northeast Park Hill	50-59	No	No grocery facilities in this neighborhood. Would love to see a Trader Joe's here. It is smaller but they have tons of affordable options for groceries.
Northeast Park Hill	50-59	No	Why is there no mention of the Conservation Easement that's currently in place? Why doesn't this survey include any questions that include the easement, and options available under the Easement?
Northeast Park Hill	70+	Yes	Consider all the different cultures in the Park Hill community
Northeast Park Hill	70+	No	Anything except another golf course
Northeast Park Hill	70+	No	Denver needs open areas to breathe. North Denver has very few, almost none that are inviting aside from the Central park/Stapleton Parks surrounded by very middle class housing.
Northeast Park Hill	70+	No	Good luck!
Northeast Park Hill	70+	No	I am encouraged that Park Hill Golf Course, it does need to be updated, with new everything
Northeast Park Hill	70+	No	I have 2 gift cards for Park Hill Golf Course?
Northeast Park Hill	70+	No	I like the way it was. Was used by many of clubs for parties, events, and restaurant
Northeast Park Hill	70+	No	Keep the buildings low enough to see the mountains

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Northeast Park Hill	70+	No	Need walking trails and picnic areas with playground
Northeast Park Hill	70+	No	The rent over where I stay at they go up on the rent every years
Northeast Park Hill	70+	No	There is a need for a grocery store in this neighborhood and we need more fast food places, and a UPS Store would be nice there aren't a lot of these kinds of businesses here, just parks and open space where the Park Hill Golf Course is located now
Northeast Park Hill	70+	No	Whatever makes our community better living environment I'm all for it
Northeast Park Hill	60-69	Yes	Can see the train going by now from my front yard. I will miss this when there are buildings on the golf course.
Northeast Park Hill	60-69	No	A 9-hole golf course was not given as an option. This would be nice to have
Northeast Park Hill	60-69	No	Bring back the golf course- no house
Northeast Park Hill	60-69	No	I enjoy the golf course and zoo!
Northeast Park Hill	60-69	No	Just renovate the golf course, City Park did
Northeast Park Hill	60-69	No	Keep Park Hill the same, enough change
Northeast Park Hill	60-69	No	Lived here long time- Park Hill is our home. Anything good would be right for our Park Hill Golf Course
Northeast Park Hill	60-69	No	No commercial business, no housing (none of any kind)
Northeast Park Hill	60-69	No	Please make provide Park Hill with a better supermarket and laundromat
Northeast Park Hill	60-69	No	Service needed convenience like grocery store, gas station, wide open space
Northeast Park Hill	60-69	No	Time to change from golf course to something the whole community can enjoy like park or grocery store
Northeast Park Hill	60-69	No	We have enough buildings going up. Let's keep this a really nice 9 hole golf course. Have to do a little work on it, like City Park did!
Northeast Park Hill	60-69	No	Would like to see a Stapleton, Lowry type development
Northeast Park Hill			I do not care to answer the information about my household. I am a neighbor and care about the future of the golf course. Thank you for the survey!
Northeast Park Hill		No	Do not develop this space: golf course, park or open space
Other (not shown on map)	70+	No	None

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Overlook at Park Hill	Under 30	Yes	IF anything besides a park is built, it has to serve the needs of the community. NO MORE GENTRIFICATION! Access to nature and parks is a major need!
Overlook at Park Hill	Under 30	Yes	Like to see it remain a quiet location to enjoy, not overloaded
Overlook at Park Hill	Under 30	No	Use the geometric mean to summarize the percent allocation responses from this survey (in question 11).
Overlook at Park Hill	30-39	Yes	Please consider environmental concerns as top priority. Plant more trees! Also, there needs to be walking access from the neighborhood east of the land to Colorado Blvd. People forcefully (and illegally) cut through fences to go west. And put an arrow at 35th and Colo Blvd!
Overlook at Park Hill	30-39	Yes	Sidewalk needed on 35th from Dahlia to Colorado- people are constantly walking on the road, especially when it snows!
Overlook at Park Hill	30-39	No	As much greenspace as possible- 100%. No multi-story buildings. No building right up against Overlook at Park Hill. Leave the pond. Foxes live on the east side of the golf course, they MUST be protected.
Overlook at Park Hill	30-39	No	It would be great to keep half a 9 hole golf course and make half for restaurants and support small businesses, maybe a small market. Or just keep it a golf course.
Overlook at Park Hill	30-39	No	Keep it an open space!!
Overlook at Park Hill	30-39	No	The residents of Denver paid for a conservation easement. We would like to see it kept.
Overlook at Park Hill	30-39	No	There's a difference between affordable and Section 8 housing projects. There are projects right down the road. I'd like to see something that my brother, single dad of 3, moderate income blue collar, could afford for his family. This golf course is the perfect location for a large nursing home with real-life scenes inside. Their rooms look like apartments rather than hospital room. People have knockers and a mailbox. Their cafeteria is distributed into 5 or 6 cafes throughout the facility, there are little tables outside the cafe where they can wheel over and hang out and socialize. There are antiques everywhere in this facility, things these people used to have that will keep them emotionally comfortable. Marcia B. Kayhanfar 301-332-5178
Overlook at Park Hill	30-39	No	We do NOT want this space to be a golf course
Overlook at Park Hill	30-39	No	We need a mix of open space, thoughtful local retail and access to groceries to benefit the neighborhood and the youth.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Overlook at Park Hill	40-49	No	Make sure potential health impacts of any proposed development are seriously considered. This area already has a lot more pollution from cars and all the industrial development near us than so much else of Denver. Keeping this undeveloped with all the mature trees is a big health issue for me and my neighbors for air quality and the reduced stress of having a buffer of green natural space before the industrial and transportation corridors nearby and the residential areas.
Overlook at Park Hill	40-49	No	Save the open space!! Save the golf course as a golf enthusiast, I played Park Hill frequently.
Overlook at Park Hill	50-59		I would like affordable housing, but also concern, how much traffic it will bring. It's always congested on Colorado Blvd
Overlook at Park Hill	50-59	No	A conservation easement is, by it's nature, perpetual!!
Overlook at Park Hill	50-59	No	Continue to keep community engaged in the process
Overlook at Park Hill	50-59	No	We cannot take more concentrated poverty here. We cannot have more affordable housing in this area. We have affordable housing from 40th and Colorado to MLK and Elm. We also don't need community gardens. We are a neighborhood of single family homes and affordable rental housing. Most of the affordable rental housing also has yards--and we have the 'Peoples Pantry' and gardens at Dahlia Square. We don't need health care, we have 'Denver Health Family Health Center Park Hill'. We also have the 'Dahlia Center for Mental Health' and the 'Dahlia Square Senior Apartments'. We don't need housing--we are a neighborhood of single family and duplexes with a lot of affordable housing, too. We don't need more residences/housing. Maybe another neighborhood can take up the affordable housing mantle for a while? Every other big city is scattering their affordable housing throughout their cities and it feels like we are concentrating ours. We all know what happens in areas of concentrated poverty--don't increase the poverty we already have in NE Park Hill.
Overlook at Park Hill	70+	Yes	For the most part, new housing in the last 5 years is ugly and unaffordable. Adding their pollution, water use, and traffic on Colorado Blvd is unacceptable. This open space provides life-sustaining oxygen to our hemmed in neighborhood. Honor the easement!
Overlook at Park Hill	70+	No	I would like the re (golf course) to be reopened, it was a very nice and quiet place to go. The food was great, I had a lot of birthday dinners there
Overlook at Park Hill	70+	No	The easement that the city paid for should still be in force so stick with it

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Overlook at Park Hill	60-69	No	Honor the conservation easement. To do otherwise is a betrayal of the public trust. The English language has a great word for the relationship between the city/county and the developer in this matter- that word is corruption, which can result only in bad press and further lawsuits , unless the easement is honored.
Overlook at Park Hill	60-69	No	I appreciate this survey and hope this precious space remains mostly open space or park for future amenities to enjoy
Overlook at Park Hill	60-69	No	It's only open space once
Overlook at Park Hill	60-69	No	Please don't develop this space for housing or retail. Colorado Blvd is a very congested street in neighborhood and can't handle more traffic for retail or housing!
Park Hill Village	Under 30	Yes	In the past 5 years the Denver govt has sold out all the open space we had. As a 5th generation native, I feel we need to limit building and population increase. Please pressure what little open space is left. We have enough stores, restaurants, etc. Natives have been forced to move out and the people moving her have no respect for our history or life here. They have gentrified the areas and destroyed our open spaces. This change you want to make is only for money.
Park Hill Village	Under 30	No	As long as the development plan aims to improve the economic situation in the surrounding areas, most residents will be on board. Open space, grocery store, small business, increase value!!
Park Hill Village	Under 30	No	I think it is important to have some form of public open space to run and walk our dogs in which we feel safe. I have loved the ability to go run and walk in the golf course. It has also increased the value of our home
Park Hill Village	Under 30	No	I'm very supportive of development, but don't want the city to insist on non-grocery retail development. Especially in light of COVID, many retail spaces are vacant and the space would be better used for affordable housing and other community-serving services.
Park Hill Village	Under 30	No	Please create an off leash dog park in part of it. Thank you!
Park Hill Village	Under 30	No	Strong preference for a park or outdoor space
Park Hill Village	Under 30	No	Thank you for this survey
Park Hill Village	Under 30	No	This is one of the last open spaces around Denver, please keep it an open space.
Park Hill Village	Under 30	No	Transparency with any companies that plan to develop on this land, possibly a community approval board?
Park Hill Village	Under 30	No	We do not need more buildings in Denver whether they are commercial or residential. Please save the last bit of open space we have left. Denver is turning into a concrete jungle. The trees and wildlife in this

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			area need protecting. I very much enjoy my walks with my fiancé and dog in this area. Thanks
Park Hill Village	30-39	Yes	Actual affordable housing (under \$250K) for eligible people. Make sure greens areas/parks interspersed among homes/businesses (think Central Park neighborhood). Also, enough FREE parking especially for residents of affordable housing. Park Hill Station has lots of parking but residents have to pay extra to park another vehicle. If they have limited income, why would they choose to pay more? (can't afford it)
Park Hill Village	30-39	Yes	Given the harms caused to this community in the (recent) past, this process should be being LED by BIPOC members of the community
Park Hill Village	30-39	No	It would be great to see this area used to bring our community together. Having this space open during Covid has been such a benefit to our community and has given us the opportunity to get outside and at least have some sort of human interaction. For me, the most important part of this decision is to make the most out of this space/opportunity. Parks bring communities together and are so vital to our overall well being. We have a ton of kids in our building and they have no where to play or get active. They will roam the hallways and parking lots so I feel it would be great to provide our future with the best opportunities possible
Park Hill Village	30-39	No	We need something like local restaurants (not chains) to create a community feel. There is nothing decent within walking distance (restaurants/bars).
Park Hill Village	30-39	No	Would hate for the space to be used for low-income housing. The harsh truth is that low-income housing next to regular housing causes crime.
Park Hill Village	30-39	No	Would love to see small businesses like coffee shops and restaurants open in the area. Colorado Ave. should promote biking and public transportation and have a vibe and culture when you get off the bus. This is a great opportunity and I'm happy this group is asking its residents for input.
Park Hill Village	30-39	No	You should add trash cans instead of signs everywhere
Park Hill Village	40-49	No	I would love to see a big park that will draw people during great weather, a concert, an open space the community would be proud of- with a healthy foods grocery store, bottom retail, etc. Some restaurants that will draw people. A park plus a space people will want to visit and enjoy from all over Denver
Park Hill Village	40-49	No	Please no more fast food, we are surrounded! Salad, fast casual welcome. Consider a sit-down restaurant. Used to be a Mexican restaurant where car wash is, all races could gather, nice, but not expensive, had a bar, was locally owned. It would be awesome if Golf Course Clubhouse/restaurant could be saved/re-done including large outdoor patio overlooking some green space. Please save parking lot. Understand entire empty plot of land next to Popeye's will be developed as working class and affordable housing with no retail. Park Hill Station is already 300 units of affordable and homeless building across the street.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			Park preferred. No more "affordable" if you must build. Crime is through the roof. Consider security, safety, and lighting in whatever plans are decided. Thank you!
Park Hill Village	40-49	No	We need green space in Denver. We can't keep piling in housing and businesses and causing congestion and safety concerns.
Park Hill Village	50-59	No	Albion St. has an increased need for traffic control, Park Hill Station has no play areas for kids. Balls and bikes go in the street
Park Hill Village	50-59	No	Even the low income households need an open space to gather. Current infrastructure cannot accommodate more traffic for business and parking. Adding additional affordable housing to a corner which already has 2 100% affordable tax credit properties goes against the plan of mixing market and affordable units. More affordable housing on this corner only creates a small pocket of poverty. Affordable housing is my occupation. Michele R Gentry: michelegentry7@gmail.com
Park Hill Village	50-59	No	If more housing is coming, please, please consider the traffic patterns in this small and congested area. Open Dahlia!
Park Hill Village	60-69	Yes	It is the safest place to walk in this area. I walk almost daily, and enjoy seeing neighbors, kids, dogs, bikes. There is no other outside space to safely walk/job.
Park Hill Village	60-69	Yes	We need a grocery store, movies, and restaurants
Park Hill Village	60-69	No	Keep the golf course or save it as an open space park 100%. NO DEVELOPMENT!
Park Hill Village	60-69	No	Why no mention of the conservation easement protecting the property? Seems to be a fatal omission for a valid survey
Skyland	Under 30	Yes	Good walk spaces or good sidewalks for skating or bikes
Skyland	Under 30	No	Thank you for seeking input for this project! Good luck
Skyland	Under 30	No	The 39th street greenway is amazing and I would love to see it connected to the park hill golf course. We are also in desperate need of a grocery store in this area there is no grocery store within walking distance. If you don't have a car it's nearly impossible to be groceries.
Skyland	30-39	Yes	Grocery store
Skyland	30-39	Yes	Grocery stores and parks are much needed in this area. Transportation is needed because there are not walkable options for food.
Skyland	30-39	Yes	I strongly believe Park Hill Golf Course shouldn't be developed. It's one of the last major open spaces in the city. However, I think it is under-utilized as a golf course and that land would better serve the community as a public park open to all. The community sits in the middle of a food desert and also lacks childcare facilities so I believe dedicating a small amount of space to those facilities would serve a need. Going back to transportation - something I forgot to add to that section - crossing Colorado on foot and by bike is dangerous. Having better pedestrian &

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			bike crossings (prioritized lights, separated crossings, etc...) would help link Skyland & Clayton to Park Hill golf course.
Skyland	30-39	Yes	No big box stores/chains
Skyland	30-39	Yes	Our community really needs grocery stores, restaurants, and recreation
Skyland	30-39	Yes	Please do not sell the land for more housing unless it's affordable housing
Skyland	30-39	Yes	Please keep it a green space that the community can enjoy. Add a rec center or outdoor courts. Make it something unique. An outdoor ball hockey court to provide affordable hockey access would be great and something different this park/space could offer. Community sports are important for kids and adults.
Skyland	30-39	Yes	Thank you for your efforts
Skyland	30-39	Yes	We live in a food desert
Skyland	30-39	No	I am just hoping for the best for everyone, although I really do feel we have enough parks and open space in this area and I would like to have a grocery store and more restaurants in walking distance - I hope this is inclusive of what everyone else would like as well. Thank you!
Skyland	30-39	No	I am really glad the Park Hill Golf Course is being looked at for community projects! I wish that the City Park Golf Course was too.
Skyland	30-39	No	Keep it open space and support the value of property in this area!!!
Skyland	30-39	No	Make it space the benefits the community by providing some opportunity for small businesses while also providing ample space for outdoor rec. If you do this right, it could become the center piece of the community instead of a blight
Skyland	30-39	No	Market rate housing is what this area needs. A new subdivision like Mid Town would be awesome right there. We already have a golf course at City Park! Maybe a par 3 course would work!
Skyland	30-39	No	Park Hill Golf Course was the only course I could afford to play at when I moved to Denver in my 20s. They offered a 2 for 1 ladies special, putting the cost at \$18 for 18 holes. Before it closed, PHGC was one of the best courses in the city! I met my best friend and mentor playing there. It is also an important part of Denver's history and I'm saddened to see the city turn its back on that legacy. We do not need more development in our already congested community. We need more open space and recreational activities. I hope that no part of that land is used for development of housing or retail space. One of the best parts of Denver compared to other large cities, is all the green space, and in the 8 years I've lived here, I've watched as the green space is slowly developed. Keep Park Hill Golf Course as a golf course and stop bending to ever-consuming developers!!!!
Skyland	30-39	No	Please build a grocery store
Skyland	30-39	No	Please do not build a bunch of cheap, typically, condos and apartments. There are so many ugly block-type buildings going up all over Denver and this space has so much more potential than that.

Area	Age	Children in Household	Additional Comments (Mailed Invite)
Skyland	30-39	No	Please do whatever it takes to prevent rapid gentrification and destruction of community diversity and culture
Skyland	30-39	No	Please don't make this another Central Park area with chain restaurants and stores
Skyland	30-39	No	Please double weight the feedback from my neighbors of color- they have seen a YMCA sold, developed into homes for mostly affluent white people. I do not want my neighbors pushed out. LISTEN TO THEM. Also, please plan for parking/congestion.
Skyland	30-39	No	Public participation in decision making is very important. A household member of ours works in government as well and has emphasized the strong need to ensure that decision making concerning community space is meaningfully made through the involvement of the community that lives there. This may mean that more time needs to be taken to ensure meaningful community involvement. There are also a lot of environmental justice concerns in the surrounding area. Lack of safe open space. If the surrounding residential properties increase due to positive changes with the golf course area, then grandfather in a lower property tax rate for low-income folks who have lived there for a certain number of years so that they are not forced out. Washington, D.C. has done this and would be one of many places that have utilized creative solutions to many unintended negative consequences of gentrification. Also, Colorado Blvd. is a very busy street, so there needs to be safe pedestrian crossings to access the golf course/future park created. An outdoor venue space to encourage local community artists, musicians, and farmers market would be a beautiful addition in this food/other resources desert.
Skyland	30-39	No	The perspectives and views of long-time residents and the broader community of color MUST be prioritized. More affluent, white citizens (like myself) often speak up more and get their voice heard, but they should took a back-burner to the other perspectives (even if the percentage of responses or amount of voice ends up being skewed to the newer, whiter, more affluent groups). Prior to my current job which is higher on the income scale, I worked as a teacher and educator in this neighborhood and I want this area to remain diverse and vibrant and hope that we can bring in new features and services that have been neglected from this community in the past while still being a place that is affordable enough for these families to live in and note get pushed out.
Skyland	30-39	No	Very important to build recreation space and grocery there. Currently, most things are near south of Colorado Blvd. They also have a large residential population to serve there. The rec center, Sprouts, Trader Joe's, City Park can get more and more crowded. And the traffic going south on Colorado Blvd is getting very congested sometimes
Skyland	30-39	No	We need housing at all price points being built. Demand for exceeds supply. Denver has generous outdoor spaces compared with other major

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			cities. This transit adjacent plot should take advantage of it's proximity and build a mix of housing.
Skyland	30-39	No	Would love a more convenient grocery store as well as some local restaurants with public restrooms and open space or park!
Skyland	40-49	Yes	Keep in mind bike and foot traffic commuting to downtown from the neighborhoods to the east. If you do open it to retail, I sincerely hope it's focused on local businesses rather than national chains and franchises.
Skyland	40-49	Yes	No
Skyland	40-49	Yes	Please continue to request feedback through surveys and other means to get public input. Please consider honoring Bruce Randolph or other neighborhood leaders in naming the area. Whatever you do, make it awesome!!!
Skyland	40-49	Yes	The golf course was a big reason we bought here and we've missed it greatly
Skyland	40-49	No	I am coming at this through the lens of the old YMCA 'revisioning' process where the only compromise was from the community. I want open spaces where anyone can enjoy it. I don't want another privatized concrete jungle.
Skyland	40-49	No	I think it is important to have a lot of park space and open space, and not build as many houses as possible and just squeeze them in, like what is happening in NE Park Hill right now. Also, please consider putting in sand volleyball courts
Skyland	40-49	No	It would be a travesty to turn this land over for development. Folks do not need more \$600K townhomes or large apartment buildings. There is no way that new development is going to keep getting priced out to stay in the area. No developer is going for those prices. The intent of the original deal was for green space for the community. It should remain that way!
Skyland	40-49	No	Keep as a golf course
Skyland	40-49	No	Please include a major grocery store- Safeway, King Soopers, Sprouts, or Whole Foods. Thank you!
Skyland	40-49	No	Please put in a dog park in this area and there is no dog park anywhere nearby. We need (also) natural/park spaces to walk and play in. Thank you
Skyland	50-59	Yes	All decision-making processes should be inclusive and equitable.
Skyland	50-59	Yes	Be bold and remember the value of trees and grass in the city!
Skyland	50-59	Yes	This is a fabulous opportunity for our community! It would be great if we could incorporate housing and job training for the homeless at this site. I think that urban agriculture is a great way to provide food for folks while providing work opportunities for our youth and for unhoused folks.
Skyland	50-59	No	1) We don't need another school, we have plenty of schools - invest in them instead of letting them close! 2) We have very good public transportation already, you know that. The Light Rail goes right past the golf course. Why is a city survey even including that? 3) We already have too many fast-food/fast-casual restaurants all around the golf

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			course, and all down Colorado Blvd, but no nice sit down restaurants. Stop feeding our neighborhoods junk food. Many of our citizens already have health problems and this junk food is causing a diabetes epidemic. Every poor neighborhood in America is saturated with fast food, convenience stores, check-cashing retailers and liquor stores. Stop letting these retailers prey upon the poorer neighborhoods like ours. 4) Having outdoor concerts and festivals, indoor movies, dancing, a roller rink, and a way for families and single adults to recreate would be a plus. Just because people are poor, doesn't mean they don't want art and music and culture, doesn't mean that they don't want to dance, doesn't mean that they don't want recreation typically reserved for the suburbs like roller rinks. You want more retailers - that's just more competition for the retailers who are already struggling. It's a cannibalistic approach disguised as 'helping more minority businesses'. 5) No more housing, the urban sprawl is out of control. Learn from other cities - go up - not out. 20 years ago when I moved here there was no traffic. Now traffic is a nightmare. You are turning us into LA. Parking is a nightmare, you are forcing us all to use Uber and Lyft. Density, high rises, parking garages, it's not that hard folks. Just keep it to the city center. This low-rise sprawl is ugly and causes congestion and pollution. Have you learned nothing from other big cities? We would all be happy to live in high rises and sell our cars - if you would just stop developing on every square inch of land. Our parks are shrinking, our open space is shrinking. We have to drive everywhere and that causes constant road improvements, drilling, fracking, and pollution. Good grief, look towards the future, these band-aids are not working. And one last comment on housing - why do you let these developers build such horrible buildings? It's not affordable, it's cheap, and we know it. Cheap and ugly, and we get to look at it every day. You don't even force them to build nice big balconies. I realize this lost square footage won't add to your tax collection when they build nice big oversized balconies, but you are trapping people like rats. Don't you know that not having a balcony adds to depression, obesity, drinking and drug addiction? Now we have to spend those tax dollars we collected by extra taxable apartment square footage on community health programs - that having to live like a rat caused! Don't you get it? Do you need yet another study? Try living in 750sf with no outdoor space. Colorado has beautiful weather, let people sit out on their big, oversized balconies if they can't afford a house and a yard. Let them sit in the sun, have coffee with a neighbor, a glass of wine with a friend. And yes - cannabis is legal - but smoking indoors is not - so you are forcing people to break the law (and their lease) or stand outside to smoke. Also, people who live in Denver are active, and with no balcony, you force them to put their bikes/skiis/skates, etc. in their living rooms. 6) Why build a YMCA? You had one right here in Skyland and you sold it to become townhomes that block our view of the mountains. This is why people are furious with irresponsible city planning. How dare

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			you suggest a YMCA when you just let one get sold. How dare you suggest schools when all the schools in our neighborhoods are being neglected. How dare you suggest building more low-rise crap, when we have enough of that now. Are you that beholden to the developers in this town? Feel free to contact me!
Skyland	50-59	No	A grocery store and affordable housing is really needed in the area, but recreation and open space for all is super important. More dog parks in Denver would be a huge plus (although we don't use them anymore)
Skyland	50-59	No	From a security perspective, any business or service will require some from of policing in the area. A police substation or security office will be required
Skyland	50-59	No	If you're going to develop, get a large grocery store in; maybe keep driving range and add putt-putt golf
Skyland	50-59	No	Invest in schools; we have too many fast-food/fast-casual restaurants all around the golf course, stop feeding our neighborhoods junk food; just because people are poor, doesn't mean that they don't want art and music and culture, to dance, roller skate; more retailers means more competitions for the retailers who are already struggling; no more housing, the urban sprawl is out of control- it's ugly and causes congestion and pollution. Build high rises, parking garages, big balconies; Colorado has beautiful weather, let people sit out on their big, oversized balconies if they can't afford a house and a yard.
Skyland	50-59	No	It would be nice to have more zoo animals location
Skyland	50-59	No	no comment
Skyland	50-59	No	Please consider wildlife, plants and trees when making your plans for this open space. Do right by nature, thank you
Skyland	50-59	No	Safety and Security of this 'locked' area could be an issue. A substation or security on property will safe guard any business activity conducted.
Skyland	70+	No	Applaud the effort to engage immediate neighborhood apart from making this citywide
Skyland	60-69	Yes	Please consider that a lot of residents are renters and may not be as concerned about longevity. Long time residents want less congestion, more peace, quiet, green space, etc.
Skyland	60-69	No	It needs to be part of the community that serves the needs of the community. A grocery store, smart urban garden that supports the grocery and community park/rec center/infrastructure
Skyland	60-69	No	Let the remodeling be as it should, fix up 'Park Hill'
Skyland	60-69	No	Thank you for requesting our feedback. We would like to have a variety of housing, diversity in the neighborhood, and small/minority owned businesses to support.
Skyland			The agreement between Clayton Trust and the City of Denver 1997, for the sum of \$2 million dollars to preserve the land as a golf course or recreational/activity. Period!
	40-49	Yes	It's time to offer services and amenities to the area that other parts of Park Hill have always had access to. Let neighbors decide what to do with

Area	Age	Children in Household	Additional Comments (Mailed Invite)
			the land, not other residences who don't live nearby and won't use the land anyways
	60-69	No	No

Area	Age	Children in Household	Additional Comments (Open Online)
Clayton	Under 30	Yes	At its core, I'd like the process to take measures to avoid gentrification. Not every part of the city has to look the same for the most part.
Clayton	30-39		No buildings!!! We need park space and natural areas like this space has always been designated
Clayton	30-39	Yes	It would be nice to see a golf course back in our neighborhood. It was a good way for all ages to interact and was a good family past time. We miss it. It would also be nice to get neighborhood kids involved in golf as it teaches valuable lessons.
Clayton	30-39	Yes	Not
Clayton	30-39	No	Denver lacks park space as a percentage of its area. This should be preserved as park or open space. Allow development to occur on surface parking lots, not areas that are perfect for additional park space.
Clayton	30-39	No	Do not allow this project to become a way toine your own pockets as other politicians have done.
Clayton	30-39	No	I'm very invested in creating affordable and accessible spaces for people to enjoy that will not force people out of this neighborhood! I have seen my area gentrified over the past 5 years and it breaks my heart that 'progress' and 'improvement' had become synonymous with wealthier residents and those who have lived here forever can hardly enjoy the growth of the area if they are forced out of it.
Clayton	30-39	No	It should remain open space. Development of this parcel is not the solution to the housing crisis. If housing must go here it should be LOW and VERY LOW income (not 60-80% AMI, 0-15% AMI).
Clayton	30-39	No	Keep the golf course for the people who were forced out. Low income housing and a lot of green space. Don't cut down the tree!
Clayton	30-39	No	Make a less biased survey.
Clayton	30-39	No	Please, please, please do NOT make this into a massive retail/private business space. There are so many derelict spaces in the area that could be rezoned and redeveloped. Let the open space be open parks for people to gather. We don't have enough park space in the area and this would be an amazing asset for the city for generations to come. Thank you, Matt.
Clayton	30-39	No	Tightly moderated conversations at public meetings is important to be sure that all participant voices are heard and not just the loudest / those that are willing to talk the longest.
Clayton	30-39	No	We need affordable housing but we should not have to sacrifice this green space to get it. Rent control! Densification! Forget turning those warehouses into hipster lofts and build affordable housing instead!

Area	Age	Children in Household	Additional Comments (Open Online)
Clayton	30-39	No	Why are we even having this discussion about what to do with PHGC? There's an easement because we ALREADY decided what to do. Stop this nonsense and give us a course with some benches and walking trails, disc golf would be ok since CPGC is so close. Open space is a limited resource, a particularly important one for people not able to get out of the city; don't screw this up for us and future generations by building on land the people have already decided to keep open.
Clayton	40-49	Yes	Do not develop this space.
Clayton	40-49	No	Dear City of Denver, please center racial equity in this process. North Park Hill residents, especially residents of color, DESERVE TO BE HEARD and DESERVE TO BE THE GREATEST INFLUENCE in your decision making. I am active in my neighborhood RNO, and served on Clayton's last advisory board before selling to Westside. White retirees and the SOS initiative (most who live outside of NE Park Hill, and outside of the surrounding neighborhoods) should not get to decide the future of this land. So I'll repeat myself: North Park Hill residents, especially residents of color, DESERVE TO BE HEARD and DESERVE TO BE THE GREATEST INFLUENCE in your decision-making. Thanks for listening.
Clayton	40-49	No	Given the pandemic, there will be a lot of commercial space available as many businesses closing their doors and offices going 100% remote. That said, we need more parks in Denver. This area needs safe outdoors spaces.
Clayton	40-49	No	Keep all the trees. Work with the given paths and landscape instead of a complete remodel. Provide parking when it becomes a park unlike Washington park so the neighbors don't have concerns
Clayton	40-49	No	Living in this neighborhood has been frustrating over the last several years with all the changes catering to white populations. We have no grocery stores, no affordable opportunities for people of color to run and start small business. Housing is outrageous and we have more liquor stores. Fast food and tobacco retailers than healthy options.
Clayton	40-49	No	Parks and open space in the city are very important. Many of the neighbors don't have access to the mountains, and city open space is their connection to nature. That area has multiple low-income housing around that will benefit from close, accessible, safe open space and park area.
Clayton	40-49	No	You have a very hard job. Make it beautiful, and I wouldn't mind if there was still a golf course there.
Clayton	50-59	Yes	Make the long standing residents feel welcomed and not like outsiders in their own neighborhoods. Make it welcoming to a diverse group. Make it friendly and welcoming to our youth to keep them engaged and off the streets.
Clayton	50-59	No	We need green spaces. Redevelop concrete spaces not green spaces
Clayton	70+		Why are changes even talked about in our area? Why not pick some area that is already vacant and use that land for low income housing build up that area where it is needed.

Area	Age	Children in Household	Additional Comments (Open Online)
Clayton	60-69	Yes	DON'T DESTROY THE CITY. KEEP THE CARPETBAGGERS AND DEVELOPERS OUT.
Clayton	60-69	No	I appreciate the efforts to consider our needs of the community and hopeful open spaces are kept.
Clayton			It's clear that this survey is biased toward development. This research team, based on their website, lacks any people of color. Why did you not choose a local diverse firm if you are supposedly so concerned with equity?
Clayton			This area is one of the last open spaces in Denver. Keep it natural or put a public park in.
Elyria-Swansea	Under 30	No	Please consult diverse community members regarding this project and consider bringing them on as partners. We don't need a panel of white people telling us how best to change our community.
Elyria-Swansea	30-39	No	As a white person with shit tons of privilege, I'm begging you to use the space to help people who don't have the same privilege. Make it useful to low SES, oppressed folks.
Elyria-Swansea	30-39	No	I feel like you're basically asking how we'd like you to allow developers to develop it, rather than for actual community input. A park would be nice.
Elyria-Swansea	30-39	No	Please don't let our beautiful green spaces become paved asphalt, and equally, do not let it become low-income/section 8 housing. I live next to voucher housing currently, and the properties are loud, and destroyed. Cops are called all the time. Drugs, domestic issues, overcrowding and lawlessness everywhere.
Elyria-Swansea	30-39	No	There are a ton of condos, apartments, and townhomes going up around Denver, most of which are not even close to capacity. It is important for people in the city to have open space to walk and be outdoors. I don't think adding more homes or businesses is necessary in this area. Using this as open space or park space will greatly improve the quality of life for residents. Adding more homes will make streets more congested and parking even more non existent. Adding more greenery to a slightly industrial area would be really nice.
Elyria-Swansea	30-39	No	This is misleading....no court had said you can do any of this...there's an easement here....
Elyria-Swansea	30-39	No	We need truly affordable housing. And public restrooms.
Elyria-Swansea	40-49	Yes	Do not sell out the citizens of Denver who already bought this open space once.
Elyria-Swansea	50-59	Yes	We need nature and open spaces in low income areas too. We don't have Wash Park, and feel weird in white wash park
Elyria-Swansea	50-59	No	Not at this time
Elyria-Swansea	60-69	No	Please do not accept anything that will not leave the residents and their descendants better off.

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	Under 30	No	An open space/park while being soo close to the mountains is a joke!
I do not live near Park Hill Golf Course	Under 30	No	For development, focus on creating a mixed use walkable neighborhood with range of denser housing options, safe streets for people rather than cars, including car-free streets. Do not design it like Stapleton or Lowry, that is fake urbanism which is still car centric. Denver has a serious lack of 'natural' open spaces with native plants such as prairie grass, cottonwoods, sagebrush, etc. For park space, please don't make the entire thing into non-native carpet grass that requires tons of resources to maintain - both watering and mowing with gas-guzzling lawn mowers. Make it more like James A Bible park (which has a decent balance, but I'd like more natural space) rather than Wash Park. A bus rapid transit (BRT) plan should be created for Colorado Blvd, at the same time as development is planned.
I do not live near Park Hill Golf Course	Under 30	No	I recognize that the developer and the administration are pushing towards developing this land. I truly hope, at least, the majority remains green space (conservation or public park). The area north of the parcel should be redeveloped, mixed-use. It will be a tragedy if single-family homes are developed on this parcel of land.
I do not live near Park Hill Golf Course	Under 30	No	I strongly STRONGLY urge you to consider zoning this area for public housing, especially homeless housing [with INTENSE oversight, don't just let slumlords handle it], and if not public housing, then a really spacious park with a LOT of public bathrooms, sitting areas and CAMPING ALLOWED
I do not live near Park Hill Golf Course	Under 30	No	I would love to see a variety of small scale, walkable uses including dense housing and restaurants/bars/retail/amenities that really activates the park/open space and makes it a community asset. I'd hate to see the area developed with big box stores, parking lots, and single family homes. This is an opportunity to make a really exciting community space, with dense attractive living areas that people can afford and small scale walkable retail spaces perfect for new small businesses, paired with meaningful conservation open space and park space.
I do not live near Park Hill Golf Course	Under 30	No	No
I do not live near Park Hill Golf Course	Under 30	No	Please consider climate resiliency (drought, flooding, fires) and the carbon impact (green lawns vs native grasses, limiting blacktops, etc.) when making plans for this space. Urban areas with native grasses and trees cool cities by entire degrees.

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	Under 30	No	We don't need any more golf courses in Denver. There are plenty that are accessible by relatively short drives. It's a waste of water and important space. We have a housing shortage in Denver, especially from affordable homes.
I do not live near Park Hill Golf Course	30-39	Yes	Golf course!
I do not live near Park Hill Golf Course	30-39	Yes	Golf courses are a strain of resources and land. Please do not keep this a golf course and turn it into something the people of this community can use and be proud of. There's a brand new golf course down the straight if the rich white guys need somewhere to hang out.
I do not live near Park Hill Golf Course	30-39	Yes	I do not live in the area now but lived in the area for many years. I could not afford to buy a home in the area and now live in west Denver. Home affordability NEEDS to be addressed so it does not price out current residents.
I do not live near Park Hill Golf Course	30-39	Yes	If not a whole course even a long non hole course, driving range, Maybe a good mini golf course, it would be a shame to lose a course that has been a part of the community and city of Denver for so long
I do not live near Park Hill Golf Course	30-39	Yes	It should be focused solely on making spaces that are needed and accessible for minority and low-income residents of the area.
I do not live near Park Hill Golf Course	30-39	Yes	Needs Community informed process all the way (and not just white people).
I do not live near Park Hill Golf Course	30-39	Yes	Park hill was one of the first places black people could purchase homes in Denver seeing the gentrification happening hurts my heart
I do not live near Park Hill Golf Course	30-39	Yes	We do not need two golf courses right next to each other in a city with a housing crisis and air pollution caused by too many cars. Golf courses are exclusionary by nature and the space can be used better. The space should accommodate the needs of Denver as a whole, including more housing and child care, as well as a park space with a wider variety of

Area	Age	Children in Household	Additional Comments (Open Online)
			amenities the community can utilize (think basketball courts, swimming pools, etc.). It is important to include a lot of trees in the design of the space to make sure the air pollution is not a problem.
I do not live near Park Hill Golf Course	30-39	No	Adding more businesses and housing will lead to major traffic issues and we will lose another golf course to development. Based on the survey it seems clear the decision to pave the area has been made, it's now just deciding what to build in place of the course.
I do not live near Park Hill Golf Course	30-39	No	I do not want to see this developed as a mixed use development. There is no need for that. The city has plenty of mixed use areas and not enough people and businesses to fill them up. If the golf course is going away, it should be preserved as an open space and park as was intended by the easement the city purchased.
I do not live near Park Hill Golf Course	30-39	No	I don't think it should remain a golf course. There are much better uses for the site, even ones that include a considerable portion of open space or park- but a golf course is NOT acceptable as open space. Sure it might look green for a third of the year, but a golf course to me is not a public asset, and it would be foolish for the site to remain a golf course.
I do not live near Park Hill Golf Course	30-39	No	I think not only should this be left as a golf course, but there should be more community golf courses available around the Denver metro.
I do not live near Park Hill Golf Course	30-39	No	I used to rent an apartment in Congress Park for 5 years and pass through the neighborhood for access to DIA, grocery shopping, and general shopping trips too. I've walked, used transit, drove, and rode a bike through here. In the past few months I've moved to Villa Park and have less interaction with Park Hill now. I didn't consider buying the few homes that I could afford in Park Hill due to the lack of connections, lack of grocery stores, and general feeling of being disconnected from the City without a car.
I do not live near Park Hill Golf Course	30-39	No	I'm wondering how housing can be envisioned also for those who don't qualify for affordable housing but are priced out from Denver's housing market.
I do not live near Park Hill Golf Course	30-39	No	It's atrocious to think that the golf course might remain nothing but an open and empty plot of land, when it is: - transit-adjacent (but with the light rail hard to access because it is on the opposite side of most homes) - mostly a food desert in the surrounding neighborhood. - right next to the city's largest park, which also already has a golf course! I would love for park space to remain in this place, but it definitely does not need to be 160 acres of green space when we have a housing affordability crisis and difficult access to food and safe transit.

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	30-39	No	Please keep it a park/open space. That will provide more value to the neighborhood than any additional development
I do not live near Park Hill Golf Course	30-39	No	We need more housing period. This site can incorporate both open space and parks and high density housing.
I do not live near Park Hill Golf Course	40-49	Yes	50 meter pool is the best option!
I do not live near Park Hill Golf Course	40-49	Yes	Affordable housing to me means affordable to the poor. Too many affordable housing projects are homes that cost over \$300k
I do not live near Park Hill Golf Course	40-49	Yes	As one of the few large green spaces in Denver - it is a disgrace for this to disappear. I do NOT care about golfing, but the course provides respite from a concrete jungle. Turning this into a Blvd One type development w housing and retail is beyond short sighted at a time when preserving large green spaces is favored throughout the world. That's why rooftop gardens are a thing- here you have the opportunity to keep the open space, in the middle of the city! Don't do something one or two generations below will roll their eyes at. Give them a city w green spaces, Denver is ugly enough to have to lose a space such as this one.
I do not live near Park Hill Golf Course	40-49	Yes	Denver desperately needs more housing of all types. We need dense housing and we need 'missing middle' housing.
I do not live near Park Hill Golf Course	40-49	Yes	Grocery store, bodegas, it's a food desert
I do not live near Park Hill Golf Course	40-49	Yes	I would like it to mainly be used as natural area with mountain bike trails because there are few places for mountain biking in town. If use is high enough, leaving it as a golf course makes sense. It should not be developed since there are no other parks within walking distance

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	40-49	Yes	I'm afraid Denver is losing it's open space & park system to buildings and the desire for outdoor activities is on the rise with our growing population. If there must be housing there, it must be affordable (not like the \$2000/m 'affordable' housing going in at the old c-dot location on Holly).
I do not live near Park Hill Golf Course	40-49	Yes	just make it more like Copenhagen, bike friendly, with slides everywhere
I do not live near Park Hill Golf Course	40-49	Yes	Keep a golf course onsite. Even if it's nine holes. Some development around the course would be ok. But keep the course.
I do not live near Park Hill Golf Course	40-49	Yes	Keep it a golf course.
I do not live near Park Hill Golf Course	40-49	Yes	Leave things alone.
I do not live near Park Hill Golf Course	40-49	Yes	Please keep and updated the course.
I do not live near Park Hill Golf Course	40-49	Yes	Please keep this whole area a green/park space to help keep the city with more park space for all residents. The air quality, and quality of life of our citizens is a huge priority to me.
I do not live near Park Hill Golf Course	40-49	Yes	STOP BUILDING OVER THE ENTIRE CITY. HONOR THE CONSERVATION EASEMENT. This is just another example of this administration's pursuit of ruining my city, either accidentally or intentionally. Does anyone down at city hall have no common sense? Why must anything be built here? HONOR. THE. EASEMENT.
I do not live near Park Hill Golf Course	40-49	Yes	The diverse voices of the residents in and around the current neighborhood should take priority over single-agenda activists who live in other parts of the city. This parcel is too large to be left as open space, especially when there are pressing community needs that could be met here. The site (and the community at large) would be best serve

Area	Age	Children in Household	Additional Comments (Open Online)
			by a diversity of uses (with affordable housing at the forefront) and a variety of smaller passive and activated park amenities throughout the neighborhood. The City has the opportunity to create something cutting-edge and transformative and should not let the open space activists hold the community hostage.
I do not live near Park Hill Golf Course	40-49	No	Already signed the petition to keep the easement. This city (and our crooked mayor) need to stop giving everything to the mayor's favorite developers.
I do not live near Park Hill Golf Course	40-49	No	Do NOT litter the Park Hill Golf Course site with anything that is not open a d Green for ALL. It was promised and set aside to be permanent public, open, green space for all time. You don't get to undo that, no matter how many people you trick into 'visioning' any breaks to that promise through this sneaky survey. It is a settled Matter of public record. Honor Denver's promise. Plant trees, make a park, put in public restrooms but that's about the extent of what you can do ethically and honestly.
I do not live near Park Hill Golf Course	40-49	No	Separate bike Paths/ lanes and homeless housing
I do not live near Park Hill Golf Course	40-49	No	We need affordable housing and not tax credit where an individual must make nearly \$3,000/month to rent. It is the biggest priority and need that I can see in Park Hill at this time. I work in PH and would recommend whole heartedly pooling all resources together to ensure that the neighborhood is prioritizing low income housing.
I do not live near Park Hill Golf Course	50-59	Yes	Be accountable to the immediate community.
I do not live near Park Hill Golf Course	50-59	Yes	Feels like it shouldn't be that hard to create a vibrant mixed use area that preserves some open space/parks but adds great value to the community. Hope people can let go of absolutist positions and get this done.
I do not live near Park Hill Golf Course	50-59	Yes	I think there is great potential for the site. I hope the needs of all the citizens in the surrounding neighborhood are met—not just the needs of the real estate developers.
I do not live near Park Hill	50-59	Yes	I'm a real estate professional and home builder in Denver. We need more homes. Definitely want to keep open spaces/parks/etc. Site this size could use some supporting retail. I'm all for affordable housing, but

Area	Age	Children in Household	Additional Comments (Open Online)
Golf Course			Inclusionary Zoning just makes all other homes more expensive. Provide proper density and affordability will come from that. Restrict density and homes will be more expensive because there is more land dedicated per unit.
I do not live near Park Hill Golf Course	50-59	Yes	Keep open space when possible
I do not live near Park Hill Golf Course	50-59	Yes	My kids learned to play golf at Park Hill and it was a place that they enjoyed with their parents and grandparents. It was a community asset for Denver. I think it is a travesty that it has been left to waste. It should be opened back up to the citizens of Denver who paid for the conservation easement to preserve this open space. No housing or commercial development of any kind meets the definition of conservation. If the citizens of Denver prefers to convert the golf course to a park and rec center, I can understand that would be a more accessible use for families in that area. The residents of Denver deserve a variety of open spaces for our enjoyment: parks, golf courses, bike paths, playgrounds, etc. No part of that parcel should be developed in any way that impedes general public access to open space for the residents of Denver
I do not live near Park Hill Golf Course	50-59	Yes	Please keep the focus on how to benefit and keep the integrity of the original community!
I do not live near Park Hill Golf Course	50-59	Yes	serve the community not developers
I do not live near Park Hill Golf Course	50-59	Yes	There is a lack of competition pools and swimming pools in general for youth programs in the Denver metro area. If a competitive pool was built, it would be filled up immediately but interested clubs in the area.
I do not live near Park Hill Golf Course	50-59	Yes	This land was designated as a golf course for north east Denver and should stay that way or at least keep as completely open space. There is not much open space in the area and the people in that neighborhood should have some. Another new complex of buildings is not what Denver needs. Especially ugly, poorly built structures.
I do not live near Park Hill	50-59	Yes	We need to preserve some green space in Denver. So many things are being built because money talks and we are losing what makes Denver so great. These disposable housing units that cost more than anyone can

Area	Age	Children in Household	Additional Comments (Open Online)
Golf Course			afford needs to stop. We don't need more housing on a beautiful green space.
I do not live near Park Hill Golf Course	50-59	No	Keep it green as possible. There are plenty of retail corridors all around
I do not live near Park Hill Golf Course	50-59	No	leave as the PARK HILL GOLF COURSE
I do not live near Park Hill Golf Course	50-59	No	Please get rid of the golf course; it's wasteful and unusable by the huge majority of Denver residents who do not play golf.
I do not live near Park Hill Golf Course	50-59	No	The golf facilities should be maintained.
I do not live near Park Hill Golf Course	70+	No	Build a 50 meter pool with a diving well so high school swim meets and state meets can be held there.
I do not live near Park Hill Golf Course	70+	No	Denver does not have adequate land devoted to parks located conveniently to area of lower income disadvantaged residents. Park Hill golf course should be reserved exclusively for a city park. No commercial or residential development should be permitted.
I do not live near Park Hill Golf Course	70+	No	Denver needs to conserve all the open spaces that we still have. If the Park Hill Golf course is not going to continue to be a presence in the Park Hill area the land should be permanently designated as open space. We do not need more congestion in the area.
I do not live near Park Hill Golf Course	70+	No	I think this survey is designed to get the answers that the city wants - that would give it the credibility to end the conservation easement. It should stay in place and the PHGC should be left as a golf course/open space
I do not live near Park Hill	70+	No	It's the opportunity of a lifetime to preserve a large open space in tact. There are so many areas where older retail has either gone out of business with changing times or is run down that could be repurposed

Area	Age	Children in Household	Additional Comments (Open Online)
Golf Course			for grocery stores or low income housing. These areas are too small or isolated to become a park, but could provide space for other necessities the neighborhood needs. The park, on the other hand, is a unique opportunity to create a signature open space for Denver, which is bad need of open space. Please don't cut this land up into a dozen mixed uses. Those other uses can be housed in many other places. Don't spoil this one great opportunity through greed of developers. History will judge the decision. Come down on the side of heroes like Mayor Speer and save the park.
I do not live near Park Hill Golf Course	70+	No	Keep it as a Golf Course! Simplistically Simple!
I do not live near Park Hill Golf Course	70+	No	Keep it OPEN SPACE. This issue has NOTHING to do with RACE OR EQUITY.
I do not live near Park Hill Golf Course	70+	No	leave open space alone. Quit building on every inch of land
I do not live near Park Hill Golf Course	70+	No	This survey is complicated and I don't know if seniors can do it. But I don't know how else they can give feedback. We get too many phone calls selling stuff so a phone call won't do. Maybe visit senior facilities directly to do this survey.
I do not live near Park Hill Golf Course	60-69	Yes	As mentioned in my previous comments under the transportation section, our household is 100% AGAINST the REMOVAL of the current CONSERVATION EASEMENT. Any manipulation of the easement is an injustice, and offensive to those of us who were taxpayers when the easement was purchased. I hope and pray that justice will prevail in this matter and that the legacy of our fight against the development will be a greener, more environmentally healthy space for future generations.
I do not live near Park Hill Golf Course	60-69	Yes	making an open space decision instead of zoning more housing there would be great thing. Since Fitzsimmons was graded under for housing there is a lack of open space on east side of town. I have already been a victim, (my neighborhood) of capricious decisions by parks Dept losing open space to School...Right on Havana. Open space golf, community athletic center, pool and some affordable housing...would be pretty nice arrangement at Park Hill. Bill Light
I do not live near	60-69	Yes	More opportunities for community to have input into visioning!

Area	Age	Children in Household	Additional Comments (Open Online)
Park Hill Golf Course			
I do not live near Park Hill Golf Course	60-69	No	Addressing climate change and the need for natural spaces in communities should be paramount in your plans for the golf course.
I do not live near Park Hill Golf Course	60-69	No	Denver desperately needs open space for its citizens, Park space. Not dense unaffordable developments by Westside cronies of the mayor
I do not live near Park Hill Golf Course	60-69	No	DIP great idea
I do not live near Park Hill Golf Course	60-69	No	Gentrification based on the greed of money hungry developers continues to erase the history and character of our neighborhoods with no respect or regard for the people in the community
I do not live near Park Hill Golf Course	60-69	No	I do not develop Park Hill Golf Course either keep it a Golf Course or Natural Space. There is too much development already
I do not live near Park Hill Golf Course	60-69	No	in case of conflict, the conservation easement should take precedence.
I do not live near Park Hill Golf Course	60-69	No	It is very important to carefully read and then interpret the existing easement. Because It does allow for open space with or without a golf course It does not allow for a change from these uses so it is not appropriate to be soliciting public input for other unallowed uses such as retail or housing Clearly, this is open space property and the City has a duty to protect it. Thank you
I do not live near Park Hill Golf Course	60-69	No	It should be obvious from my responses, but I believe the area should primarily, if not completely open space and parkland. What's developed will be lost forever.

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	60-69	No	Keep the Open Space OPEN - that was the intent during the Webb Administration. Once land in a city is developed - it is gone to any type of open recreational uses forever.
I do not live near Park Hill Golf Course	60-69	No	Northeast Park Hill residents, in partnership with the property owner, should be making decisions for the former golf course.
I do not live near Park Hill Golf Course	60-69	No	Thank you for listening to the residents of NE Park Hill. They know best.
I do not live near Park Hill Golf Course	60-69	No	The predominant members of the group making the decision on what should be done with the site should be from the neighborhood around the site.
I do not live near Park Hill Golf Course	60-69	No	The primary reason I fill this out is to lend my voice for t community need for a 50 meter pool. Of course I am concerned about maintaining open space and other land use issues like allowing for urban gardens and plenty of space for outdoor recreation. But mostly I see a window here for furthering what Denver and Colorado are already about : healthy lifestyles. This redevelopment offers the chance to really key on fitness/recreation. Having green/open space is no less imperative. To me personally, this should not merely be seen as a money maker by promoting or prioritizing things like businesses or housing, restaurants and retail shopping etc. (the latter code for consumerism). What is done with that land could truly add qualitative value to the Denver metro area, not just a chance to earn profits. It could become an area where many gravitate toward for the right kinds of reasons : recreation and enjoyment of open natural spaces in the midst of a large city. It can't be ignored that to have a pool of 50 meter length, with some flexibility for conversion to 25 yards and/or meters, would be meeting a need that's essentially currently unmet. Fostering fitness is a win/win for physical health and wellness. Having still more access to open spaces fosters our mental and spiritual health no less.
I do not live near Park Hill Golf Course	60-69	No	The survey seems to be slanted toward development. The site does not have to remain only a golf course. There are many other options under the conservation easement. The site can become parks and open space without remaining as a golf course. Denver is unique because of the mountains and the outdoors. Keep it that way - even urban farming would fit in that category.

Area	Age	Children in Household	Additional Comments (Open Online)
I do not live near Park Hill Golf Course	60-69	No	There is no reason to limit the planning area for the city, the entire context must be understood, and be the basis for the redevelopment. The Public owns the conservation easement, NOT the administration, or city council,
I do not live near Park Hill Golf Course	60-69	No	This space needs to be kept as a green conservation easement...not become another concrete jungle - which Denver does not need!
I do not live near Park Hill Golf Course	60-69	No	We need land in the city with nothing on it, or at least nothing but green space
I do not live near Park Hill Golf Course	60-69	No	you should be having multiple community meetings, reaching out to groups like the East Colfax Community Collective and the Masjid on the corner of 34th and Birch so you get real representation from the people affected by the decisions being made who are not rich and who do not have time for seeking out civic engagement.
North Park Hill	Under 30	No	Please listen to the needs of our most vulnerable population. We need to provide support that promotes equality- affordable housing, childcare, and accessible jobs.
North Park Hill	30-39	Yes	If the open space is lost, I will lose significant faith in government. What was the point of the taxpayer money buying the land?
North Park Hill	30-39	Yes	In the last 15 years the city has built so much housing however low income and affordable housing opportunities are minimal. Due to the fact that developers can build what they want as long as a small percentage is low income but after a number of years those can revert back to normal market prices. We also need to provide more opportunities for low income residents to become home owners instead of renters. Yes, the city has an affordability problem but it also has a development problem. What little undeveloped areas that are left in the city are being scooped up and turned into apartment buildings for developers to increase their profits. The Park Hill golf course is open space that should remain open for the Neighborhood to use as recreation and community amenities not for businesses or more apartments like the ones that have gone up jest next to the park in the last 10 years. If you want to build more apartments or strip mall businesses then look to redevelop other abandoned businesses and industrial areas, and not utilize one of the last open areas in this part of the city.
North Park Hill	30-39	Yes	It is required to stay a golf course, that is not something that should be weaseled out of.

Area	Age	Children in Household	Additional Comments (Open Online)
North Park Hill	30-39	Yes	It's a diverse neighborhood (which is good) with pockets of good and bad. I would hope that this development could help weed out the bad and bring further positive change to the surrounding neighborhoods and areas of CO blvd. It would be nice to see this area turn into a diverse Central Park.
North Park Hill	30-39	Yes	Keep it as a golf course.
North Park Hill	30-39	Yes	Keep this a park! There is no reason to give up this open space. Denver needs more parks and green spaces. Do not let developers turn this great opportunity to their advantage. The community needs to keep this open space as a park!
North Park Hill	30-39	Yes	Leave it alone
North Park Hill	30-39	Yes	North Park Hill is a food desert, a grocery store should be a priority. Retaining as much as possible as park space should also be done in light of the easement.
North Park Hill	30-39	Yes	Parks are important for kids and good for everyone. We should make this into a park with no business
North Park Hill	30-39	Yes	Please keep it majority green space. Once the green space is gone, you can never get it back.
North Park Hill	30-39	Yes	Please please don't ruin the open space. We need it so badly. Let's build affordable apartments along Colfax or throughout park hill- don't eat up the only open land to do affordable housing. Let's solve that in other ways
North Park Hill	30-39	Yes	Please, please, please add a grocery store. North / Northeast Park Hill is a food desert. I would love to see some park space, with a retail / apartment situation similar to Southglenn - a mixture of market rate and affordable housing - including senior housing. Also love the concept of micro retail units for small locally owned / minority owned businesses.
North Park Hill	30-39	Yes	The golf course should not be developed. The existing conservation easement that Denver already purchased needs to be upheld.
North Park Hill	30-39	Yes	this property has a conservation easement on it and so this push poll is extremely misleading.
North Park Hill	30-39	No	Denver has enough overpriced housing/retail. It's time to do something for the little guy for a change. Whatever you do, please let it be 'for the people' not 'for the profit'.
North Park Hill	30-39	No	Given the conservation easement that is in effect it would be criminal to allow development of this area into anything other than green/open space. There are plenty of other sites in the area that already have commercial or residential zoning that could be re-developed for more/better housing or retail space instead of taking away what is already green space in the city, especially considering how little of that is in Denver already.

Area	Age	Children in Household	Additional Comments (Open Online)
North Park Hill	30-39	No	Golf is a critical part of my family's life. We moved to Park Hill for proximity to this course. The only other affordable nearby course in Denver is City Park - please don't take away our recreation.
North Park Hill	30-39	No	I've been very disappointed with the city in this process. It seems a foregone conclusion that the city has done a backroom deal to giveaway a conservation easement to a developer. Denver should not be converting green space to concrete, particularly as the city is getting hotter and more polluted. I hope the city makes the right choice for the future of Denver and keeps the conservation easement in place.
North Park Hill	30-39	No	Keep Denver in the course and the area in general. Some blocks in the area changed to the point sometimes you no longer feel as if you are in Denver which is not so great. Denverites want to keep all that's great about Denver without feeling as if it's trying to keep up with or be another city. Keep Denver great, aesthetically, but still be Denver - especially at City Park Golf.
North Park Hill	30-39	No	Keep it a golf course, at least for now
North Park Hill	30-39	No	N/a
North Park Hill	30-39	No	Not another mediocre city golf course please! City park golf course already checks that box.
North Park Hill	30-39	No	Please get local drivers to slow down and respect cyclists and pedestrians. Speeding is such a huge concern in Denver, as well as distracted driving in general.
North Park Hill	30-39	No	Really need to capitalize on affordable housing opportunity that is close to transit. Whatever is built, there should be placemaking and signage that clearly and safely directs people to the light rail station.
North Park Hill	30-39	No	The golf course was an important piece of the community. Please bring it back. We don't need more buildings here!
North Park Hill	30-39	No	This definitely feels like you're getting community opinion and probably going to ignore it.
North Park Hill	30-39	No	We must use this land to impact housing prices and growth. While we also need park land we can do it in a way where homes can be built and still have space. Also PLEASE put in grocery retail!
North Park Hill	30-39	No	We're having an affordable housing crisis in this city. Continuing to use prime real estate to accommodate a handful of golfers is not the way to address it.
North Park Hill	40-49	Yes	Affordable housing is important, but I have yet to see Denver do it right. The current process for qualifying and income limits are antiquated. I'd love to see retail lining Colorado Blvd and have park space and paths on the interior.
North Park Hill	40-49	Yes	At a minimum, the city should not give up the conservation easement without getting significant public-serving benefits from the developers. It will be extremely disappointing if the foresight of the city to purchase

Area	Age	Children in Household	Additional Comments (Open Online)
			the easement is undone by a council to cater to the developers that purchased the property knowing that development restrictions existed.
North Park Hill	40-49	Yes	Greater community involvement among minority or marginalized groups will require more targeted outreach. The rise of gentrification can mute the voices of Black and Brown residents. Please be proactive.
North Park Hill	40-49	Yes	I am outraged that taxpayer money is being spent to benefit a developer. It STINKS of corruption. Keep it as open space or a park or, if you must, a golf course. DO NOT DEVELOP IT.
North Park Hill	40-49	Yes	KEEP IT A GOLF COURSE
North Park Hill	40-49	Yes	Mixed use seems to be the most reasonable solution so that we can meet the diverse needs of our neighbors no matter what background.
North Park Hill	40-49	Yes	No more housing
North Park Hill	40-49	Yes	Our conversations on this issue with our councilperson were quite defensive. We hope the city actually listens to the Park Hill community and not just the well-funded developers. Open Spaces and parks are more important than another strip mall.
North Park Hill	40-49	Yes	Parks and open space!
North Park Hill	40-49	Yes	Please keep the land as open space, park space, or recreational space - we do not need additional dense housing or retail in our increasingly paved, urban, polluted environment
North Park Hill	40-49	Yes	The city needs to keep its open spaces open. Affordable housing is a good goal but can and should be built elsewhere as in-fill. There are so few high quality open spaces in the city, especially in neighborhoods of color. Open spaces should not be used for new development.
North Park Hill	40-49	Yes	There should be no market-rate housing at the site. If housing has to be there, it shouldn't take up more than 10% of the space and it must be affordable.
North Park Hill	40-49	Yes	This area is already protected from becoming housing. It should continue as an open space/park as was decided 20 years ago by the Mayor and paid for by the city of Denver taxpayers. Anything else is against the expressed interest and benefit of the city residents. Please adhere to this
North Park Hill	40-49	Yes	This survey is designed to circumvent the easement. Denver needs affordable housing, but this land must be conserved. There will not be another opportunity to do so in NE Denver during our lifetimes. Denver needs to live up to its reputation as a park with a city in it. Please do not listen to developers who promise affordable housing, only to build luxury condos on public lands.
North Park Hill	40-49	Yes	This survey is not written in a way to produce honest feedback. The initial choice of Golf Course vs development skews the results and presents a false choice. There is a conservation easement on the property. Why does the city think development is more important than people in our neighborhood keeping the remaining park/green places

Area	Age	Children in Household	Additional Comments (Open Online)
			here. We can't buy or create more park land. There are plenty of places to develop housing and groceries stores. Why isn't there any housing being built at Colfax and 17th in the hotel that has been empty for 15 years? I can agree that we need more low cost housing without agreeing with the use of this space for that purpose. Why can we house our neighbors who need help in the old Johnson and Whales campus? I could not be more disappointed in city leaders in how they have handled the golf course issue. There are no requirements for developers to create pools or grocery stores or low cost housing. So, as soon as they are given the green light, we will end up with the kind of 'park' that still hasn't been built at 28th and Fairfax. If you want to renege on the conservation easement, just say that's what you want to do, but don't pretend you are doing the neighbors any favors by taking away trees, birds, and one of the few places we can walk and be at peace.
North Park Hill	40-49	No	Denver gets one opportunity at preserving this EXISTING undeveloped parcel of land. We need more greenspace/parks in Park Hill, to help with heat-effect and climate change. Please consider building grocery stores, housing, etc. in nearby areas - not on this site - to meet underserved communities. Don't take this green space away from our neighborhoods.
North Park Hill	40-49	No	How the city acquired the golf course was under handed. Now it's trying to change the rules so it can create a bigger tax base. The developers are making donations to the city council to push through their agenda which makes this whole process troublesome. The raw data from this survey should be shared with the public. Not the glossy PR statements given to the new stations that make seem as though this is what the people in the neighborhood were begging for.
North Park Hill	40-49	No	Please leave this as an open space. We don't need businesses and housing on it. Denver already has a low percent of open green area compared to other cities and we moved into this area to be by an open green space that is protected against this kind of development.
North Park Hill	40-49	No	Please realize affordable housing is vital.
North Park Hill	40-49	No	There is so much available commercial and zoned residential around the golf course, immediately adjacent to it and to the north on the other side of i70. Please analyze this before deciding to use any of this open space for that purpose. This golf course is a gift to the regional Denver area and needs to be preserved as much as possible in a park and recreation manner. Do not be short sighted but have the courage to preserve this for the future.
North Park Hill	50-59	Yes	City has dearth of affordable housing, particularly for seniors and people w/ disabilities. City/Developer should partner with local nonprofits to address this need and to provide add'l community serving retail, like a grocery store. Park space should be plentiful and spread throughout the site. Other community serving space should also be utilized for nonprofit and civic organizations.

Area	Age	Children in Household	Additional Comments (Open Online)
North Park Hill	50-59	Yes	Denver has expanded its housing and retail so much over the past 15/20 years that there is very little open space. Less than most major cities. This is not needed. Plenty of housing and retail in surrounding areas.
North Park Hill	50-59	Yes	DO NOT SELL THIS TO DEVELOPERS WHO WANT TO INSTALL EXPENSIVE HOUSING, AND CRAPPY, CORPORATE RETAIL JUNK!! IT'S NEVER AS AFFORDABLE AS PROMISED, AND THAT CASUAL/FAST FOOD SUCKS! PLEASE DO NOT MAKE THE SAME MISTAKES AGAIN!!
North Park Hill	50-59	Yes	It was intended to be a golf course via the conservation easement. I don't want to see any more development shoved in under cover of darkness. OVER IT.
North Park Hill	50-59	Yes	Keep the Park Hill Golf Course a golf course. Do NOT redevelop it. The City and County of Denver made a promise in perpetuity to keep this area an undeveloped golf course. Perpetuity. To do anything else would be illegal and wrong. If you redevelop this site you will be lying to the past and dishonoring the future. There are too many people living in this area as it is. Honor your commitment and respect the conservation easement you accepted. Golf course. 100%
North Park Hill	50-59	Yes	There is declining open space in Denver and once it is developed it cannot be regained. Park Hill has relatively little park space. Current residents of Park Hill and other neighborhoods of all income levels will benefit from open space- proven to be important for physical and mental health. In 100 years- what will be remembered as a positive legacy- open space. I would like to see needed housing and retail development occur in the warehouse district of Park Hill. This has occurred in RINO. Recent development at 28 and Fairfax did nothing to reassure me as resident of PH that city and council want to make housing affordable, rather just provide developers with opportunities to make quick money making small, expensive rental units. Why wasn't this developed as affordable housing? There are places for housing and small business that do not irreversibly remove open space.
North Park Hill	50-59	Yes	This would be a perfect spot for large events since the City has restrictions on events in most other parks.
North Park Hill	50-59	No	I am opposed to using the Park Hill golf course land for commercial or market-rate residential development.
North Park Hill	50-59	No	I was really put-off by the first question. It was too binary and it's forcing a statistic that will serve the outcome you want, instead entertaining all the choices. I don't want either of the choices you presented. I think we have a moral obligation to the future residents of Denver to protect more open wild space. I want them to look back and say, 'Thank god, they had the foresight to keep that green space. Look how it enriches the community.' Think of Central Park in NYC. Housing is dense around it (as it will be in Denver, too) but, everyone shares the same 'backyard.'
North Park Hill	50-59	No	Listen to citizens and not greedy real estate speculators.

Area	Age	Children in Household	Additional Comments (Open Online)
North Park Hill	50-59	No	Mayor Hancock got his hand caught in the cookie jar (developers), I really wonder if this is all for show?
North Park Hill	50-59	No	More parks and open space
North Park Hill	50-59	No	The most important thing that North Park Hill needs is a grocery store. It is one of the worst food deserts in the state. Next, would be affordable housing in order to provide more opportunities for home ownership for people currently living in the area.
North Park Hill	70+	No	1. The city needs to keep faith with its citizens - the conservation easement was a promise to retain open space, not promote development. 2. This survey falsely implies that development is a legitimate option. It is not. The conservation easement is a promise to prevent development. For the city to suggest otherwise misleads its citizens.
North Park Hill	70+	No	It is not necessary to continue to allow over develop and gentrification to ruin our city. Greenspace is disappearing throughout the city. Please do not develop the golf course.
North Park Hill	70+	No	Like to see grocery store, 9 hole golf course in same area as now to keep trees friendly to kids and keep club house for events, meetings, restaurant, buffets hard to get City park tee times keep as much green space as possible retail area by grocery store
North Park Hill	70+	No	please do not try to destroy the perpetual conservation easement that all Denver tax payers paid \$2,000,000 to keep PHGC open space for recreation for all Denver residents.
North Park Hill	70+	No	Start preserving the historical landmarks in the Denver area. It's what gives the city its character. Stop tearing everything down and follow the models of cities like New Orleans, New York, Washington D.C. etc. that maintain their city structures. Gentrification and redevelopment are killing the culture of our city.
North Park Hill	70+	No	This survey is invalid because it is a push survey pushing response supporting development of the land. Question #3 should provide the option of preserving the land as 100% open space for recreational uses consistent with the 2019 conservation easement.
North Park Hill	60-69	No	I am tired of our communities history and character being sold away to the highest bidder. I am ashamed of some of our elected leadership
North Park Hill	60-69	No	I strongly believe that the entire former PHGC site should be preserved as open space and parkland in accordance with the Conservation Easement.
North Park Hill	60-69	No	It is vital to all Denver citizens, but esp. those near Suncor, I-70 and its development, and density including factories and concrete, that this remains open park land as it was intended. Repurposing, remodeling, enhancing already existing SURROUNDING housing, retail, (medical etc.) is far more creative, meaningful, relevant and true ingredients for a 'visioning process' going forward. The health and well being of the local

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			underserved esp., and for all citizens really, is to keep this open, green, as the Conservation Easement was in place to ensure.
North Park Hill	60-69	No	Keep it green! I believe services offered currently at the Dahlia Center and Holly Square are great and can be added on to for this neighborhood-i.e. retail, small businesses.
North Park Hill	60-69	No	Leave it aside is.
North Park Hill	60-69	No	Please leave it as a golf course for public enjoyment and exercise. Maybe a dedicated jogging/ bicycle path on the perimeter would be good.
North Park Hill	60-69	No	We need affordable, accessible housing a grocery store that has fresh and affordable fruits and vegetables! The recreation centers are small and overcrowded-water aerobic classes very diverse but the facilities not accessible for people with disabilities or older people who are trying to stay healthy. Why don't you ask about LGBTQ? We need to more inclusive!
North Park Hill			THIS IS AN INVALUABLE PIECE OF LAND - THE LAST IN DENVER AND IT IS SELFISH, RESTRICTIVE & UNCONSCIONABLE TO RUIN & WASTE IT! ???DO NOT DESTROY THIS BEAUTIFUL PIECE OF LAND FOR A CRAPPY 'GOLF COURSE' OR TO DESTROY IT FOREVER & 'DEVELOP' IT FOR YET MORE CONGESTIVE & CLAUSTRIC BUILDINGS, STORES, 'HOUSING' ETC.!! THERE IS PLENTY OF THAT ALL OVER DENVER !! THOSE WHO RAN & USED PH'GOLF COURSE' WERE RUDE, INCONSIDERATE HORRIBLE NEIGHBORS & NEVER TOOK CARE OF THE SURROUNDING SIDEWALKS!! LET ALONE THE DAMN GOLF BALLS THAT WERE BEING HIT TO THE WEST - AGAINST THE COURES - AND HITTING CARS' WINDSHIELDS ON COLORADO BLVD & PEDESTRIANS!!! THIS IS NOT AT ALL A NEIGHBORHOOD FRIENDLY CHOICE!! ???NO GOLF COURSE!!! ?????THIS LAND SHOULD REMAIN ACCESSABLE TO ALL AS A NATURE/OPEN SPACE RESERVE - ?NO BUILDINGS, 'PLAYGROUNDS', SKATEPARKS, ETC - AND IT SHOULD HAVE DEFINITE HOURS & CONTINUED SECURITY TO KEEP IT SAFE & PROTECTED FROM 'CAMPER'S', ETC!!! ???LISTEN TO THOSE WHO KNOW!!!
North Park Hill		No	This survey is one of the most leading survey I have ever experienced. CPD knows that the city can't require affordable housing because of the Telluride decision. To suggest otherwise as this survey does is equivalent to gaslighting. The CPD should be ashamed and embarrassed by putting out this basis survey.
Northeast Park Hill	Under 30	Yes	I am done with Denver bowing down to developers. This area is over-developing and I hate it. Don't we deserve natural spaces too?
Northeast Park Hill	Under 30	No	I great mixed use development where you have some residential along with some retail along with some park space would be great.
Northeast Park Hill	Under 30	No	Please keep the space green. There are plenty of other locations for commercial businesses. If changes will be made, they should reflect a natural environment. Plant more trees, add a water feature- ponds, small lakes. Keep the park in Park Hill

Area	Age	Children in Household	Additional Comments (Open Online)
Northeast Park Hill	Under 30	No	Please use this opportunity to clean up crime around here.
Northeast Park Hill	Under 30	No	We need a grocery store (most important!) and more healthy/variety of food options for sitting down and eating and to-go, while still keeping the socioeconomic status of the surrounding neighborhoods in mind.
Northeast Park Hill	30-39	Yes	I would really love to see first and most important to me a grocery store. I then would love to see an emphasis and African American owned businesses.
Northeast Park Hill	30-39	Yes	IMO the best option for affordable housing are ownership products. Below market rentals are fine, but if you are looking to make long-term generational change then home ownership is the best way to do this. There are a number of studies that suggest the current wealth gap between White and Black America is almost all because of housing policies in the mid/late 20th century that prevented black families from attaining home ownership.
Northeast Park Hill	30-39	Yes	Listen to the people who actually live close to the golf course.
Northeast Park Hill	30-39	Yes	Please keep the golf course. We are already losing so many open areas in the city including now the Congress Park pool not far from City Park.
Northeast Park Hill	30-39	Yes	Please leave the golf course as is or make it a park. My grandparents has lived in there home for 50 plus years with no problems. I feel like if the golf course is used for commercial or residential use it will really damage the community.
Northeast Park Hill	30-39	Yes	The course has a lot of history in Denver and is a great spot to meet new people
Northeast Park Hill	30-39	No	A fishing lake with docks, trails & rock formations along with outdoor artwork would be AMAZING.
Northeast Park Hill	30-39	No	Fuck the would-be developers and their friends. You know who you are. Also fuck this survey website. Fuck you.
Northeast Park Hill	30-39	No	Ideally I think the vision works best with the density of the development pushed toward Colorado Blvd. I imagine mixed-use buildings with below grade parking, ground level retail, affordable rental or for sale condo units above. This area really needs a grocery store. Currently the closest store is the King Soopers or Walmart on Quebec, which is technically in the Central Park neighborhood. I prefer to walk or ride my bike to get groceries, but Quebec is a stressful and intimidating street for someone on foot or on a bicycle. So if there was an alternative on the West end of the neighborhood that didn't require crossing a major arterial I would prefer shopping at that location. The location also seems to make sense in terms of access to public transportation on Colorado Blvd, and to the RTD A-Line, while keeping a public park and open space tucked back away from the heavy traffic in Colorado.
Northeast Park Hill	30-39	No	If corporate businesses or market rate housing is put in, I will oppose this development every step of the way. Please stop selling out this city.

Area	Age	Children in Household	Additional Comments (Open Online)
Northeast Park Hill	30-39	No	It would be devastating if either residential or commercial building is the final decision. Denver is losing more and more green spaces and everything is turning to concrete.
Northeast Park Hill	30-39	No	Keep the golf course alive!
Northeast Park Hill	30-39	No	Please protect open spaces! I am sure there are other important and valid community needs for low income families in this area. I strongly advocate that open space and green space be a large part of the plan while prioritizing other local needs. We can create both!
Northeast Park Hill	30-39	No	Thank you for involving the community in the visioning process!
Northeast Park Hill	30-39	No	This survey needs to be redesigned. I'm embarrassed for the general public to be led to what seems like a draft survey. I listed out areas of improvement for this survey. I would recommend that the survey designer re think and evaluate the layout, the questions, ask themselves how validity will be established for each question, ask themselves how they want to code other responses for themes, and finally, test-re-test all questions because 90% of the survey was filled with leading questions. I deeply care about this community, and although I just purchased a house here— I think this survey is a disservice to this community who has a lot to say about our neighborhood. However, the inherent design of this survey is flawed and definitely will lead to a non-response bias and also will contribute to survey fatigue. When those to areas factor in, you have invalid results and poor data quality. I gave this feedback because I care and I think you would get better feedback given the chance that you all re-design this survey
Northeast Park Hill	30-39	No	We want to see the area developed similar to RINO!
Northeast Park Hill	40-49	Yes	Make sure the actual community of NE Parkhill have a voice at the table of this process. The political landscape of this project is drowning out the voice of the people who have been in this community for decades.
Northeast Park Hill	40-49	Yes	None
Northeast Park Hill	40-49	Yes	Please do what you can to contain housing costs in Denver. I'm a fourth generation Denverite who can barely afford to live here. This is not okay.
Northeast Park Hill	40-49	Yes	Please keep it a golf course.
Northeast Park Hill	40-49	Yes	STOP THE GENTRIFICATION IN THIS NEIGHBORHOOD THAT WAS ONCE OURS THANK YOU
Northeast Park Hill	40-49	Yes	The Park Hill Golf Course land is protected by a conservation easement and should not be developed. What part of this does Denver not understand?.
Northeast Park Hill	40-49	Yes	This entire process is clearly biased in favor of development!! Listen to the people! We want a public park! We want open space!

Area	Age	Children in Household	Additional Comments (Open Online)
			Development of this space will only serve a few (making a select group of people rich.) Open park space will serve everyone!
Northeast Park Hill	40-49	No	BE LIKE RINO, WASH PARK, AND CHEESEMAN!!! EXPAND INTO THE INDUSTRIAL DISTRICT NORTH OF 38TH. MORE RESTAURANTS AND BREWWERIES LIKE STATION 26 AND LONG TABLE. WALKABLE FUN, SAFETY, WELL-LIT WALKING PATHES. MORE TREES!
Northeast Park Hill	40-49	No	Denver ranks terribly in the amount of green space it has compared to the size of the population/geographic area. We desperately need a nice BIG park nearby, like how Wash & Cheesman Parks completely elevate their respective neighborhoods. We do not need more development of businesses OR homes. There is entirely too much development without regard for quality of life in Denver. I have traveled to MANY different large US cities, and it is apparent to me that Denver is seriously lacking in usable green space. Who wants to live in what feels like one giant concrete parking lot? It is very disappointing. If anything, there should be growth LIMITS capping housing developments, like what Boulder has. Little neighborhood pocket parks here and there (like MLK Park) are not enough. Another large park at least as big as Washington or Cheesman Parks is needed. MLK Park is definitely not large enough, and sixplexes are currently being built directly next to MLK Park, which will only add to the population and need for even more park space nearby.
Northeast Park Hill	40-49	No	I know for a fact that the people like ourselves moving into this neighborhood want it to progress like RINO. Station 26, Long Table breweries, etc. We want a huge park like Wash Park. We want larger sidewalks and more TREES! We want safer and cleaner streets. This is an opportunity to elevate NE Park Hill. NO AFFORDABLE HOUSING OR GROCERY STORES OR STRIP MALLS!!!! We are excited for this to be done RIGHT.
Northeast Park Hill	40-49	No	NO GROCERY STORE OR AFFORDABLE HOUSING. NO UGLY CONDOS. USE RINO, HIGHLANDS, AND WASH PARK AS INSPIRATION. THIS IS AN OPPORTUNITY TO CLEAN UP NE PARK HILL AND TURN IT INTO SOMETHING SPECIAL. MORE NICE HOME RENOVATIONS, NO MORE LITTER IN THE STREETS AND ALLEYS, SURROUND NE PARK HILL WITH LARGE UPSCALE PARKS AND RESTAURANTS, INDEPENDENT SMALL BUSINESSES, A TROLLEY LINE FROM NE PARK HILL TO DOWNTOWN, EXPAND INTO THE INDUSTRIAL DISTRICT, THE OPPORTUNITIES ARE ENDLESS!
Northeast Park Hill	40-49	No	Please ELEVATE this neighborhood. Be like Rino, Wash Park etc. Its 500-700k to live here now and that's what we want for our investment! Walkable fun, cleanliness, TREES! ? ???
Northeast Park Hill	40-49	No	Please make decision that will not promote additional resident inconvenience or danger. Police have come to my door, asking if I'm ok, or witness to violence and or shootings (even collected shell casings by my car, parked in front of my home)

Area	Age	Children in Household	Additional Comments (Open Online)
Northeast Park Hill	40-49	No	The residents here that are paying these large prices for these homes want something like RINO.
Northeast Park Hill	40-49	No	Think like Wash Park, Cheeseman, RINO... This is what all the people like us who are paying very high prices to live here WANT. Not affordable housing or another king soopers.
Northeast Park Hill	40-49	No	This entire process is a sham and the city is stealing from the citizens
Northeast Park Hill	40-49	No	This space was meant to be recreational/open space. Leave it that way. Don't take away our park to line the pockets of people who are already filthy rich and try to tell us it's so that they can build affordable housing. That's bullshit and we all know it. We deserve a nice park in our area. This area is becoming too dense as it is and the traffic on Colorado is horrible. Every time a house gets scraped they put 4 in its place. I bought my home where I did because it wasn't a super dense area. Let us have some room to breathe. Have you walked through the park? It reminds me of Central Park in that you feel like you've escaped the city and the congestion for a bit. It's lovely. Quit taking every spare inch of vacant land and building on it so you can get richer. It's so selfish. Let the people have a park. We live in a beautiful place with so many days of sunshine. Give us a place to enjoy it.
Northeast Park Hill	40-49	No	THIS IS AN OPPORTUNITY TO IMPROVE THE NEIGHBORHOOD, MAKE IT LIKE RINO!
Northeast Park Hill	40-49	No	We have enough unused retail and commercial space in the neighborhood. Keep the golf course or preserve the land in. Some way
Northeast Park Hill	50-59	Yes	An option that I didn't see is really nice landscaping, with sidewalks that meander in and out. Sort of a mini botanical garden (but one you don't have to pay for). It could even be a demonstration plot for xeriscaping, to give people ideas for what to plant at home.
Northeast Park Hill	50-59	Yes	It is the last large green space and needs to stay that way.
Northeast Park Hill	50-59	Yes	More affordable housing.
Northeast Park Hill	50-59	No	Fresh food sources / grocery store is needed in our community. Affordable housing is a vital need in this community but it should not come at the cost of open space. There are many dilapidated and underutilized space/properties that could serve these purposes. We have access to the light rail major stop and several bus stops within blocks. We must protect this open space. I would support changes in zoning for increased density before stepping down from the fight to save this land.
Northeast Park Hill	50-59	No	Please for the love of god keep golf part of the community. Even if it is just an executive 9 hole.... something.
Northeast Park Hill	50-59	No	This needs to be a multi family neighborhood A mixture of all races where we can feel safe, get along with each other's and not commercialize the community. Affordable housing. There are not all of

Area	Age	Children in Household	Additional Comments (Open Online)
			options for someone 50-55 because you are not considered a senior yet. Mom and pop shops should be here with recreational activities so the kids can also be safe, have activities to do (recreation center). Let the community come together with a garden, teach everyone how to grow food and have a store that actually has a wide variety of food.
Northeast Park Hill	70+	Yes	Please keep people of color in mind when making decisions for this space. Although it is now a gentrified neighborhood, when I moved here over 50 years ago it was a very different neighborhood. An awesome, close knit community. As years began to pass, local government decided we weren't worth investing in, we were forgotten. In the last 15+ years I've witnessed the changes, the gentrification. Witnessed many neighbors selling and many being pushed out. My granddaughter couldn't afford to move here to live in the city she grew up in and loved. To be kept out of the neighborhood in which the value of community was first instilled. To drive in from Aurora to see a city that is almost unrecognizable and a neighborhood with a changed sense of community and neighborly care and compassion. It has created a feeling of loss and a sadness that can't be explained completely. You have an opportunity now, to provide what the remaining BIPOC community needs and deserves. Please keep us at the forefront of the plans for this space!!
Northeast Park Hill	70+	Yes	Stop biased surveys We want it left a park
Northeast Park Hill	70+	No	I truly believe the golf course should stay predominately open space! When you compare the west area of Denver to northeast Denver, you realize how few areas of green space we have for enjoyment. You have to travel significant miles to get to hiking and biking areas. Also when you survey the tree canopy of Northeast Park Hill, there are many blocks that have no trees at all!! Having open spaces could help to mitigate the problems with global warming, not to mention the significant industrial air pollution from refineries like Sunco.
Northeast Park Hill	70+	No	I'm a retired city employee, cost of utilities, water and taxes need to get under control.
Northeast Park Hill	60-69	Yes	Keep the golf course its a great site for young and old and affordable
Northeast Park Hill	60-69	No	I believe one needs to be cautious that the Developer is trying to win this war. In the end the community will lose. I've seen this all over Denver, they promise one thing and fail to deliver and then charge ridiculous prices and tax the people to death. Beware, Metro Tax Districts. No one can afford this.
Northeast Park Hill	60-69	No	I'm glad that the easement was publicly brought to our attention by Mr. Wellington Webb. Clayton College was surely going to turn that open space into non-affordable housing.
Northeast Park Hill	60-69	No	Revitalize and upgrade the golf course for the community

Area	Age	Children in Household	Additional Comments (Open Online)
Northeast Park Hill		Yes	Outdoor rock wall
Other (not shown on map)	Under 30	Yes	Keep the golf course. Stop gentrifying our neighborhoods If you take the golf course out make whatever is coming affordable for people and really consider community input I was born and raised in Denver between park hill and the eastside. I want to see people of color able to stay in the area they grew up in
Other (not shown on map)	Under 30	No	Don't use the land to make other people rich. Keep as open space or a golf course like we paid/raised money in order to do so.
Other (not shown on map)	Under 30	No	GROCERY STORE
Other (not shown on map)	Under 30	No	Make this connected to Rino via the 39th greenway path. Make this connected to Hale via Clermont/Cherry/Dahlia. Make this connected to Stapleton via Montview/26th
Other (not shown on map)	Under 30	No	New golf course please...golf has become so much more popular in the pandemic.
Other (not shown on map)	Under 30	No	Park Hill Golf course needs to remain and open space, in compliance with the 1997 conservation easement. Expensive development which generates money mainly for its investors outside of Denver will not serve Denverites. Preserving open space is fundamental to the wellbeing of Denverites. If anything, unhoused Denverites need a safe open space where they can camp and Park Hill Golf Course could serve them in their time of need.
Other (not shown on map)	Under 30	No	Please consider the value to the community of green spaces in Denver.
Other (not shown on map)	Under 30	No	Please don't build more housing in the area. The traffic congestion will increase, peoples' safety may be more at risk, and open space is important to growth, development, and happiness of all people.
Other (not shown on map)	Under 30	No	We have an amazing opportunity to turn a significant piece of open space into something our community can be proud of. In a time when nearly 5,000 of our fellow Denver citizens are homeless, however, using that land for a single leisure activity (See: Golf) is morally repugnant.
Other (not shown on map)	30-39	Yes	Denver had a severe housing shortage. This is the most critical thing to address with the redevelopment.
Other (not shown on map)	30-39	Yes	Denver has been too heavily influenced / planned by a few 'no change' residents in every neighborhood. Don't let that happen here.
Other (not shown on map)	30-39	Yes	Denver needs more open space. https://www.denverpost.com/2019/01/13/denver-green-space-urban-density/

Area	Age	Children in Household	Additional Comments (Open Online)
Other (not shown on map)	30-39	Yes	Do not make more housing! We are congested enough in that areas as is.
Other (not shown on map)	30-39	Yes	Keep green spaces green, there are plenty of new development options for groups like Westside. We only have a few truly great opportunities to set aside green spaces and parks for future generations like we were bestowed by future thinking leaders of the past. Honor the easement.
Other (not shown on map)	30-39	Yes	Keep it as a golf course and use it for inner city youth - we will get more benefit out of that than we would adding homes.
Other (not shown on map)	30-39	Yes	No commercial or residential development, please. It's a great area near the city for open space and parks.
Other (not shown on map)	30-39	Yes	No homeless!
Other (not shown on map)	30-39	Yes	Please do not let developers run this project. They have one interest, the bottom line and not necessarily the community they profess to serve.
Other (not shown on map)	30-39	Yes	Please maintain as much park space as possible! It's a beautiful area with not much non residential spaces left
Other (not shown on map)	30-39	Yes	Please please do not keep this a golf course
Other (not shown on map)	30-39	Yes	Preserving PHGC's trees should be a priority. That would help to keep it a green space while also providing much-needed uses like affordable housing.
Other (not shown on map)	30-39	Yes	The golf course and clubhouse have been great over the years. I miss the ability to play a course like this within the city. The meeting or gathering space were always welcoming and diverse. Let's not slap condos and townhomes and expect them to be affordable. Keep the course for our youth and community. Add more gathering spaces, not buildings that will add density to an already dense area.
Other (not shown on map)	30-39	Yes	The golf course is a total waste of space for an elite group of individuals in a slowly dying sport. As a former competitive swimmer I grew up training in a first class facility in downtown charlotte. (https://www.mecknc.gov/parkandrec/aquatics/pages/aquatic%20center%20information.aspx?redirect=charmeck) This is a huge opportunity for Denver. Elite and Olympic swimmers to this day still come to this pool. A world record was broken there in 2000 by Tom Malchow. If done right , this could be a huge draw for Denver. The best option right now is DU and speaking from experience (I swam there occasionally) Denver can do better than a private University and the rec pools currently available. Given the demographics there is also a huge opportunity to reach out to

Area	Age	Children in Household	Additional Comments (Open Online)
			minorities in the community. They are the most at risk when it comes to drowning. My former teammate Cullen Jones has made this his cause. I beg the city to consider this option. A 50 meter Olympic pool size pool with other amenities will be used in one of the most health conscious states in America. I've lived here for over 7 years and I'm baffled that I'm even having to write this. This is the one thing Denver is missing. Please consider this option for safety, outreach, and community health.
Other (not shown on map)	30-39	No	Build as much housing as possible!
Other (not shown on map)	30-39	No	Do not develop this area!!!!!!
Other (not shown on map)	30-39	No	DO NOT MAKE IT A GOLF COURSE Again
Other (not shown on map)	30-39	No	Grocery store please!
Other (not shown on map)	30-39	No	Have safety/police call poles, well lit walking paths, parking, and courts
Other (not shown on map)	30-39	No	I frequent City Park almost daily — I'd love to see that area as an extension to City Park, with undeveloped, natural areas to view wildlife (like birds) and take a long stroll with my dog.
Other (not shown on map)	30-39	No	I think the whole city should be allowed to vote on what is going to happen.
Other (not shown on map)	30-39	No	It would be shameful if this property was completely redeveloped or partitioned into private property for profit and commercial gain at the hands of a few developers or investors. Denver already has enough developments which are unaffordable and out of reach for most residents. The space should provide some recreational purpose or service from which all citizens can benefit - not some sort of residential or commercial space which a select few individuals can use for their personal profit and gain. I would extend this to include 'affordable' housing development as well. The city should instead incentivize developers to provide affordable housing in new developments (on private property), or penalize developers who invest in 'high-end' development which is out of reach for the average citizen. Converting public recreational space to private development will not even put a dent in the housing affordability or availability problem in this city. The solution will come from incentives and regulation - not the allocation of even more private residential spaces. I can remember when this neighborhood had space for a market and other commercial

Area	Age	Children in Household	Additional Comments (Open Online)
			development, which had become derelict and was later demolished. Who is to say that this wouldn't be the future of any 'new' residential or commercial development on the golf course property within a few decades? I urge you to preserve the public use and recreational aspects of this space so that ALL citizens of Denver can benefit - regardless of whether the golf course is retained, or whether it is developed into another type of open space or recreational facility.
Other (not shown on map)	30-39	No	It's not all or nothing, a creative mix of uses is important.
Other (not shown on map)	30-39	No	Keep the park as it is, keep it a golf course and keep unobstructed views of the city
Other (not shown on map)	30-39	No	Less gentrification, more community services
Other (not shown on map)	30-39	No	Let's do better, Denver. Less gentrification and more meaningful services for the community. Don't pander to business and focus on serving the needs of the whole community.
Other (not shown on map)	30-39	No	Multifamily housing, park space, some retail.
Other (not shown on map)	30-39	No	NO MORE GENTRIFICATION!!!!!!!!!!!!!!!!!!!!!!
Other (not shown on map)	30-39	No	Nope!
Other (not shown on map)	30-39	No	Please consider a disc golf course
Other (not shown on map)	30-39	No	Please don't build more giant apartment and condo units. It's just adding density without services to accommodate. It's also making parts of Denver really ugly. Adding useful outdoor space and recreation would be lovely in the middle of the city. Trees and plants also help our pollution problem. Some nice low rise townhomes or single family homes would be welcome as long as it's not a strange stepford suburban looking island in the middle of a historic neighborhood.
Other (not shown on map)	30-39	No	Please don't let Councilwoman CdeBaca, Penfield Tate, (can't win an election) and other loud voices drive the narrative. Work with the adjacent neighbors to deliver a project they can support and patronize. This project can deliver regional open space amenities, while providing critical housing, grocery and retail opportunities for the neighborhood. You need a door-to-door campaign to show 75% of the community is in

Area	Age	Children in Household	Additional Comments (Open Online)
			support. You will win this campaign at the doors. Start knocking and making calls!! God bless you public servants. We are all Denver.
Other (not shown on map)	30-39	No	Please don't let developers take over and build \$1MM 600sqft hideous 'condos' with HOAs lorded over by Super Karens and their MLM schemes
Other (not shown on map)	30-39	No	Thanks for collecting input!
Other (not shown on map)	30-39	No	The Park Hill Golf Course, which we have used in the past, is too good of a development opportunity to pass up - however, it is critical that we avoid the low-density nonsense that plagues that area. It must be a dense, walkable development with strong RTD access to the urban core & affordable homes. Stapleton represents the exact OPPOSITE of what this new neighborhood needs to be for the future of Denver.
Other (not shown on map)	30-39	No	WE NEED MORE OPEN SPACE PLEASE PLEASE PLEASE AND STOP CORRUPT CITY OFFICIALS THAT LOVE \$ MORE THAN IT'S PEOPLE!
Other (not shown on map)	40-49	Yes	A grocery store and a hardware store are the only kinds of retail Denver will need more of to rebuild its lessening walkable nature. All the rest of the area should be fully accessible green/play space, to make up for coming density.
Other (not shown on map)	40-49	Yes	Any amenities or businesses should be affordable, locally driven and accessible. Think Westwood Co-op grocery store instead of King Soopers.
Other (not shown on map)	40-49	Yes	I am so dismayed to see the city undertaking this so-called visioning process, and spending taxpayer money on it, instead of fighting for the easement taxpayers already paid for. The city's legal position with respect to the easement is not well-founded, and I think city officials know this, because they're trying through this process to ask questions purposely geared toward making it seem that development is going to happen and all they're trying to do is find out what kind of development people want. The city should have determined, first, and before spending our tax dollars on this, whether its legal argument that the easement allows for any development at all holds any water. If it doesn't, as many of us think, then thus is just a giant waste of time and money. We ought to be putting that money to better uses, such as acquiring the land for parks and rec space and building affordable housing along the I-70 corridor and in other areas where building is allowed and makes sense. The city is taking its fiduciary obligations seriously, and I'm angry about it. We need parks and rec space even more than we need development.
Other (not shown on map)	40-49	Yes	I feel strongly that this land for the public has been sold out by our local government to a for profit developer. This should be recreation space, green space, for people in that area who have to live by the highway, and light rail, and deserve to breath clean air. Right now, it's an

Area	Age	Children in Household	Additional Comments (Open Online)
			embarrassing black eye, which we taxpayers are paying to maintain. I wonder what the water bill is, etc.
Other (not shown on map)	40-49	Yes	I sincerely hope that the open space is not eaten up by more overpriced housing but instead that it is kept as a green space where more trees are replanted and a made into a place that people of all backgrounds can enjoy.
Other (not shown on map)	40-49	Yes	I think this space would be best used as a place for our community to gather, play, eat, and enjoy pools/parks/outdoor recreation. We don't need any big box retail or new housing or anything like that, because Central Park has all of that stuff. We need something to bring our community together.
Other (not shown on map)	40-49	Yes	It has an easement on it. No development is allowed. The people who bought it knew that. Keep it as is!!! No development.
Other (not shown on map)	40-49	Yes	let's talk about solutions and avoid all the noise. this property is important because it can be a win-win!
Other (not shown on map)	40-49	Yes	Please find a balance and do not allow developers to sell a plan that is not stuck to. That said, in a growing city this project could be a huge opportunity to make this area a masterpiece for the city and not just a bunch of apartments with too much parking and minor open space. Please find someone to guide this with a long-term vision other than just profit and pillage. I am not confident that this administration has the capacity to have a vision. Instead they put out fires and give handouts. Prove us wrong.
Other (not shown on map)	40-49	Yes	Please keep the land for parks, open space or a golf course. Please do NOT develop this land. Smart development is needed. Once you build over this land it can never be changed. Protect our parks and green spaces.
Other (not shown on map)	40-49	Yes	Please keep this area as a shared space for all! Denver is known for its gorgeous parks and outdoor space; please don't give up this precious land in the heart of the city for retail or other short term projects. Would love to see another Wash Park or City Park for all to enjoy! Trees, running trails, playgrounds, picnic areas, etc.
Other (not shown on map)	40-49	Yes	The City is going to have to deal with the fact that the conservation easement prevents any non-open space types of development. Why is this process even happening with this clear legal cloud hanging over the property?
Other (not shown on map)	40-49	Yes	The entire community is very afraid that it is going to be a mini-Lowry or worse a high density area such as the development on 8th and Colorado. Please allow the city to buy some or all of it back.
Other (not shown on map)	40-49	Yes	The public outreach campaign seems very one-sided towards removing the conservation easement and converting the public asset to a private one and therefore, I would like to see presentations/panelists that advocate for the preservation of the public easement and interest. I

Area	Age	Children in Household	Additional Comments (Open Online)
			would also like better communication regarding the different stakeholder interests and financial obligations.
Other (not shown on map)	40-49	Yes	Whatever becomes of the site, I hope that it will contribute to making Denver a more unique and livable city
Other (not shown on map)	40-49	No	Denver needs more green areas. Keep it a golf course or turn it into a park or natural area.
Other (not shown on map)	40-49	No	Don't commercialize or develop this space, we need open space in the city! It's what makes this area special
Other (not shown on map)	40-49	No	Extremely concerned that this survey was created since voters already stated they didn't want development in this area. Also concerned with the amount of money spent on this survey and that the company used is a white company from Boulder. City employees lost money the last two years, yet the mayor continues to waste money on items that don't benefit residents - this survey, the 16th street mall, remodeling city offices that are way below capacity and employees asked for the changes not to be made. The mayor and his appointees continuously waste money on frivolous projects. Do better.
Other (not shown on map)	40-49	No	Listen to the community!!!
Other (not shown on map)	40-49	No	My biggest concern is that this property is protected as open space under a conservation easement and in no way do I want to see that compromised by development because of the cascading ramifications to other protected open spaces throughout our State. This doesn't lessen my awareness of, or concern for, the issues in our community including, and especially, affordable housing. They are not either or issues.
Other (not shown on map)	40-49	No	My biggest interest is having a competitive swimming pool. Denver is so short of good pools. Also, I'd like to see pickleball courts built. It's the fastest growing sport in America and Denver has so few courts. People are playing and need more places to play.
Other (not shown on map)	40-49	No	Quit selling out the people that voted you into office. This space was supposed to be golf or other shared outdoor space. And here comes the survey offering retail and commercial crap. We have more than enough strip malls and business parks!!!
Other (not shown on map)	40-49	No	Thank you for the opportunity to contribute. You'll obviously never please everyone, but your efforts to obtain feedback are important. Kudos to you. Love parks & recreation!!!
Other (not shown on map)	40-49	No	The options for open space are not well presented in the initial question

Area	Age	Children in Household	Additional Comments (Open Online)
Other (not shown on map)	40-49	No	There are a lot of interested stakeholder but I think it's crucial to address the needs of the people living adjacent to the property first. Many people in Park Hill have not had access to the existing golf course, and displacement is a very real possible outcome from this project that needs to be considered at every level. Public transit should be developed from the beginning to ensure traffic issues are mitigated, especially given the ongoing I-70 work that will impact traffic in the same area. Also consider building in options like charging stations, solar, low energy use products rather than fitting them in later. And lastly - please prioritize people and equity. Dog parks should not come before senior citizens for example - this shouldn't even be an option. Universal design and access should be at the root of the plan. Public engagement needs to be more than the loudest voices at public meetings being heard. Go door to door if you have to. Show up in lots of spaces at lots of times.
Other (not shown on map)	40-49	No	There is so much density being added to Denver...it is incredibly important to preserve open spaces.
Other (not shown on map)	50-59	Yes	Denver needs parkland. everywhere high density multi-story is being built. No new parkland is being created in City core, do not count Green Valley and Stapleton. City Core has lost parkland in last 10 years. City leaders are destroying the quality of life in Denver
Other (not shown on map)	50-59	Yes	Don't just leave the golf course sitting there... at least open the driving range and get Denver some revenue for driving range golf ball fees... good grief
Other (not shown on map)	50-59	Yes	I think that the most important thing to do is to honor the commitment to the existing Easement. Otherwise the message is that decisions made don't matter and it is always about the money. And money can buy out decision made prior. That would be very sad as people already do not trust City officials and leadership. Honor the Easement.
Other (not shown on map)	50-59	Yes	It should stay 100% park or open space as envisioned by the easement. If the developer wants to make a profit on building housing or commercial space he should replace the land acre for acre with additional infill land nearby that can become park or open space.
Other (not shown on map)	50-59	Yes	I've been very disappointed with Denver's urban planning over the last 25 years. It's been all about build build build and replace iconic areas of the city with big box stores. Let's take a step back and remember Mayor Speer and think about the future. Let's keep the Park Hill Golf Course an open space and make it an addition to City Park. We can make an incredible city park on par with the great parks in other cities like San Francisco, Portland, New York, and others. If we put houses and businesses there, we will prove that Denver cares only about taxes and money and is no longer the great city where I was born.
Other (not shown on map)	50-59	Yes	Open space

Area	Age	Children in Household	Additional Comments (Open Online)
Other (not shown on map)	50-59	Yes	Please honor the easement. The government needs to be transparent and honest. The city council voting to not send the lifting of the easement to a ballot was wrong.
Other (not shown on map)	50-59	Yes	Please leave the golf course
Other (not shown on map)	50-59	Yes	Please over communicate with the community as the info gathering and meetings to share findings and next steps. Clarity re: what is happening so there are no SURPRISES is critical to ensure community has buy in to the process AND the outcome.
Other (not shown on map)	50-59	Yes	There is much consternation about this space not being a golf course or park. it was never a good golf course and it's area too small to accommodate one of high caliber. as a park, it's a terrible location for a large park the way some are envisioning as it will always have the disadvantage of industrial development on one side and a rough section of Colorado blvd on the other. a large park would be severely under-utilized I believe. Check out the crowds at central park - none. our best parks have population surrounding them.
Other (not shown on map)	50-59	Yes	This is the opportunity of a generation to build a new park and provide open space for thousands in a city that is losing green space. We will not have this chance again. Do the right thing and let's make Denver a city that provides space for all its residents
Other (not shown on map)	50-59	Yes	We need an indoor 50 meter competition pool with a diving well.
Other (not shown on map)	50-59	Yes	What a joke. I don't understand why this 'visioning process' is happening at all, as the land is under a conservation easement! Why is the city actively helping Westside attempt to have the easement canceled?? This is a betrayal of taxpayer's trust, those very taxpayers who paid for the easement. Shame on CPD. And shame on Westside for its arrogance in purchasing protected land and thinking they can simply ask city council to dismiss the easement. The city of Denver should be actively protecting large parcels like these. We are short on greenspace and with rampant development plus climate change Denver is getting hotter and hotter. Not only that, the Parks Dept. is trying to increase park space with its Strategic Acquisition Plan. Here's a perfect opportunity to create a jewel of a park. The city should either hold Westside to the golf-related easement or purchase the course from Westside and turn it into a park that will both help grow the park system as well as combat Denver's heat island and rapidly dwindling green space. There's plenty of apartment and retail space on the west side of Colo. Blvd. Don't insult citizens by using the 'we need affordable housing' argument to undo the easement and lose valuable open space to yet another apartment complex when in reality it's nothing but greed on the part of Westside. Councilman Flynn said it perfectly when he told

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			Westside that he wished they wouldn't buy the Loretto Heights campus. That speaks volumes. City planners should be partners with citizens, not with developers. The fact that this 'visioning process' and possible development is even happening is proof of that. The city should be doing everything it can to hold to the conservation easement instead of entertaining the idea of undoing it either partially or totally. Conservation Easements are there for a reason. The fact that CPD is helping a developer try to develop a protected property is shameful. This 'visioning process' is a sham and this survey is manipulative in favor of development. Once again citizens of Denver are up against a developer and its consultants/lobbyists. Shouldn't be this way.
Other (not shown on map)	50-59	No	As far as aquatic activities in the area is non existing, there is Congress Park for a couple months a year, and its not the shape, depth or in condition to do any consistent swimming for sport, fitness or recreation. Thanks for the time and consideration.
Other (not shown on map)	50-59	No	Don't sell it off to developers! It belongs to the people of Denver. We need all the park space we can get.
Other (not shown on map)	50-59	No	Dr. Dwanita Henry is an amazing Diversity and Inclusivity Facilitator.
Other (not shown on map)	50-59	No	Golf course!
Other (not shown on map)	50-59	No	I feel very strongly that the conservation easement on the Park Hill Golf Course should remain intact. That piece of land should remain open space. I think it is shameful that you are trying (or should I say working for a developer) to get the easement altered or cancelled. The argument that the developer would build some affordable housing doesn't fly with me. There are plenty of places you and the developers could build affordable housing that do not have conservation easements in place. Please quit wasting taxpayer money with this so called 'planning'.
Other (not shown on map)	50-59	No	I loved Park Hill GC. I would love to see golf remain there. But understand that's it's great space with great usage potential. Please please whatever you do make it to support the residents. NOT developers.
Other (not shown on map)	50-59	No	I would like to see the course stay a golf course but with EXTRA care for it have designated Kids ONLY golf.. Free lessons, hiring high schools for employment, employment & golf for individuals with disabilities of all ages. That would be fantastic!!
Other (not shown on map)	50-59	No	I'm observing from another neighborhood and am concerned that the nearby neighborhood needs may be respected and diluted. The attempt to move this decision to a citywide vote is a shameful play by a

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			privileged group that would not countenance having this tactic done to them.
Other (not shown on map)	50-59	No	It's important to preserve some of it as open space
Other (not shown on map)	50-59	No	Keep it open space or park!! Denver is getting to congested and crowded with development.
Other (not shown on map)	50-59	No	LEAVE IT ALONE!!
Other (not shown on map)	50-59	No	Leave the golf course as-is. It's the only affordable and public course in the area. I do not support any privatized use of the area or any 'public-private partnership' schemes.
Other (not shown on map)	50-59	No	Mix of uses, including a large park and plenty of housing!
Other (not shown on map)	50-59	No	Please build a continuous network of open/natural space in metro Denver.
Other (not shown on map)	50-59	No	Please keep as much green space as possible. Denver already lags the country in % green space.
Other (not shown on map)	50-59	No	STOP destroying the beautiful city Denver used to be before it was overdeveloped without foresight and careful planning, without the greed of the city and developers for \$\$\$\$\$.
Other (not shown on map)	50-59	No	Thanks for asking our opinion. KEEP THE PARKS CLOSED TO CARS! They have EVERYWHERE to drive and park as it is, and we have so few safe places to walk, roll and ride! Thanks.
Other (not shown on map)	50-59	No	The city of Denver should not try to distinguish the conservation easement that it purchased over the property a number of years ago. When it did so, the city excepted over petrol obligation to steward the development rights to that parcel acquired with taxpayer dollars. If the city were to attempt to extinguish the conservation easement, it was set a terrible precedent for other home rule communities across the state and nation. Colorado should be a leader in conserving the open spaces and parks that make our communities livable our residents more healthy and our climate more stable.
Other (not shown on map)	50-59	No	There is no other open land in Denver and they can build high rises anywhere If this land is destroyed it will be gone forever Park hill should stay a park as all other Denver parks are already overcrowded and there will be only more people with no where to go! Greedy developers don't care if they destroy Denver only \$ matters! Let them build somewhere else. Save Denver's open space for the people

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Other (not shown on map)	50-59	No	While it is being decided can it not be watered? Seems like a waste of water during a drought.
Other (not shown on map)	50-59	No	Why did you not offer a green space option in your initial question? You only offer 100% golf course or mixed use development. No option for a park. Great way to slant your 'statistically valid' survey.
Other (not shown on map)	70+	Yes	Not enough users to stay a golf course, especially with city park golf so near. Need rec facilities for all ages
Other (not shown on map)	70+	No	Do NOT eliminate the Conservation Easement.
Other (not shown on map)	70+	No	I am very concerned about the fact that this property was sold even though it was not legal. The sale needs to be voided.
Other (not shown on map)	70+	No	It seems clear to me that the developer who bought the land wants to circumvent the conservation easement. Why else would a developer buy land? This survey seems designed to give him ammunition to do that.
Other (not shown on map)	70+	No	Keep it green please
Other (not shown on map)	70+	No	Please don't ruin this land by building strip malls or apartments. The area is too congested already to bear the burden if more cars and more traffic. Please keep this land as pristine and natural as possible!!!!
Other (not shown on map)	70+	No	Please just honor the terms of the conservation easement and let the developers make their money elsewhere.
Other (not shown on map)	70+	No	SAME CONSIDERATION SHOULD BE GIVEN THIS POTENTIAL PARK AS ARE GIVEN WASH PARK AND CITY PARK. NO COMMERCIAL, NO RESIDENTAL
Other (not shown on map)	70+	No	Stop playing games and do not he right thing
Other (not shown on map)	70+	No	The citizens of Denver paid to protect 100% of Park Hill Golf Course as open space forever and entrusted the City of Denver to maintain it as such for the benefit of its citizens. Denver's engagement of citizens in envisioning uses other than open space for the property flies in the face of the terms of the conservation easement agreement on the property and its responsibility as steward of the land for open space conservation purposes only.
Other (not shown on map)	70+	No	The City should protect the conservation easement and purchase the land for a public park.

Area	Age	Children in Household	Additional Comments (Open Online)
Other (not shown on map)	70+	No	The conservation easement should be enforced on 100% of the land through natural areas, park areas, recreational facilities, and some golf-oriented space. Other land in the surrounding area can be explored and developed or redeveloped for the uses that have been discussed as needed by the community.
Other (not shown on map)	70+	No	The fact that the City is considering anything commercial on the site is a rape of public trust and the city. It smacks of corruption and mismanagement. Public park space can never be reclaimed. KEEP IT AN OPEN SPACE PARK
Other (not shown on map)	70+	No	Whether it's golf or a rec center or pool it would be great to include opportunities for kids to learn new skills outside. I would prioritize the open space and walking possibilities as we have least of those.
Other (not shown on map)	60-69	Yes	Bike & Pedestrian Paths are required. A 50 meter pool is essential. Don't build another stingy 25 yard 4 lane pool with a dumb lazy river! (TOTAL waste)
Other (not shown on map)	60-69	Yes	Thank you for doing this. Many of us South Park Hillers really care about maintaining the integrity of our whole huge neighborhood.
Other (not shown on map)	60-69	Yes	The voters of Denver should determine the fate of the former PHGC through the ballot.
Other (not shown on map)	60-69	No	As the city becomes denser, open space becomes more critical. Once it's gone it can never be reclaimed. Affordable housing is an important issue, but it should not be dealt with by cannibalizing open space, especially since any 'public/private partnership' will include plenty of non-affordable housing in exchange for a paltry number of affordable units. This land is protected by a conservation easement and there's a reason for that. Develop it as an accessible park that everyone can use and enjoy regardless of age or income level.
Other (not shown on map)	60-69	No	do not just give it to developers. they have enough. make for use by the people. something that adds to Denver as opposed to lining the pockets of developers.
Other (not shown on map)	60-69	No	Don't miss this rare opportunity to create a park for all the residents of northeast Denver. I live near Washington Park, an irreplaceable amenity for residents across the city. The chance to have a park of that size and quality serving northeast Denver is fantastic.
Other (not shown on map)	60-69	No	I hope the RNO in Park Hill seriously considers not allowing any development company to utilize Metro Districts if housing is accepted. By doing this many homeowners (Even those whose mortgages are paid off) could suffer by losing their homes to increased property taxes.
Other (not shown on map)	60-69	No	I think that use as a golf course is a worst use scenario. It is a space that uses excessive amounts of water in an arid climate and serves very few people. Opening the space to much needed accessible housing so near to a transit station and creating open space that can be used by all is a

Area	Age	Children in Household	Additional Comments (Open Online)
			much better alternative. Some way to keep the open space from becoming a homeless encampment must be implemented.
Other (not shown on map)	60-69	No	I'd like to see a balance of uses -- affordable housing, shopping, open space/park land. The neighborhoods in close proximity to the site should have a louder voice in the decision process.
Other (not shown on map)	60-69	No	I'd like to see a diverse community with a mixture of uses and incomes that is tied together by a great network of parks and open space that defines the identity of the community and ties it together in a safe and inclusive way. This vision would also provide economic opportunity for the surrounding neighborhood and have a meaningful community center and gathering place.
Other (not shown on map)	60-69	No	I'm concerned that the process to develop the area was not transparent and development was a foregone conclusion without public engagement.
Other (not shown on map)	60-69	No	In my opinion, a golf course is not open space open to all - only if you are a golfer.
Other (not shown on map)	60-69	No	It is a crying shame this is even up for consideration when Wellington secured this for North Park Hill years ago. The city should be ashamed!
Other (not shown on map)	60-69	No	Just update the clubhouse and offer more food
Other (not shown on map)	60-69	No	Leave the goddamn park alone! Do not let the vampire developers that have ruined many parts of this city get their grubby mitts on it. Can we hold off until we have a new mayor that isn't in the pockets of the money guys?
Other (not shown on map)	60-69	No	NO MORE CONDOS
Other (not shown on map)	60-69	No	Please do not sell out this project to developers.
Other (not shown on map)	60-69	No	Quit the deception and do what's right and build affordable housing with services and plenty of open space.
Other (not shown on map)	60-69	No	Stop selling Denver to the wealthy realtors
Other (not shown on map)	60-69	No	That land was set aside for the people of Denver and shouldn't be allowed to be used by developers for private gain. Save it for future generations like previous generations have left public spaces for us.
Other (not shown on map)	60-69	No	The City needs to honor the conservation easement!!

Area	Age	Children in Household	Additional Comments (Open Online)
Other (not shown on map)	60-69	No	Undoing what voters voted is Trumpian and unworthy of Denver.
Other (not shown on map)	60-69	No	Waste of time and money, when the easement is still in place. NONE of this came about until AFTER the Mayor sold the property to a development entity at such an under-market SF price. More grift and corruption in this admin.
Other (not shown on map)	60-69	No	We City residents paid for a conservation easement to keep this as open space/golf course. An acre of open space lost in Denver is lost FOREVER. We cannot afford to lose any more open space.
Other (not shown on map)			I refuse to answer your demographic information as I have seen how you discount certain groups in taking feedback. WE PAID FOR A CONSERVATION EASEMENT. LIVE UP TO YOUR COMMITMENT TO TAXPAYERS TO PRESERVE GREEN SPACE FOR ONCE. HANCOCKS ADMINISTRATION HAS TOTALLY SOLD OUT TO DEVELOPERS. REMEMBER WHAT YOU DID TO CHERRY CREEK.
Other (not shown on map)			It doesn't matter what you build if it's going to be overrun with drug addicts. Do a better job of looking out for the people who actually work and pay taxes.
Other (not shown on map)			The mayor is sold out on continuing to hoodwink and sell out his own black people. The hidden cost of this survey is immoral and the design and bias far below research standards. It couldn't get published on a post it note.
Other (not shown on map)		No	My grandchildren live in North Park Hill and attend Stedman Elementary School and day care in NE Park Hill.
Overlook at Park Hill	Under 30	No	We are very excited to see development. The empty golf course/nets are an eye sore, and we are excited to be a part of the development.
Overlook at Park Hill	30-39	Yes	If development is inevitable, I would like to see the area closest to Colorado Blvd. developed, while leaving the area to the east side of the golf course as park/open space. Colorado Blvd. is already a major thoroughfare and I would like to keep the areas further east more residential/open so there isn't a heavy influx in traffic.
Overlook at Park Hill	30-39	No	Please also consider the area north of 38th to the east of the park as part of a holistic vision of the neighborhood. Much of that space can be better utilized and incorporated into the neighborhood. That's a better area for all the affordable and mixed-income housing, local small business, etc. development people want and will make money. But please leave green space alone. Also, there are so many people who would love an off-leash dog park in some part of the area. Please make it an option in the future to measure support.
Overlook at Park Hill	40-49	Yes	Commercial/Retail is the LAST thing we need. People need more open spaces in Denver.

Area	Age	Children in Household	Additional Comments (Open Online)
Overlook at Park Hill	40-49	Yes	No other comments
Overlook at Park Hill	40-49	Yes	There is a conservation easement in place. It was paid for and approved by voters. This process is a mute point. It's a golf course. It should stay a golf course as approved by voters.
Overlook at Park Hill	40-49	Yes	To date the opportunity for community input has been lack luster. Many of my neighbors are unaware of their ability to participate in the process. I had to search to find this myself. There is a feeling that it is a foregone conclusion that this land will be developed and that does not sit well with most. My family has been a part of this community for generations. We see the value in this land and are proud to call it home. Many of the recent developments have brought positive change. We do however, want to ensure the space/neighborhood does not become overdeveloped with short-term interests. I'd like to know that my voice is actually being heard, and this isn't merely a formality.
Overlook at Park Hill	50-59		This survey is obviously SLANTED toward developer interests. You should be ashamed of yourself and should have focused on ALL the other surveys completed over the last 4 yrs. Perhaps the results of the PCAC meetings where they spent over 170k on community input. Maybe you should have asked if I had to cut my child in half, which side would I want? Perpetual means forever!
Overlook at Park Hill	50-59	No	What makes anyone think a grocery store will locate here? We could not get one for Dahlia or Holly. Can we get a commitment? Also all current affordable housing options do not build wealth. Current affordable homeownership options do nothing to break the cycle of poverty. Homeownership should build wealth. Don't come here with homeownership options that do not build wealth. I worry that regardless of community input it's just going to be housing. This neighborhood has affordable rental housing already.
Overlook at Park Hill	60-69	No	Please work real hard to retain as a golf course. I bought my home because of the golf course and mountains. There are not enough golf courses in Denver. There are a lot of millionaires in Colorado to buy it. Thank you.
Park Hill Village	Under 30	No	I loved it as a golf course and would like it if it was used that way still but I've also really enjoyed being able to run through the park as it is now. Would be great to be able to sit on a bench or have a picnic there. There's also too much trash right now but I imagine if it was a park, there would be people hired to clean it.
Park Hill Village	Under 30	No	Keep as much natural space as possible. Keep big business out of this development. For the people by the people. Help sustain the habitat for the numerous bird species in the park; migrating ducks, red tail hawks, Cooper hawks, Northern flickers, red wing black birds, nuthatches, Magpies, warblers, king birds and many other. Keep this space as natural

Area	Age	Children in Household	Additional Comments (Open Online)
			as possible while allowing the community to engage thoughtfully with the wild.
Park Hill Village	Under 30	No	The duck pond in the north east corner of the golf course is close to our hearts. It's home to many species of birds and is beautiful to have in the city. We love it so much that we regular pick up trash. Thank you
Park Hill Village	Under 30	No	Transparency with the public, community involvement
Park Hill Village	30-39	Yes	I really believe that the golf course is a place of beauty that buffers the noise of the city. Our neighborhood is surrounded by concrete and traffic. There is industrial pollution and automobile emissions all around us except for the golf course. We need a wide open green space that is within walking distance for all neighbors to enjoy and gather. I would be most upset if I saw housing put in the space over building healthful amenities for existing Neighbors. I see vacant lots and industrial space throughout the neighborhood that would make much better building sites. Keep Parkhill Golf Course Open and Green.
Park Hill Village	30-39	Yes	Keep that golf course
Park Hill Village	30-39	No	Grocery store should by far be top priority - even multiple (Costco would be great).
Park Hill Village	30-39	No	Move the A Line station, landscape half the golf course, develop the other half
Park Hill Village	30-39	No	There has been a history of claiming to seek community input and then going decidedly in a pro-business approach without recognition of the community wants. I hope this visioning committee is genuinely interested in seeking feedback and is willing to transparently share out the data that is collected, including the proportion of residents in the area that they received feedback from.
Park Hill Village	30-39	No	What an opportunity we have to make something great and lasting for the city and our neighborhood. We can accommodate MANY needs of the community if we do it right.
Park Hill Village	60-69	Yes	Please please keep this mainly a recreational area with parks, fields and open space. It is so needed in the area!
Park Hill Village	60-69	No	In-fill development including affordable housing is already coming AROUND the property. We need more park space, not less. Splitting up this property for development is short-sighted and this biased taxpayer funded survey promoting the interests of the private developer infuriates me. The fact that this survey makes no mention of the fact that it has a perpetual conservation easement protecting it from development and open space/recreation zoning currently making it a no-brainer to become a public park indicates to me that the city is simply a PR front and co-development partner with Westside against the wishes of Denver citizens.
Skyland	Under 30	No	No.

Area	Age	Children in Household	Additional Comments (Open Online)
Skyland	Under 30	No	Please create public housing. It would be criminal to do anything else.
Skyland	Under 30	No	This is one of the persevering green spaces in Denver, an oasis in an otherwise rapidly gentrifying commercialized city.
Skyland	30-39	Yes	Golf course
Skyland	30-39	Yes	Housing! Golf is incompatible with Denver's sustainability goals.
Skyland	30-39	Yes	I would love to start a nonprofit tennis program. As a licensed clinical social worker and previous teaching tennis pro I think we could make a huge impact!
Skyland	30-39	Yes	In summary, I'd love to see a grocery store and/or local restaurants/shops along Colorado Blvd and then the rest open/green space with playgrounds and fun splash pad area for kids. I do also understand there is a need for some affordable housing, could be along 40th, but we're mainly interested in seeing green space being used for families.
Skyland	30-39	Yes	Need more access to fresh food and convenience stores in the area Quebec is too far
Skyland	30-39	Yes	Please don't let the area be further gentrified. There are no more Black spaces in metro Denver. Please be sure to include artwork and a connection to the cultural heritage. Please don't make it all about new housing and white people.
Skyland	30-39	Yes	So excited for this not to be a golf course! Golf courses are terrible!
Skyland	30-39	Yes	We need community arts spaces to perform and show work and a skate park there. Not just low income housing but housing for the homeless or no-income populations. Should leverage earth ship technology for sustainable housing solutions too
Skyland	30-39	No	Golf courses are giant wastes of resources. The city park golf course is right down the road. Keeping the park hill golf course around when the city is completely unaffordable to the average citizen would be a colossal and shameful waste of the land.
Skyland	30-39	No	Keep it a golf course
Skyland	40-49	Yes	Isn't city park enough of the rest of the stuff? Leave it a golf course! You already cut down huge amounts of trees! Why develop! Boo on you Denver!
Skyland	40-49	Yes	Think of the community in its entirety! The youth in Denver have no outlets for daily, weekly activity let's keep them in mind! Also, this area is becoming more about single people versus the family.. This area has allows been about families we need to bring more options that cater to families recreational needs!
Skyland	40-49	No	The land should be open space. It should be community space. None of this land should be developed for commercial purposes.
Skyland	40-49	No	The vast majority of the course should be park or open space, not housing or business



Area	Age	Children in Household	Additional Comments (Open Online)
Skyland	50-59	Yes	Live up to your promises! Do not develop Park Hill Golf Course. Stop developer greed and mayoral payback for giant last minute campaign contributions.
Skyland	50-59	No	It would be a terrible, irreversible mistake to lose park land in the City of Denver. Increase density in the urban core, downtown, where there are stores, public transit, etc. don't take parks to make up for under-zoning mistakes there. Great cities are defined by their parks and communities, not by developer profits. Mayor Webb understood this, the current leaders should as well.
Skyland	50-59	No	Please keep the diversity of this neighborhood in mind. Minority ownership of housing and businesses should be the first priority. Also, except for the wonderful Hispanic/Asian grocery off of 40th, there is no affordable grocery stores in the area.
	70+	No	The city lacks green space. Plus the North Park Hill neighborhood needs a grocery store. Kids need a place to play and run and have sports. Dinner already compared to other cities is very low in the percentage of open park land and green space. This is one of the very few areas left for green space.

COMMON RESEARCH METHODOLOGY TERMS EXPLAINED

Statistical Validity vs. Statistical Significance

In survey/social science research, statistical validity and significance are two terms used to assess how accurate and reliable the results from the study are and how well the results represent the overall population of the study area. In some sources, the two terms are used interchangeably. However, the two topics are somewhat different but help tell a similar story. A brief explanation of the differences and similarities is below.

Statistical validity is defined as whether the conclusions from a study can be generalized to the target population. Validity takes into account more than the population size and the total number of surveys received. The methodologies, process, and survey content are all considered when deciding whether a study has validity. Using a proven, defensible research methodology and creating appropriate survey content to assess the study objectives are part of a study being considered “valid.” Furthermore, obtaining an acceptable sample size further supports validity.

Statistical significance, on the other hand, is generally thought of in terms of whether the margin of error for a study’s sample size is within an acceptable threshold. In social science, a margin of error under +/- 5% using a 95% confidence level is typically considered a “statistically significant” sample. To achieve a margin of error under +/- 5%, a community with 100,000 residents would only need 384 completed surveys to be considered significant. A community of 5,000 would need 357 completed surveys to achieve a similar margin of error. There are diminishing returns on the significance of a sample size. A city of 1 million people only needs 385 surveys to be statistically significant, only 10 surveys more than a community of 15,000.

Both validity and significance are used to ensure results from a study best represent the target population. Additional processes such as “weighting” survey results to U.S. Census data help represent the target population even further. Of course, limitations exist in any research study, but we are confident that our proven methodologies provide valid and reliable survey results.

What about “weighting” results? Why do we do it and how is it done?

Weighting is a correction technique that is commonly used by survey researchers. It refers to statistical adjustments that are made to survey data after they have been collected in order to improve the accuracy of the results. There are two basic reasons that survey researchers weight their data. One is to correct for unequal probabilities of selection that often have occurred during sampling. The other is to compensate for survey nonresponse.

Despite our best efforts to obtain a representative sample reflective of the underlying population, there are sometimes differences in response rates by subgroups within cities, districts or neighborhoods. For example, it is not uncommon to find older residents participating in greater numbers because they have more time on their hands. Likewise, younger residents often respond in lower numbers compared to their share of the underlying population.

In these instances, we can often rely on the American Community Survey (U.S. Census) as a source of data that describes the underlying population. These data can be used to determine whether our survey sample differs from the population data in identifiable ways. If this situation exists, RRC will recommend that the sample be “reweighted” to better represent the known community profile, meaning that we statistically adjust the responses to emphasize certain segments more accurately relative to the demographics within the surveyed area. For example, it might mean weighting the responses from older populations slightly less and increasing the representation of responses from younger age groups.

Similarly, along with age, the underlying data from surveys are also often weighted by race and ethnicity to ensure appropriate representation of residents across different demographic cohorts in the sample.



Polling vs. Surveys vs. Push Polling

Differences Between a Poll and a Survey

Polls generally ask one multiple choice question for a quick snapshot of public opinion on a single topic such as:

- Are you more likely to vote for candidate X, Y or Z?
- Do you support or oppose Ballot Measure X?
- Do you support construction of the proposed arena downtown?

Surveys generally delve deeper into an issue or topic and involve multiple questions. They can include multiple choice as well as open-ended questions that allow participants to voice their opinions in a more expansive way.

Statistically valid surveys strive to obtain a random sample of input from a representative subset of a target audience defined by geography or demographic characteristics. In cases where a segment of residents such as younger people or members of a particular ethnic group do not respond in numbers proportionate to their share of the population, results can be weighted so that all subgroups are represented more accurately in the final data.

Push Polling

Push polls are neither polls nor surveys and are not recognized as valid research. Push polls are primarily used as a telemarketing technique to sway opinions of the people contacted. They consist of one or only a few questions and usually contain strongly negative or positive statements as introductions to a question. Examples include:

- Knowing that Mayor Smith has been accused of accepting bribes, do you think he should be reelected this year?
- Research shows that the proposed arena would greatly increase traffic and noise in your neighborhood. Do you support or oppose building it?
- Ballot Measure X will greatly increase the quality of our schools and only cost the average taxpayer \$5 per year. Are you planning to vote for or against Measure X?

Park Hill Golf Course Statistically Valid Survey

To learn community priorities and preferences on the future of Park Hill Golf Course, RRC mailed a survey to all households within 0.8 miles of PHGC and a random sample of those located between 0.8 miles and 1 mile from the site. The survey consisted of 24 questions,

including 22 multiple choice/rating questions and two open-ended questions inviting comments. We mailed 6,000 surveys and collected 1,302 responses through April 16, 2021; giving us a strong 22% response rate for the statistically valid sample of residents who live near the golf course. Additionally, we provided an open online version of the survey that anyone could access to ensure that any interested Denver residents could provide input. There were 1,388 responses to the open survey.

A Note About RRC Associates

RRC has been conducting statistically valid research since 1983. We have conducted hundreds of community surveys for cities and counties across the U.S. Our firm does not offer political polling services and has never engaged in telemarketing techniques such as push polling.

5.1.2 COMMUNITY VOICE REPORT



Photo: Google Earth 2021

2021

COMMUNITY VOICE REPORT

PARK HILL GOLF COURSE
Version 2 - July 2021



— WE ADVANCE EQUITY AND GENERATIONAL SUCCESS BY ELEVATING THE VOICES OF THE SYSTEMICALLY OPPRESSED THROUGH THE FACILITATION OF ORGANIZATIONAL COLLECTIVE ACTION, LED AND CONSTRUCTED BY THE COMMUNITY

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EQUITY FOR A SYSTEMICALLY OPPRESSED COMMUNITY

Photo: PHNEE Park Hill Past to Future - Jan 2019 - by Lia Sharee Photography

The impacts of systemic oppression and racism are alive and continually reverberating throughout the community directly adjacent to the former Park Hill Golf Course. Denver's Northeast Park Hill, Clayton, and Elyria Swansea Neighborhoods have great diversity in race/ethnicity and income. However, like most urban neighborhoods across the country, these areas have been heavily influenced by institutional practices that have reinforced social inequity. These inequities cause challenges when it comes time to engage a changing neighborhood, where the platform for a community's voice typically belongs to those with privilege. This privilege manifests in many ways and can overrepresent the viewpoints of a community. Those without the benefit of free time are often unheard, missing out on helping to shape the future of their environments. Without these voices, communities continue to develop and change in ways that cater to the privileged, further contributing to inequitable neighborhoods.

The efforts of this project were to promote equity within the community's voice and ensure that the marginalized are respected by gaining opportunities to help shape the future.

The Park Hill Golf Course (PHGC) Area Visioning Process is an effort to explore the possibilities of what the former golf club property could be. Complicated by a hotly debated easement issue on the property, the City & County of Denver has embarked on the journey to understand what the community, the city, and the environment need. To do this, city planners desired to engage the community in new ways in hopes of promoting a more equitable process.

The statistical block groups that border the golf course are deeply diverse. The Black, Latinx, and White populations each represent roughly thirty percent of the surrounding communities, along with a diversity of income levels. For equity, it is imperative to ensure that the marginalized low-income and Black, Indigenous, and people of color (BIPOC) communities are provided platforms for input.

About Denver Metro Community Impact (DMCI)

Mission

We advance equity and generational success by elevating the voices of the systemically oppressed through the facilitation of organizational collective action, led and constructed by the community.

Vision

Equitable Denver Communities Where Children are Thriving, Not Just Surviving.

Denver Metro Community Impact (DMCI) is being built in real-time by and for the community. DMCI serves as the facilitator and connector for a growing network of partners to meet the needs of families in Denver. The network is bound together by passionate work on the Social Determinants of Health, recognizing that systemic change will come from efforts in improving life in our homes, schools, workplaces, neighborhood, and communities. The success of the DMCI Network is dependent upon organizations and individuals working together differently.



In the neighborhoods most impacted by the potential change of the golf club, Community Navigators worked to encourage participation from underrepresented populations, including seniors, youth, Latinx, African Americans, and renters, for their input on the PHGC Visioning Process. Navigators engaged with their community to provide feedback on how they experience the site in its current state and how they would like to interact with it in the future. The Community Navigators selected are in and from the neighborhoods directly adjacent to the former golf club and are knowledgeable about and have strong connections to the community.

As a convener and facilitator of community and an organizational network, Denver Metro Community Impact (DMCI) represents a medium to understand neighborhood interests, the world of philanthropy, government, and any other entity seeking to work for and with the community. We hold an impactful position in mobilizing philanthropy funding directly to the

community's needs by fortifying the voice with data while making a case for coordinated and responsive action.

DMCI puts community voice first. We developed our workflow from the best practices of the Collective Impact Framework and the best practices of community organizing. Starting with the community voice in mind, we seek leaders from within that have a knack for building relationships, listening to stories, and advocating for their neighbors. Through these leaders, we discover shared interests, issues impacting equity, and the desire for action and change. After identifying this, we start the Collective Impact work by fortifying the community's voice with data, continuing communication with the leaders, and inviting appropriate organizational partners to brainstorm collaborative action while seeking continuous community feedback along the way. As a result, advocacy, solutions, and change are delivered to the community by the community and our partners.



Photo: Park Hill Talks - March 4, 2019 by Lia Sharee Photography

Community Navigators

Community Talks

The community is the primary partner and director of this work and the resulting reports. To provide the best platform for elevating the community's voice, DMCI hired eight leaders from within the community. Each Community Navigator is connected to the community in various ways and recognized as leaders within their circles. They organized Community Talks throughout the communities directly adjacent to the former golf club regarding the Park Hill Golf Course Area Visioning Process. The Talks were structured to increase equity by providing intentionally smaller and more comfortable settings for residents and community members to participate and be heard. During the Visioning Process, the Talks served as a source to glean input and amplify the voices of those in the community that are not typically heard.

1-on-1 Conversations

To provide even more equitable platforms for galvanizing, Community Navigators led 1-on-1 Conversations throughout the community. This engagement method gives community members a chance to voice their opinions, experiences, and desires for the visioning process, regardless of potential aversions to group meeting dynamics or availability to attend.

Data Processing & Administration

To support the work of the Community Navigators, Denver Metro Community Impact (DMCI) handled the data input synthesis, analysis, and reporting. DMCI also served as an administrative and community engagement strategy consultant to the visioning process.

Overarching Goals of Visioning Process

Promote participation from underrepresented and marginalized neighbors of the former Park Hill Golf Club, including but not limited to African-Americans, Latinx, seniors, youth, and renters.

DMCI Methodology

Thematic Analysis

Thematic analysis looks at patterns of meaning in a data set – for example, a set of interviews or focus group transcripts. In the case of this project, the sources of the data sets are the Community Talks and the 1-on-1 Conversations that the Community Navigators conducted. A thematic analysis takes bodies of data and groups them according to similarities/themes. The themes help us make sense of the community's experiences, desires, concerns, rejections, and sentiments regarding the Visioning Process.

Step 1: Audio Transcription/ Note Taking

In this step, DMCI gets familiar with the data, reading through notes provided by Community Navigators and analyzing and transcribing meeting recordings.

Step 2: Coding

After collecting the notes and transcripts, we begin to “Code” the data, which involves highlighting and relating phrases and sentences with shorthand labels that group similarities.

Step 3: Generating, Reviewing & Naming Themes

After coding, themes emerge from the data in the form of specific topics quoted multiple times. These themes are then reviewed across our team and named to identify the shared perspectives of community members.

Step 4: Write Up and Analysis

In the final step, we tally up the results, write up our analysis, and present the project's major themes, reflecting the community's collective voice.



**EQUITABLE
DENVER
COMMUNITIES**

**WHERE
CHILDREN ARE
THRIVING, NOT
JUST SURVIVING**

Denver Metro Community Impact (DMCI) represents a medium to an understanding between neighborhood interests, the world of philanthropy, government, and any other entity seeking to work for and with the community.

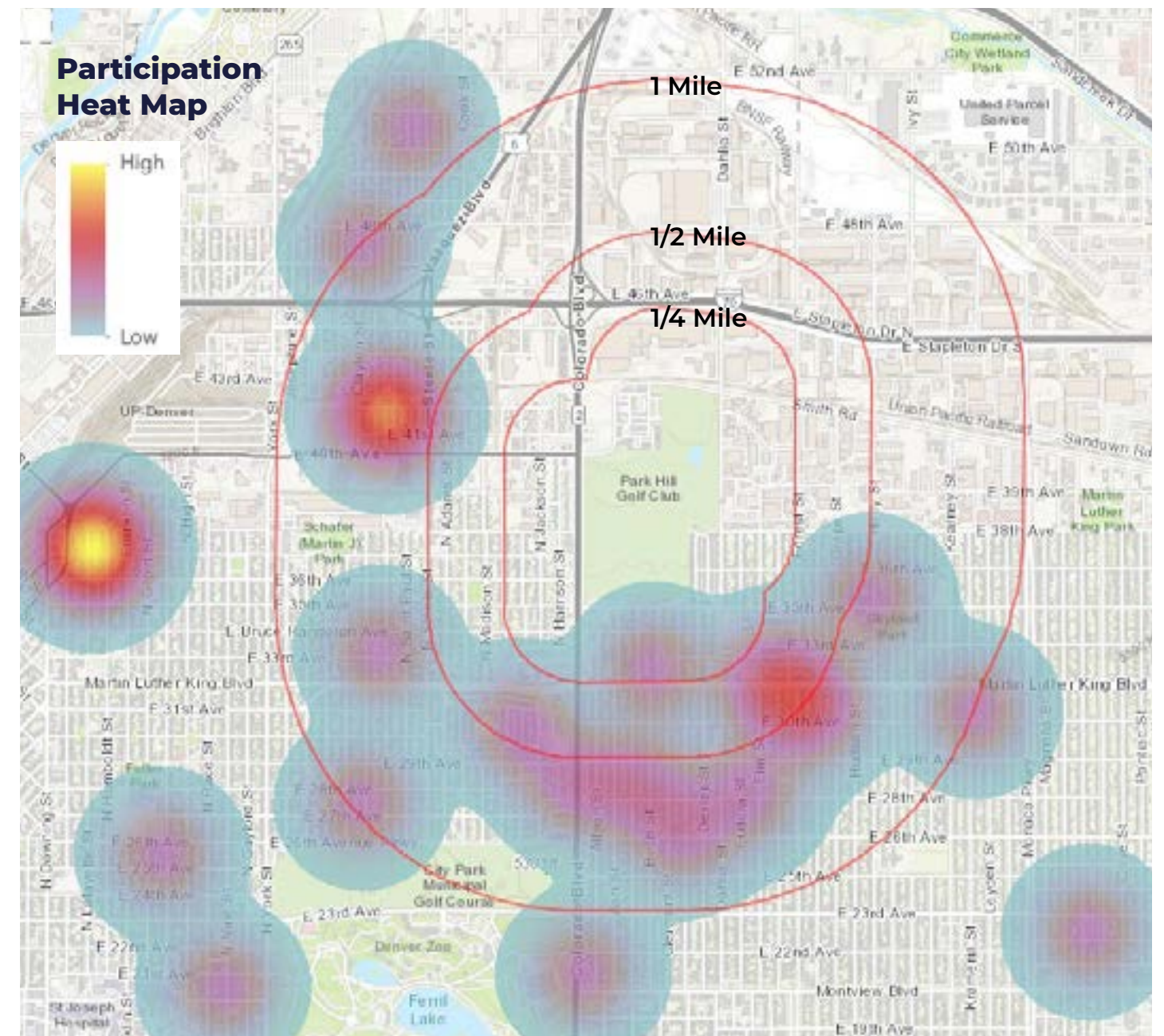
ABOUT PARK HILL GOLF CLUB

The PHGC property is 155 acres and located within the Northeast Park Hill Neighborhood. The Elyria Swansea and Clayton Neighborhoods are adjacent to the west.



NEIGHBORHOOD DEMOGRAPHICS VS ENGAGEMENT

Community Talks occurred in February and March 2021. The following compares our engagement to 2019 United States Census Block Group data of neighborhoods directly adjacent to the former golf club to reflect on the progress of engaging the community.



10k

Population within .5 miles

240

Community Members Engaged

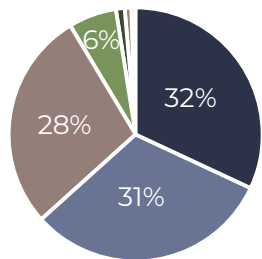
101

1-on-1 Conversations

18

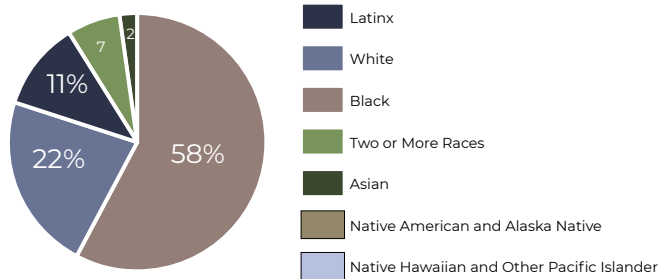
Community Talks
8-12 attendees

2019 ACS 5-YEAR CENSUS ESTIMATES

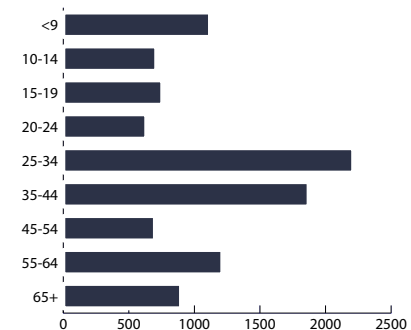


2021 COMMUNITY NAVIGATOR ENGAGEMENT

Optional demographic questions asked of community members engaged.

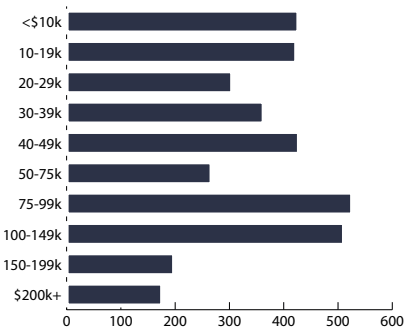


NEIGHBORHOOD DEMOGRAPHICS VS ENGAGEMENT

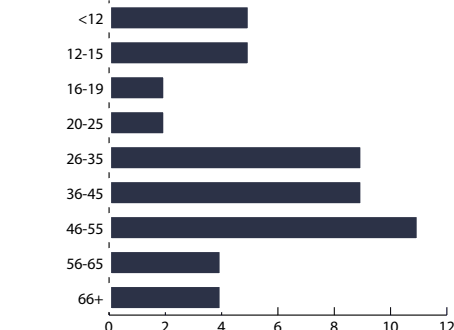


RACE 45 RESPONSES

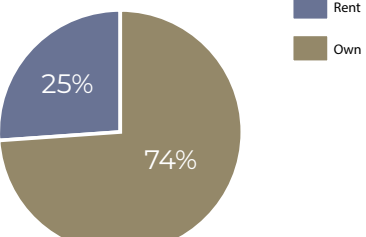
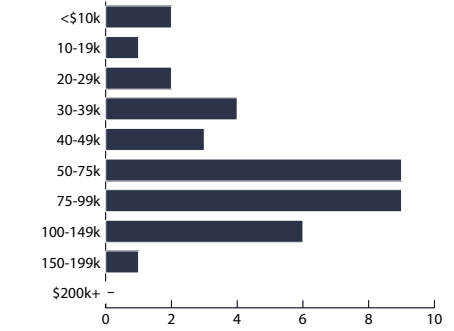
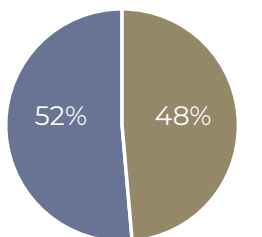
AGE 51 RESPONSES



INCOME 38 RESPONSES



RENT VS. OWN 39 RESPONSES



QUALITATIVE RESULTS

Below is a list of the top 'themes' identified within the Community Talks. 'Themes' are more general classifications that include the most basic associations. The count of quotations below within 'themes' reflects any community member mentioning anything related to retail, parks and open space, or housing.

Top General Themes	Description	Total Quotations
Housing	Housing was another major general topic, quoted 72 times. The most popular dialogue was about the need for affordable housing options. Between rental and for-sale affordable housing, most people expressed a desire for affordable for-sale options, linked to themes around greater economic mobility for low-income residents. Some also further discussed a desire for a mixed-income setting.	72
Retail	Retail was the most popular general topic, quoted 69 times throughout the Community Talks. This code is a broad topic because of the range of dialogue about retail. Most often, participants spoke of a desire for local and small business opportunities. Other topics that fell into retail were the desire for grocery, mixed-use style development, and minority-owned business opportunities.	69
Parks & Open Space	Open space was the second most discussed general topic, quoted 68 times. This coding reflected dialogue that included the desire for parks, recreational uses, outdoor event space, untouched open space, and even keeping part or all of the property a golf course.	68

The data in this section reflects a change from additional meetings held to increase Latinx input and participation. Learn more on page 19.

THE COMMUNITY'S TOP DISCUSSION TOPICS

'Topics' are a deeper breakdown of discussions and quotations that fit into the identified general 'themes.' The count of quotations in 'topics' reflects specific desires for the future of the former course.

01 CREATE COMMUNITY

67 QUOTATIONS

The most popular topic discussed amongst participants was a desire for the next phase of the former golf course to create community. The expression of it came in many forms that included ways to cultivate bonds with neighbors by gathering in outdoor spaces, such as parks and outdoor venues. Participants also expressed the ability for community connections through small businesses and over food. The desire for these community connections was common across differing viewpoints and bridged the gap between development and open space.

This highlights how many times a specific topic was quoted in a Community Talk or 1-on-1 Dialogue during the project.

The quotes are selected highlights. We identified one per every 10 times the topic was mentioned.

See more about the methodology on page 7.

Quotes

"And that would be a great opportunity just to really have the kids out there enjoying each other. And that's going to bring kids. Kids naturally just can just play with each other. Right. And that's going to bring the parents there. And then the parents are going to be talking and you're just going to have a great community setting."

"[E]vents like movies at night or things like that, that can just kind of bring everybody together."

"I do think it needs to there needs to maintain some green space, that ability to be able to walk around it and to be able that hopefully it's an area that creates community"

"I'll say one thing resonates with me... a strong sense of community... One of the things that, you know, reminds me of a strong community is the get togethers, like we used to have... block parties, you know, get togethers or whatever. And it would be, you know, everybody from several blocks and they just have a couple of streets blocked off. And it was something that was very positive, something that was, you know, where people were getting to know their neighbor."

"It needs to be a place where people can gather, where they can get to know their neighbors, get to know each other through events or through the businesses that go in there, whether it's the restaurants or tea shop or a wine, a little wine restaurant would be awesome."

"Community space was an important topic for the group. They agreed it was important to find a way to bring the community together. They would like to see a safe space provided for everyone to gather. A safe place for pedestrians to enjoy the area and walk around."

Quotes

"It should have a training center. Me and my family were very active [with] sports and there's not really any places you can go and do things for the sport that you like besides basketball courts."

"a sports facility would be very useful in the area... Having a better sports facility with more sports opportunities for the youth..."

"Add some entertainment, water park, or a pool. Somewhere kids can play, and create memories, athletic park, softball field."

"One of the biggest challenges we have right now... is the rec centers are run by Park and Rec, and the gyms are ran by Denver Public Schools. When they're not available, our kids do not have access anywhere. The private gyms are not in our neighborhood, are not owned by anyone in our neighborhood."

"And I wonder what it would look like to get some of these environmental specialists to kind of reserve that space, maybe keep it as a golf course or maybe a park, a friendly dog park."

PARK & REC/ OPEN SPACE

02

60 QUOTATIONS

Another popular topic included preserving open space and creating parks and more community-g geared recreational amenities. These desired amenities produced dialogue to develop significant and regionally attractive uses, like a training center, pools, water park attractions, and other facilities. However, this also was as simple as seeking athletic fields and other outdoor active uses.

"[W]ith this land, a percentage is directed to [make housing more] affordable, and a percentage is dedicated to open spaces, such as recreational parks where people can get together and connect more."

03 DIVERSITY & INCLUSION

54 QUOTATIONS

Concerns and sentiment around diversity, inclusion, and equity were common topics amongst the Community Talks. Participants discussed the feelings of a changing neighborhood, along with a history that reflected the impacts of systemic racism. Also present was some optimism in encouraging a more inclusive environment through the visioning process.

"[There is a place] with a lot of food trucks and they call it 'La plaza del Sabor'. [I]t would be cool to have a place like that [here] because it's that opportunity to stop, to bring food from different cultures, and [to] sell it. So, the community grows, develops, and rises economically."

Quotes

"I want my kids to go to school with and live next door to kids who have different cultural backgrounds in an effort for there to be a healthier exchange for my family and others."

"[Park Hill] is diverse, but it's also segregated. It's highly segregated, and nobody wants to go that far..."

"Although I do have concerns, I do enjoy the development of my neighborhood. I do like seeing more businesses that we can frequent and turn that dollar around in our neighborhood... something that gives back to the community and that welcomes the neighborhood with open arms."

"I would like to see that everyone benefits from this... so people of color don't feel excluded. I can appreciate this platform and how we're able to connect with one another black, white, brown, green, whatever."

04 GENTRIFICATION & DISPLACEMENT

50 QUOTATIONS

Gentrification and displacement is a topic often discussed within the community, invoking emotions of loss and frustration. During dialogues, community members lamented the apparent changes that the neighborhood has faced. Discussion of affordability paired with the topic. Participants pondered how the former golf course might be a catalyst for the return of displaced neighbors and small businesses that reflected memories of different times.

"[T]here's not enough housing for people that live in the area so they have to [leave]. And yeah, they might've grown up here, but can't stay here because, like I said, houses being built that are expensive and so they have to move because they can't be anywhere else."

Quotes

"I think that's something that I would want to pass on along to the developers, that this is a very different subject within our community because of the gentrification and kind of being left behind in the past decade or so. When it comes to hearing our voice in the community, what is that voice that they're trying to listen to?"

"So when a lot of people get that little payment and they left with the whole gentrification, people came knocking down buildings. That took a lot stuff back, so we got to sit down and really think about how we channel the rebirth of the golf course to build into it. That's so like what can we afford? What can we buy and get into?"

"I think that's one of the pieces we definitely need in an environment to affordable housing, especially since Park Hill has been gentrifying, you know, a lot of us can't afford housing in Park Hill at this time frame, but that should be a piece also that should be utilized on the Golf Course."

"[Create] an opportunity for people that have been displaced in the last five years from the community, have an opportunity to come back or to be able to return."

GROCERY/ HEALTHY FOODS 05

39 QUOTATIONS

Food was a frequent topic at many meetings, as discussions led to desires expressed around grocery stores, access to healthier foods, and the potential for outdoor farmer's markets. Many participants labeled the area a food desert, citing the distance from the nearest brand-name stores with full grocery options along with arduous transportation journeys for some.

Quotes

"The whole time I spent my time in Park Hill, I was tired to drive all the way down to Krameria and go to the King Soopers down there. I think that's one thing Park Hill is starving for is a food market."

"There's opportunity to bring concerts in to bring in those farmer's markets on the weekends and to do different kinds of events and focuses because there's that space there. So building out like an amphitheater type space would be great as well, so that you can bring the community together and you can have that's that shared cohesiveness from a neighborhood standpoint and really keeping out the corporate entities."

"It can be hard to get groceries over by the golf course without transportation, because the closest stores are on Quebec. Adding a grocery store would be very convenient for a lot of people."

07 LOCAL/SMALL BUSINESS

33 QUOTATIONS

At many of the Community Talks, participants sought to express the desire for opportunities for local and small businesses. This desire usually included a rejection of more prominent brands and chains. Some participants believed that intentionally affordable retail space in a mixed-use development might be the only way to achieve the goals.

AFFORDABLE HOUSING 06

33 QUOTATIONS

Affordable housing opportunities were another popular topic for the talks. These themes and desires were not usually explained in detail, leaving questions on the type of affordable housing that would be helpful to the area (such as rental or for sale). Some participants expressed an understanding that not all subsidized affordable housing is accessible to every income level. The desire for affordable housing within the Talks pointed to themes of preservation and promotion of racial and economic diversity.

Quotes

"Affordable housing in general. I feel like there's too much gentrification. There's too much of that going on that there's not enough housing for people that live in the area so they have to go out. And yeah, they don't. They might've grown up here. but can't stay here because, like I said, houses being built that are expensive and so they have to move because they can't be anywhere else."

"I just think what's going to draw attention back over to recruit people to come back is also knowing that coming back they can afford to come back."

"Denver should create some pressure on people who are trying to come into the community and be accountable for it. So if you're going to purchase a home here, it's not going to be an Airbnb, it's going to be your residence. And if you're going to build affordable housing, it's going to be affordable for this demographic and this income base level or this tax bracket."

Quotes

"I think one of the biggest opportunities right here with this development is to do on a maybe a larger scale, something like what the Stanley marketplaces done right to where specifically you are only allocating business space for local businesses. Like we're not talking to Chipotle, we're not talking McDonald's."

"Farmers markets, local businesses, local grocery chain, mom and pop shops, small businesses. Add some entertainment, water park, or a pool. Somewhere kids can play, and create memories, athletic park, softball field."

"I think not only having a mix of affordability for homes, but having an affordability for business opportunities as well, because that's one of the biggest barriers for small business owners, is the cost of rent."

DISTRUST OF DEVELOPER OR THE CITY

32 QUOTATIONS

In many of the dialogues, community members expressed distrust in either the owner (and potential developer) of the former golf course and the City & County of Denver. These themes reflected systemic issues and experiences with the perception of an institutionally devalued collective voice and the expectation that history would continue to repeat itself. However, some simultaneously expressed encouraged optimism due to the opportunity to speak at the Community Talks. To rebuild trust, the community expects a more responsible response to their shared interests and collective voice.

Quotes

"That is a concern of mine as well, that there's not a for profit thing behind that. And if there is, how transparent are they willing to be with those plans? I think it's OK to say, hey, we plan to put this and if we have an issue with it, then speak out. But it seems a little weird just because of how we've been treated in the past in the community."

"I guess my question is it really authentic... I hear talks that, you know, this is just a formality, but they pretty much got their mind made up. Do you feel that your input and this data that's being gathered is really going to be taken into consideration and be implemented in the development of this property? And do you feel that you guys honestly have the ear of the developers when it comes to this? Or, is this just something that they can say, 'oh, well, we did this, but this is what we came up with?'"

"[T]here's a lot of talk about equity and what equity actually means, but I don't think it's actually truly understood at the fundamental systemic change of what needs to happen. I feel like there needs to be a lot of opportunities for the community to be able to engage in these conversations, really be able to understand what leverage means, what equity means. [T]here has to be some fundamental financial education because I don't see that in some of the other development projects that are occurring by the same developer."

Quotes

"I'm starting to see people who have never, ever had the ability to step up, now have a seat at the table, which is good. They're changing up who we're all looking for in terms of who's making decisions. So this is monumental, just with this collaborative right here."

"K felt excited to have the conversation about the golf course development and felt very appreciative to be included in discussions concerning the community's interest. There was a strong sense of optimism from K."

OPEN TO THE POSSIBILITIES 09

20 QUOTATIONS

Encouraged by the process, some community members felt optimistic about the future and believed that things were changing for the better. Having never been engaged in this format, these participants found themselves ready and willing to be involved at a deeper level later in the visioning process.

AVERSION TO DEVELOPMENT/ DENSITY

12 QUOTATIONS

While rejections never became a focal point of any of the Community Talks, there were some reflections on what some participants did not want to see. These quotes embodied a connection to the natural environment and a desire to experience closer relationships to nature in a continually urbanizing setting.

Quotes

"I just feel like anything that has to do with getting rid of all of the trees and the grass and replacing it with concrete is just problematic at this point because we're living in these little tiny apartments that are cooped up and boxed all together too much already. And so I feel like it needs to be something that gives back to the community and gives back to the environment as well."



Photo: Google Earth 2021

CHALLENGES & LESSONS LEARNED

Below are challenges that DMCI addressed from a previous draft of this report. The following section, "Outreach Efforts and Response," reflects the adjustments made to produce the current version.

Outreach Efforts and Response - Targeted Latinx Engagement

As a response to some challenges of engaging the Latinx community, this version of the report contains data gathered through additional conversations held after the initial draft published in May 2021. Our goal was to further engage Latinx community members across four (4) additional Community Talks held in Spanish and English. We collaborated with 10+ partner organizations, directly contacted many community members, and sought the assistance of two council members and their teams. We were only able to recruit 15 participants for two (2) Spanish dialogue circles, short of our goal.

According to the navigators, partners, and community members, there were various reasons for the lack of engagement:

1. The timing of the Talks (i.e., the expedited timeline, summer, & July 4th) proved to be a significant challenge.
2. There was a lack of perceived «ownership» by the community due to their physical distance from the golf course.

3. The community's attention was more focused on more immediate issues, such as the Central 70 project.
4. We also heard in the dialogue circles that many do not engage in public issues due to the fear of retaliation based on their immigration status.

Regardless, DMCI will continue to do everything in its power to amplify the voices of those in the community that are systematically oppressed and not typically heard in public processes.

What's been added to this version of the report?

- Two additional Community Talks
- 15 additional community members engaged
- Six respondents demographics information added to page 11

Unable to maintain neutral facilitation in every meeting.

Two out of the 18 Community Talks hosted by our navigators were unusable due to biased facilitation. To ensure the integrity of our process and qualitative data, the findings from the compromised meetings were unused in this report. In the future, we intend to be more transparent with the Navigators on the importance of a consistent facilitation technique that does not campaign or sway the thoughts of participant community members.

5.2.1 MARKET STUDY



Park Hill Golf Club Assessment

Market Analysis Study

Denver, Colorado

April 29, 2021

Prepared for:

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Introduction

Background

The Park Hill Golf Club site is a 155-acre parcel currently comprised of a non-operating daily fee golf course in the Northeast Park Hill neighborhood. In 1997, the City and County of Denver (CCD) and the property owner at the time, Clayton Early Learning, signed an agreement restricting the property's use to an 18-hole daily use fee public golf course and driving range.

The golf course has been closed since the end of 2018. The property includes a 25-acre permanent stormwater detention easement and a 46-acre temporary construction easement filed by the City. The property has been subsequently sold to Westside Investment Partners.

This market analysis is intended to provide background information on existing and potential economic and market conditions that could influence use of the site. The findings are just one of many factors that should be taken into consideration when determining the future of this property.

This analysis was undertaken in the midst of the 2020-2021 Covid-19 pandemic. Some of the data shown reflects effects of the pandemic while other data (such as data from the US Census) lags. It is also unclear how housing, commercial, and office markets will respond to the post-pandemic world. Our analysis relies on basic market fundamentals, understanding that some markets have been more impacted by the pandemic than others, and acknowledging that there is a need for flexibility in navigating the future of the post-pandemic environment.

Market Analysis Scope

The market study's scope examines regional and local demographic and market trends and projections for the area surrounding the Park Hill Golf Club. It is organized into the following sections:

- *Executive Summary and Key Findings* summarize the main points and findings from the market study.
- *Demographic and Employment Conditions* discusses relevant local, regional, and market area population, demographic and employment trends and projections.
- *Housing and Affordable Housing Conditions* discusses housing trends and their impact on housing needs.
- *Residential Demand* provides housing unit forecasts and discusses the current and future residential needs in the Park Hill Golf Club area.
- *Retail Demand* examines the retail market with a focus on the potential demand for a grocery store with the acknowledgement that this sector has been heavily impacted by the pandemic.
- *Office Demand* examines the potential for office in this location, also acknowledging the pandemic impact.
- *Golf Demand* focuses primarily on the potential market for an 18-hole golf course at the Park Hill Golf Club location. It also discusses national trends, as well as other golf alternatives that materialized during the course of interviews with industry experts.

Executive Summary & Key Findings

Demographics and Employment

- For purposes of our analysis, we designated a Primary Market Area (PMA) which includes Northeast Park Hill (where the golf club site is located), and its adjoining neighborhoods including Elyria Swanssea, Cole, Whittier, City Park West, Clayton, Skyland, City Park, North Park Hill, and South Park Hill. It does not include downtown Denver, nor does it include the Central Park neighborhood.
- These neighborhoods differ in population densities, attributable to the mix of housing types found in these areas.
- The PMA is also racially and ethnically diverse with the most diversity in neighborhood areas closest to the Golf Club site, compared to the PMA and the City of Denver.
- Household sizes range from a low of 1.5 persons per household in the City Park West area to 3.66 in Elyria-Swanssea.
- Median household incomes in the PMA are about \$70,000, similar to the City of Denver.
- There are about 40,000 jobs in the PMA. For comparison purposes, the analysis also examined employment in the Central Park neighborhood and the area around the Englewood Town Center. Major medical facilities are found in both the Park Hill Golf Club and the Englewood Town Center areas which are reflected in their employment counts.
- The Park Hill Golf Club PMA has seen jobs increases in Health Care and Social Assistance. However, sectors located in industrial areas such as Manufacturing, Wholesale Trade, and Transportation and Warehousing, (particularly in the last five years) have seen jobs losses.

Housing/Affordable Housing Conditions

Owner-Occupied Housing

- In the City and County of Denver, homeownership rates have slightly declined between 2010 and 2018. In the Golf Club neighborhoods, the highest homeownership rates are in North and South Park Hill while the biggest homeownership rate decline, since 2010, has been seen in the Northeast Park Hill neighborhood immediately surrounding the Park Hill Golf Club site.
- Homeownership among Hispanic residents has declined in the City and in most of the neighborhoods in the PMA, except for Whittier and North Park Hill between 2010 and 2018.
- Homeownership rates among African-American residents also declined in the City between 2010 and 2018. In the PMA, African –American homeownership rate increases were seen in Elyria-Swanssea, Skyland, North Park Hill, Whittier and City Park West. While the homeownership rate increased, however, the number of African-American residents in these neighborhoods declined indicating that renter households have either moved to other neighborhoods or have left the City.
- Homeownership among non-Hispanic Whites has increased City-wide and in the PMA neighborhoods of Elyria-Swanssea, Clayton, Skyland, City Park, and South Park Hill.
- While the percentages of cost-burdened households in the City of Denver and the Golf Club neighborhoods have improved since 2010, they still remain high, ranging from 16% of owner-occupied households in South Park Hill to 36% in Elyria-Swanssea.

Executive Summary & Key Findings

- In examining recent housing price trends, there are a large number of units being sold to households able to afford housing up to \$650,000 (which is the maximum purchase price for households with annual incomes between \$100,000 to \$150,000). Households earning between \$50,000 and \$100,000 able to afford housing between \$220,000 and \$440,000 have relatively fewer housing options available to them.

Renter-Occupied Housing

- Since 2010, the City and County of Denver has seen an increase in the percentage of renter-occupied units. This percentage fluctuates through the neighborhoods from a low of 10% of all units in North Park Hill to a high of 72% in City Park West. Multifamily rentals (in structure) tend to be clustered around the west side of the PMA near the RiNo Arts District and downtown.
- All PMA neighborhoods have seen a significant increase in median gross rents between 2010 and 2018. Skyland, for example, has seen a 76% increase in rents.
- While the rental cost burden has improved since 2010 at the citywide level, the PMA neighborhoods of Clayton, Skyland, and City Park have seen rental cost burdens increase by fairly significant percentages (>10%) since 2010. The other PMA neighborhoods saw a decrease.
- There is the greatest rental housing need (more than 1,500 units) for those with incomes less than \$20,000.

Executive Summary & Key Findings

- If development should occur, the potential for additional retail depends on whether additional residential development is envisioned and planned for the site. It will depend on the households, densities, and the overall plan ultimately approved through the planning process.
- One of the planning considerations is the significant amount of retail in the nearby Central Park community.

Office Conditions and Demand

- Major office in the PMA is concentrated in the western part of the PMA near the RiNo Arts District and City Park West (near downtown). The office sector has seen relatively recent vacancies driven by Covid-19.
- There is a considerable amount of office space currently being built or planned at existing office nodes in the Denver metro region including downtown, Cherry Creek, the Denver Tech Center, and other major office locations. In downtown Denver (RiNo included), there is about 15 years of office supply in the planning pipeline or under construction, without taking into consideration the impact that Covid-19 has had on the office market.

Residential Demand

- In the PMA, the residential demand gap is 4,500 units. This represents forecast residential unit growth (next twenty years) minus planned and proposed residential units.
- There are currently approximately 4,000 multifamily rental units under construction, planned or proposed in the PMA. About 930 of these are currently under construction. Most of them are clustered in the western part of the PMA at the north end of the RiNo Arts District. About 63 of these units are within 1/2 mile of the Park Hill Golf Club property.
- There are about 40 planned ownership units in the PMA.

Retail Conditions and Demand

- There is a significant amount of retail in the PMA. The larger concentrations of retail and services tend to be along the major corridors including Colfax Avenue, Downing, and Quebec Streets and oriented to regional traffic or other neighborhoods (ie Central Park). This sector has been highly impacted by Covid-19.
- While there is some retail close to the Golf Club, it tends to be convenience-oriented.
- There is potential grocery store demand for 1.7 stores.

Golf Conditions and Demand

- Nationally, the number of golf courses has decreased by 10% since 2006 with the greatest number of closures seen at public facilities and “value-priced” 9-hole courses.
- Golf demand in Colorado has remained relatively flat since 1990.
- Nationally, the demographics of the game are changing with greater demand for shorter 9-hole courses that are less time consuming. The sport has become younger and more female.
- The market area for an 18-hole golf course is about a 10-mile radius from the Park Hill Golf Club property, as many golfers enjoy playing at and driving to different courses within a reasonable driving distance.
- In the 10-mile radius around the Park Hill Golf Club, there are approximately 21 public and private courses in addition to driving ranges and other golf-related activities. Most of the golf courses are 18-hole courses. They tend to be concentrated in the suburban communities surrounding Denver.
- Based on the National Golf Foundation’s national survey and estimated demand and supply of golf courses in the golf course market area, there is insufficient demand to reopen and/or sustain an 18-hole golf course at the Park Hill Golf Club.

Executive Summary & Key Findings

- Based on interviews with golf course experts, there may be demand for a shorter 9-hole par 3 golf course with activities such as disc golf (frisbee golf) although market saturation would be a risk. The shorter 9-hole par 3 golf courses are typically easier and less time consuming than 18-hole courses.
- The First Tee program, which is a youth-oriented golf development program, operates at both public and private golf courses throughout the City of Denver (including nearby City golf courses). The program could expand to also potentially operate at the Park Hill Golf Club.
- While there is no market for a 18-hole golf course, a 9-hole par 3 golf course may have the potential to be part of a new overall recreation program at the Park Hill Golf Club. However, the challenge of implementation would need to be carefully considered.
 - ◊ Redevelopment of a 9-hole par 3 golf course would cost an estimated \$5 to \$10 million for a competitive course and clubhouse.
 - ◊ The Net Operating Income (NOI) for a 9-hole par 3 golf course would be estimated at \$40,000 to \$80,000 annually.
 - ◊ Securing a reasonably priced source of irrigation water is an unknown and would be critical to a positive NOI.
 - ◊ The City's golf courses typically operate without debt service.

Executive Summary & Key Findings

Key Findings

- **Residential:** If development were to occur, the analysis finds that there is a market gap of approximately 4,500 residential units in the PMA. While there is always a significant housing need at the lowest income levels for rental and ownership units, the housing gap is also widening for those in the \$50,000 to \$100,000 household income ranges, and the relatively lower availability of houses in the \$220,000 to \$440,000 price ranges.
- **Grocery Store:** Based on existing demand and demographics, there is demand for a small-format grocery store.
- **Additional Commercial Services:** The potential for additional commercial services (retail and office) depends on whether additional residential development is envisioned and planned for the site. It will depend on the households, densities, and the overall plan ultimately approved through the planning process.

Recreation services

- An analysis of the potential for recreation services (other than golf) is being performed by other technical team members.
- There is no demand for an 18-hole golf course.
- There may be potential demand for a 9-hole par 3 golf course (easier, shorter course than a 18-hole course), however, it would need to be carefully considered. Market saturation would be a potential. Capital costs to substantially renovate the course and clubhouse are estimated at \$5-\$10 million. The course's annual net operating income would yield between \$40,000 to \$80,000 annually, however, this figure doesn't include the cost of securing a reasonably priced source of irrigation water. The City's golf courses typically operate without debt service.

Demographics

Primary Market Area

The Park Hill Golf Club is located in the Northeast Park Hill neighborhood and is bounded by Colorado Boulevard to the west, East 35th Avenue to the south, Dahlia Street to the east and East 40th Avenue to the north.

Its Primary Market Area (PMA) is the area from which the Park Hill Golf Club site will draw the majority of its patrons (retail), employees (office, institutional), and residents (housing) and some visitors. The PMA includes the neighborhoods outlined in black and white in the adjoining figure.

The PMA includes the neighborhoods of:

- Elyria-Swansea
- Cole
- Whittier
- City Park West
- Clayton
- Skyland
- City Park
- Northeast Park Hill
- North Park Hill
- South Park Hill

The PMA is the area of focus for our demographic, residential, and affordable housing analysis to help define area needs. Our retail and golf course analysis will examine broader market areas (based on their competitive characteristics) which will be described in their respective sections.

An approximate 1-Mile buffer area around the Park Hill Golf Club property is also depicted and described in the following pages to better understand the area immediately surrounding the Park Hill Golf Club property.



Regional Demographic Characteristics

	1 Mile Buffer Area	Market Area	City and County of Denver
Persons 2000	23,248	58,776	554,336
Persons 2010	21,912	56,560	600,263
Persons 2020	25,123	64,167	741,500
CAGR 2010-2020 [1]	1.4%	1.3%	2.1%
Households 2000	7,810	21,689	239,233
Households 2010	7,792	22,250	263,344
Households 2020	8,868	25,270	324,847
CAGR 2010-2020 [1]	1.3%	1.3%	2.1%
Average Household Size 2020	2.79	2.45	2.23
Median Age 2020	34.4	35.7	35.4
% of Population 17 and Younger	27.100%	23.7%	21.1%
% of Population 25-34	15.0%	16.0%	18.4%
% of Population 65+	13.1%	13.2%	13.3%
Educational Attainment 2020			
High School Graduate or Higher (%)	80.6%	86.4%	88.3%
Bachelor's Degree or Higher (%)	39.8%	51.1%	50.6%
Housing Tenure 2020			
Owner Occupied (%)	60.5%	55.8%	47.9%
Renter Occupied (%)	39.5%	44.2%	52.1%
Incomes			
2020 Est. Average Household Income	\$91,365	\$102,220	\$102,833
2020 Est. Median Household Income	\$61,520	\$69,482	\$69,571
2020 Est. Median Home Value	\$411,621	\$473,937	\$459,422

Source: ESRI, ArLand

[1] Compound Annual Growth Rate

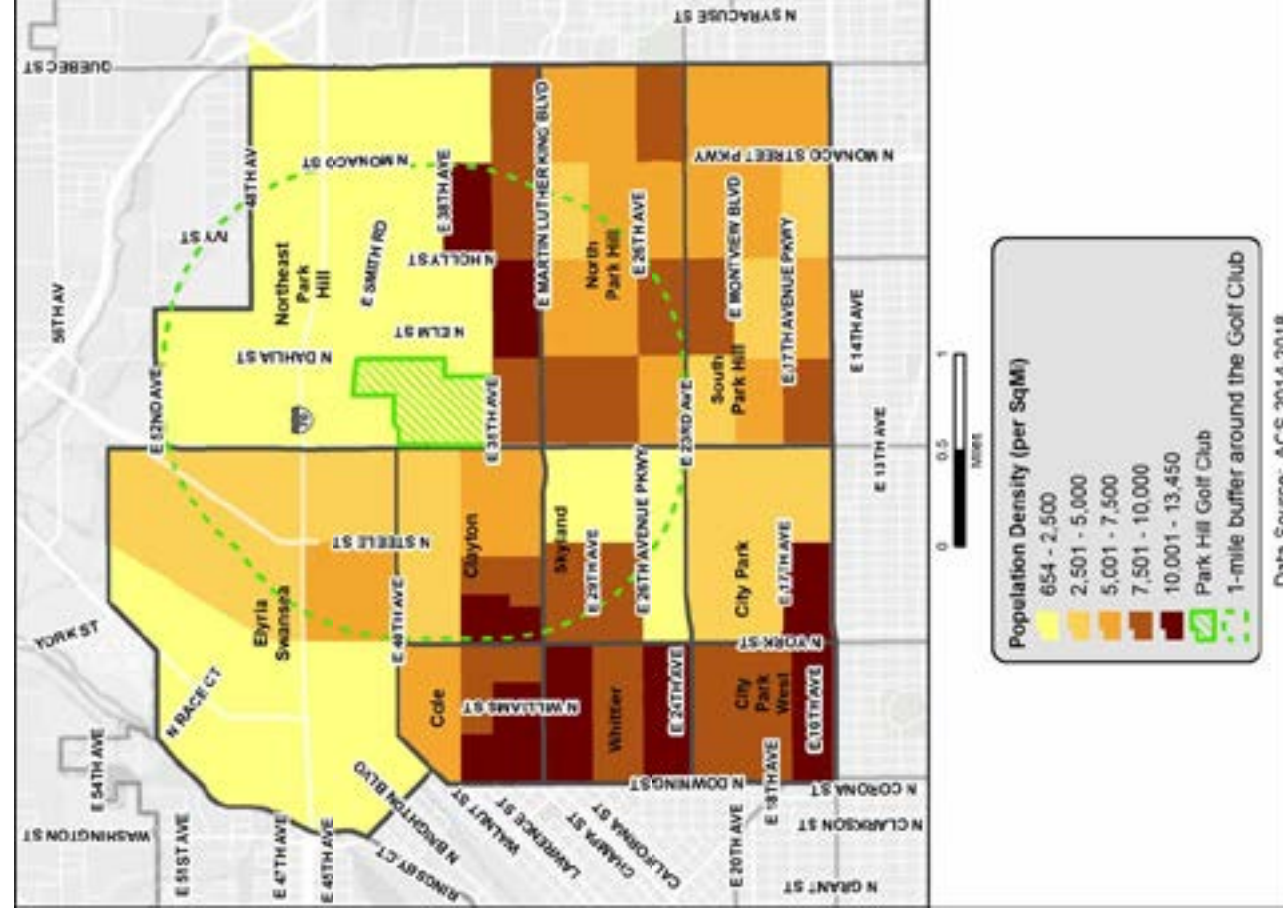
ArLand Land Use Economics

Population Densities

The figure on the right shows the locations of higher population densities in the PMA.

The Elyria Swansea and Northeast Park Hill neighborhoods are less dense than those to the south. Population densities are also higher in Cole, Whittier and City Park West. A few areas of Northeast Park Hill north of East Martin Luther King Boulevard are also very dense.

Higher density locations are primarily attributable to the location of multifamily, higher density rental units which are depicted and described further in this report.



This table provides a quick comparison across a number of different variables for the areas including a 1-mile buffer area from the boundaries of the Park Hill Golf Club site, the PMA, and the City and County of Denver.

The PMA has an estimated population of about 64,000, 2.5 times that of the 1-mile buffer area and almost 9% of Denver's population. The PMA has fewer people per household than in the 1-mile buffer area, but more than in Denver. It has also experienced slower population growth than the City. The City has grown by about 2% annually since 2010, whereas the PMA has grown by 1.3% per year over the past decade.

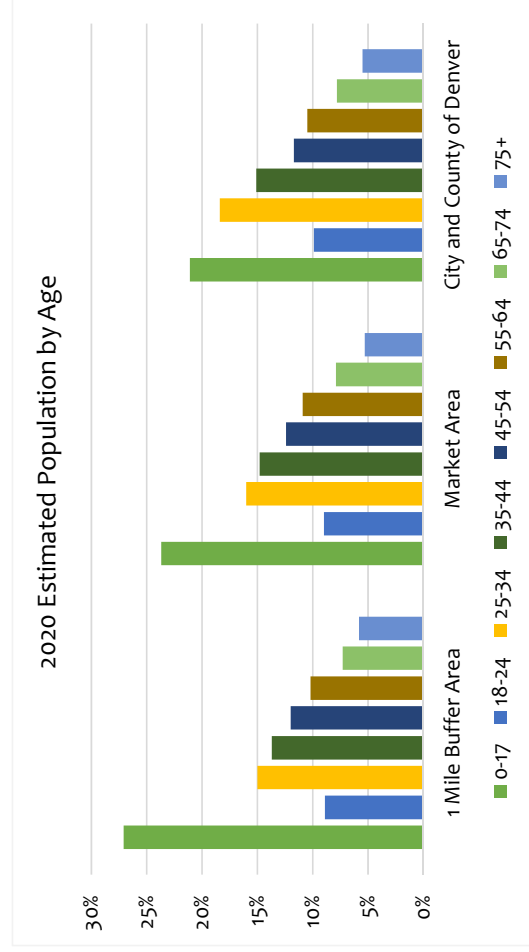
Residents in the PMA are slightly older than City of Denver residents and those in the 1-mile buffer area. The estimated median household income in the PMA is about \$70,000, comparable to the City and higher than the 1-mile buffer area. PMA median home values are higher at an estimated \$470,000 compared to the City at \$460,000 and the 1-mile buffer area at \$410,000. These differences are discussed more fully in the sections that follow.

Age Distribution

The median age of residents in the PMA (35.7 years) is slightly older, but similar to that of the City (35.4 years) and 1-Mile buffer area (34.4 years). The 1-Mile buffer area has a higher percentage of youth than the comparison areas. The 18-34 age group represents about a quarter of the PMA's population, which is similar to that in the 1-Mile buffer area, but lower than that of the City (28.3%).

The percentage of the population in prime working years, ages 35-64, represents about 38% of the PMA's population. The senior population (65+) is very similar in the three comparison areas at just over 13% of the population.

The median age in many neighborhoods has increased since 2010. This includes Elyria Swansea, Cole, Whittier, Clayton, and City Park. Skyland and City Park West have lower median ages than in 2010. Portions of Northeast, North, and South Park Hill have seen an increase in median age and others a decrease.



Source: ESRI, ArLand

Median Age

	2010	2018	Older/Younger
City and County of Denver	33.7	34.4	0.7
Elyria Swansea	26.6	32.7	6.1
Cole	29.6	32.1	2.5
Whittier	32.4	33.1	0.7
City Park West	35.1 - 36.1	32.5 - 33.6	Mixed
Clayton	29.7	32.6	2.9
Skyland	37.9	36.1	-1.8
City Park	34.1	34.5	0.4
Northeast Park Hill	31.2 - 34.0	33.3	Mixed
North Park Hill	36.3 - 39.2	37.7 - 39.0	Mixed
South Park Hill	37.4 - 40.3	36.5 - 42.3	Mixed

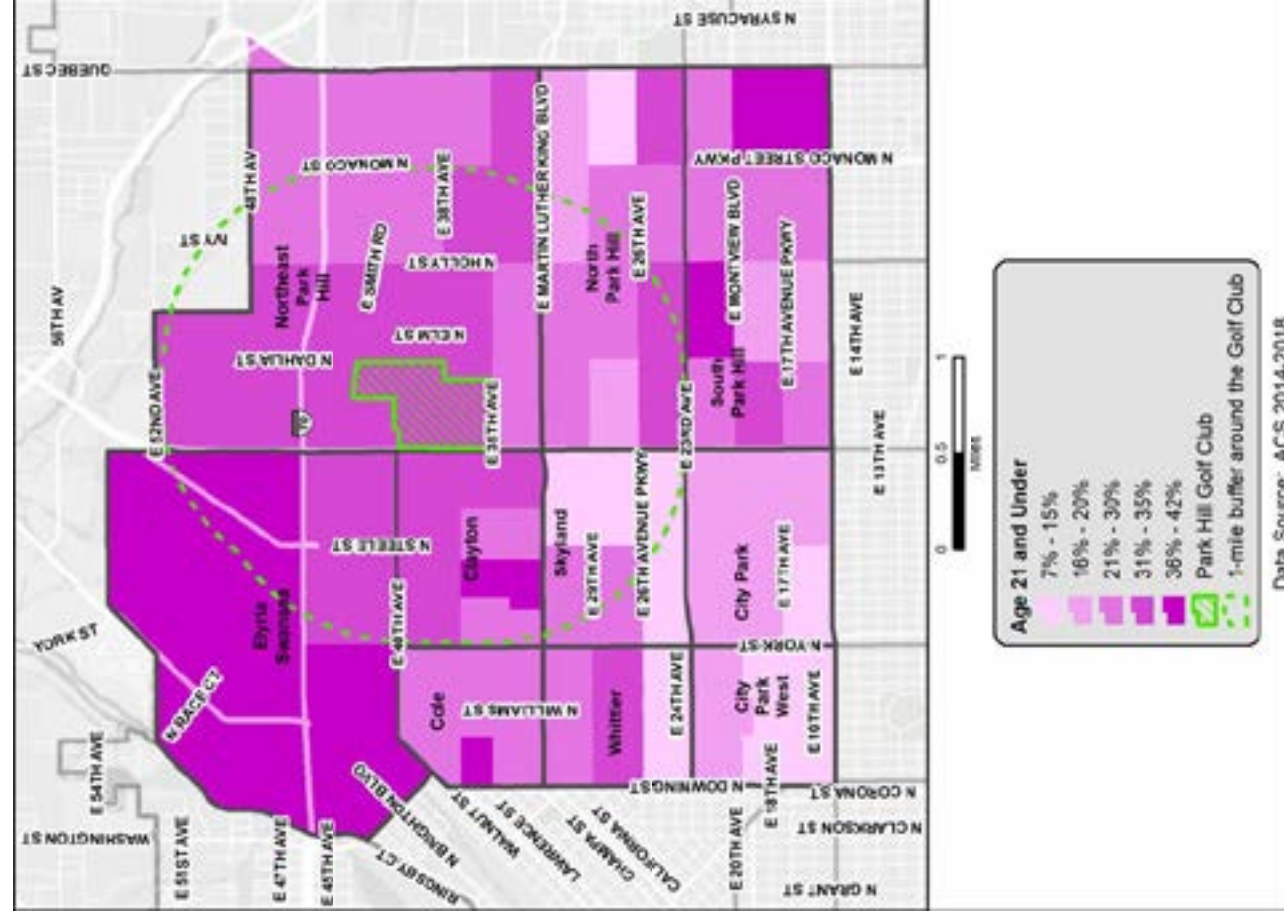
Sources: 2010 Census, American Community Survey, 2014-2018, ArLand

As seen in the maps on the following page, the percentage of the population age 21 and under is highest in Elyria Swansea and Clayton. Additional concentrations are present in Cole and South Park Hill. City Park and just north of East 24th Avenue in Whittier and Skyland have low concentrations of youth.

The exact opposite is true for seniors age 65 and above. Seniors are most heavily concentrated in Skyland, South Park Hill, the southwest part of City Park and along East Martin Luther King Boulevard in Park Hill.

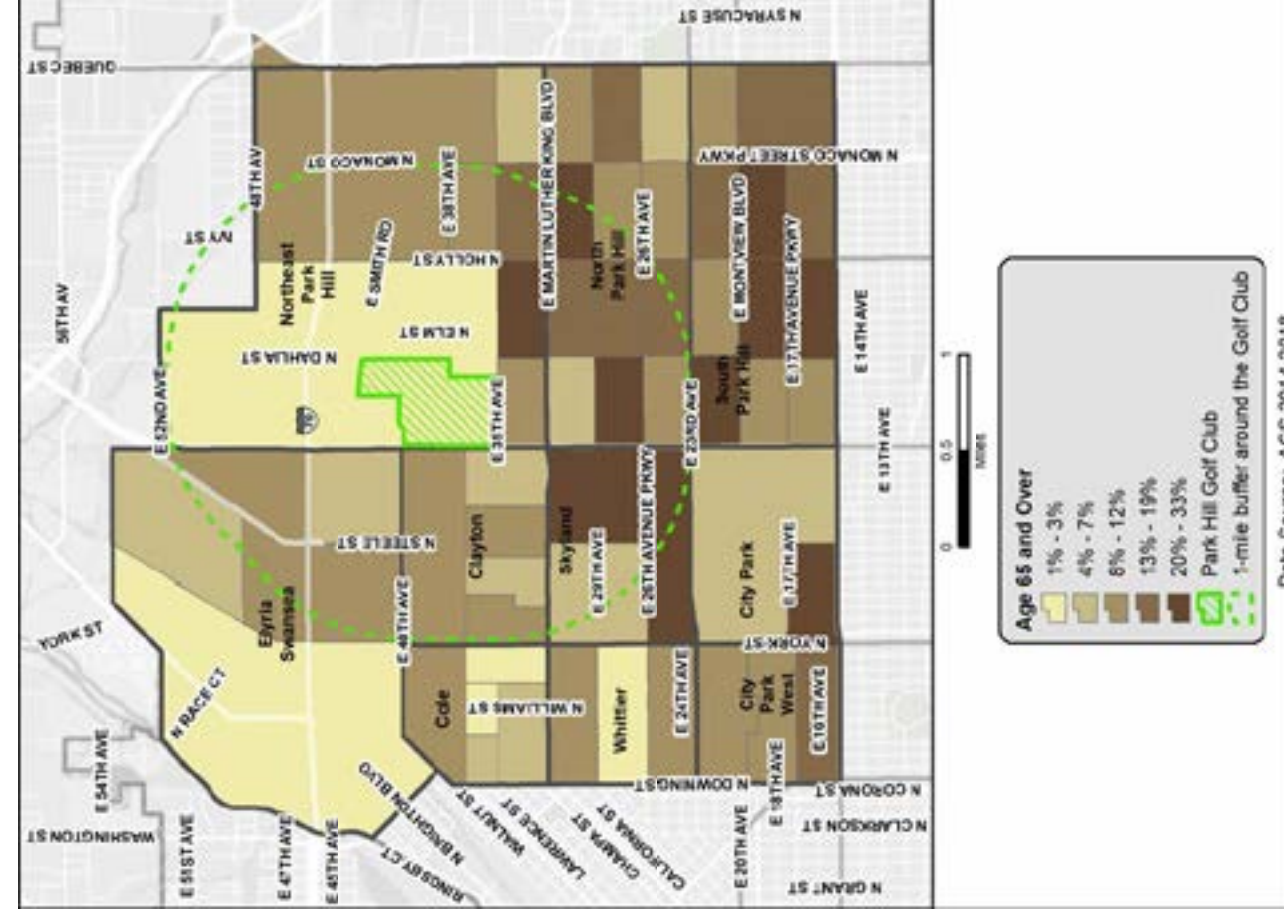
ArLand Land Use Economics

Age Distribution: Youth



Data Source: ACS 2014-2018

Age Distribution: Seniors

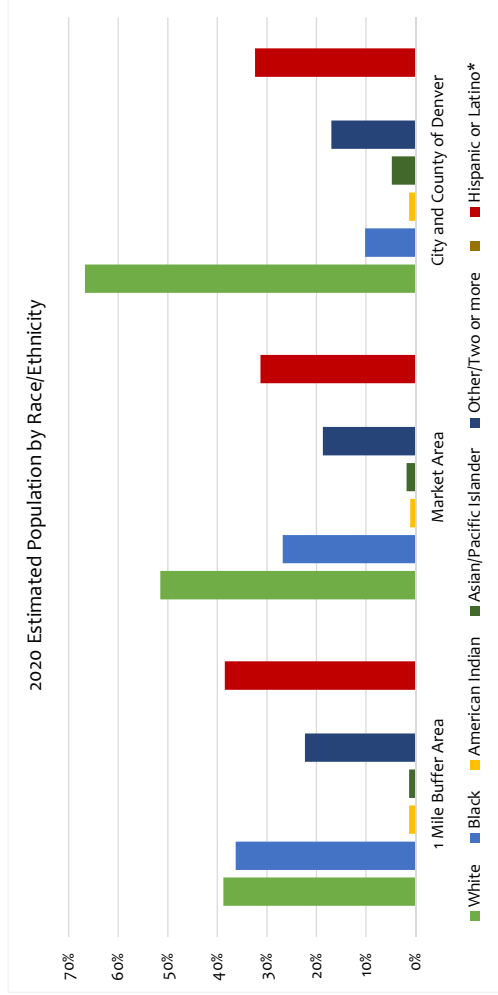


Data Source: ACS 2014-2018

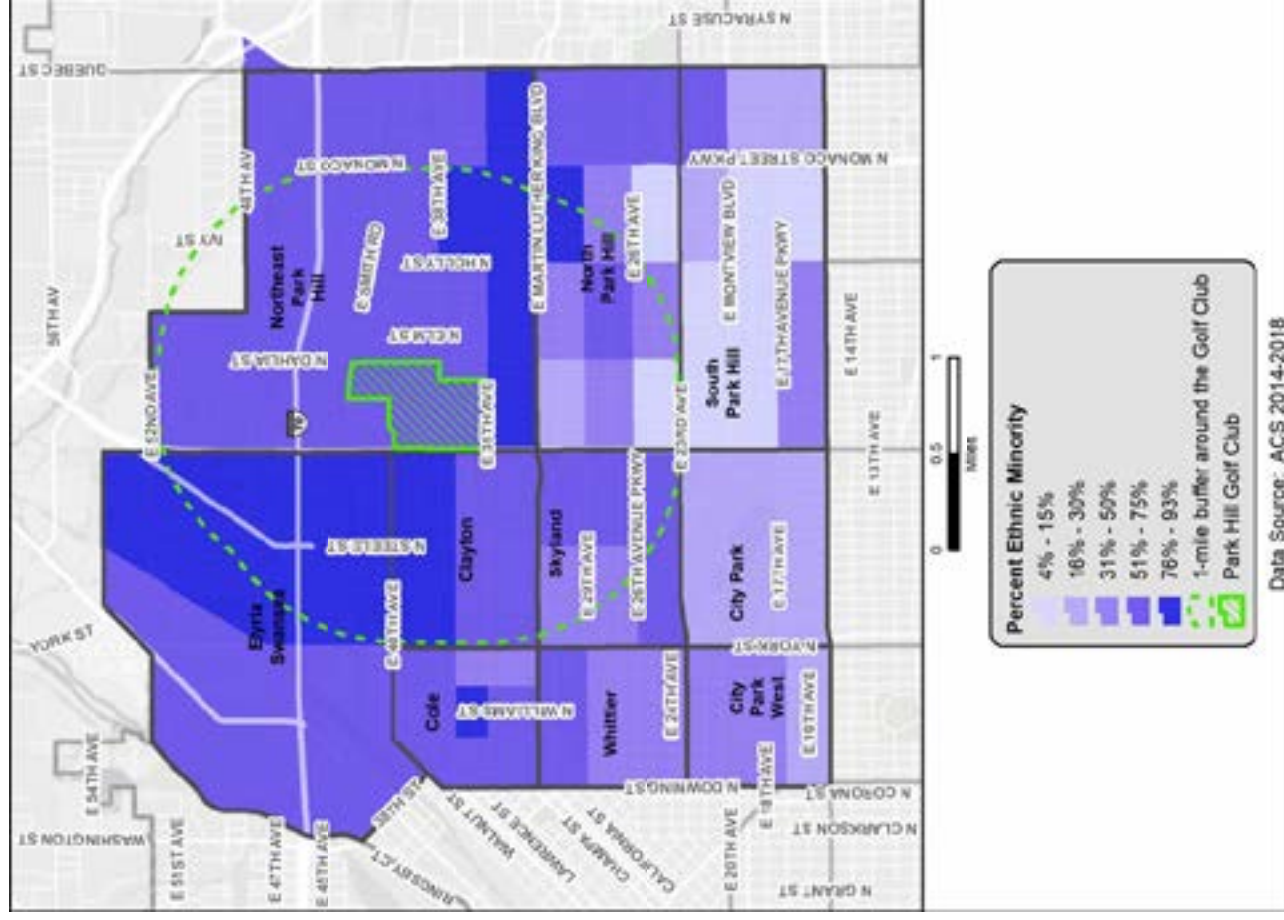
Race and Ethnicity

In the 1-Mile buffer area, about 36% of the population identifies as Black/African-American and about 39% identify as Hispanic. About 27% of the PMA's population identifies as Black/African-American compared to about 10% of the City. About 67% of the City's population is White, while about 39% of the population in the 1-Mile buffer area is White. Just over half of the PMA identifies as White. Nearly one-third of the PMA population identifies as Hispanic, similar to the City while the 1-Mile buffer area is approximately 39% Hispanic or Latino.

The percentage of the population that identifies as Hispanic or Latino or a racial minority is most heavily concentrated in the eastern portion of Elyria Swansea and north of East Martin Luther King Boulevard in Northeast Park Hill. The South Park Hill neighborhood and parts of North Park Hill are the least diverse areas in the PMA.



*sums to more than 100%, Hispanic or Latino can be of any race
Source: ESRI, ArLand



Data Source: ACS 2014-2018

Race and Ethnicity

Population Change by Race & Ethnicity, Between 2010 and 2018

	White*	Hispanic or Latino	Black/African -American*	Asian*	American Indian or Native Alaskan*	Multiracial	Other
City & County of Denver	73,332	24,396	4,400	6,860	-258	6,290	310
PMA	10,823	-176	-3,390	-96	-107	633	121
Elyria Swansea	174	282	-249	-48	-5	47	-23
Cole	796	-974	-9	-44	-7	75	1
Whittier	1,307	449	-418	-18	-46	-5	0
City Park West	850	134	-101	24	-9	112	50
Clayton	587	188	-711	49	22	0	11
Skyland	1,039	-491	-325	0	-138	-54	-34
City Park	1,070	52	41	-22	-6	34	-10
Northeast Park Hill	1,609	644	-644	-67	68	396	17
North Park Hill	2,212	-577	-981	-32	-13	118	133
South Park Hill	1,179	117	7	62	27	-90	-24

Sources: American Community Survey, 2006 - 2010; 2014-2018, ArLand

* Non-Hispanic

The changing racial composition of the PMA is shown in the table which estimates the change by race and ethnicity between 2010 and 2018. While the City has seen a general increase across all racial and ethnic categories, with the exception of Native Americans, the PMA has seen an increase in persons in the White, Multiracial and Other categories with decreases seen in Hispanic / Latinos, Black / African Americans, Asians, and Native Americans.

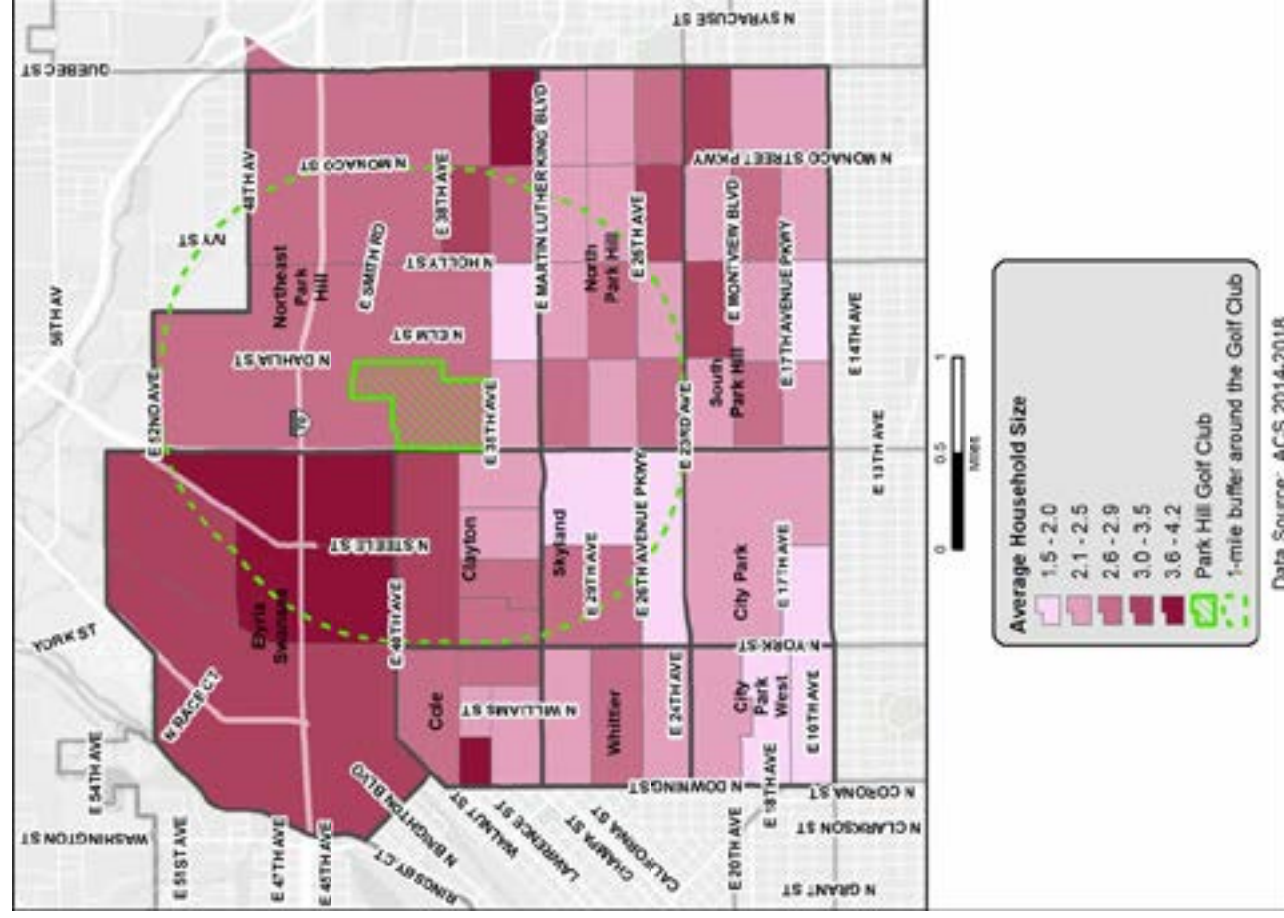
The largest decreases in Hispanic / Latino persons have been seen in Cole and North Park Hill. The largest decreases in the Black / African American population have been seen in North Park Hill, Clayton, and Northeast Park Hill.

Household Size

Households in Elyria Swansea have the highest average household sizes of 3-7 persons, despite having decreased since 2010. City Park and City Park West have the smallest average household sizes. Most PMA neighborhoods have average household sizes between 2 to 3 persons, similar to the City.

	Average Household Size	
	2010	2018
City and County of Denver	2.22	2.31
Elyria Swansea	3.75	3.66
Cole	2.91	2.63
Whittier	2.40	2.47
City Park West	1.60	1.58 - 2.24
Clayton	2.93	2.72
Skyland	2.23	2.34
City Park	1.68	1.80
Northeast Park Hill	2.65	2.30 - 3.13
North Park Hill	2.41	2.49
South Park Hill	2.32	2.43 - 2.52

Sources: 2010 Census, American Community Survey, 2014-2018, ArLand

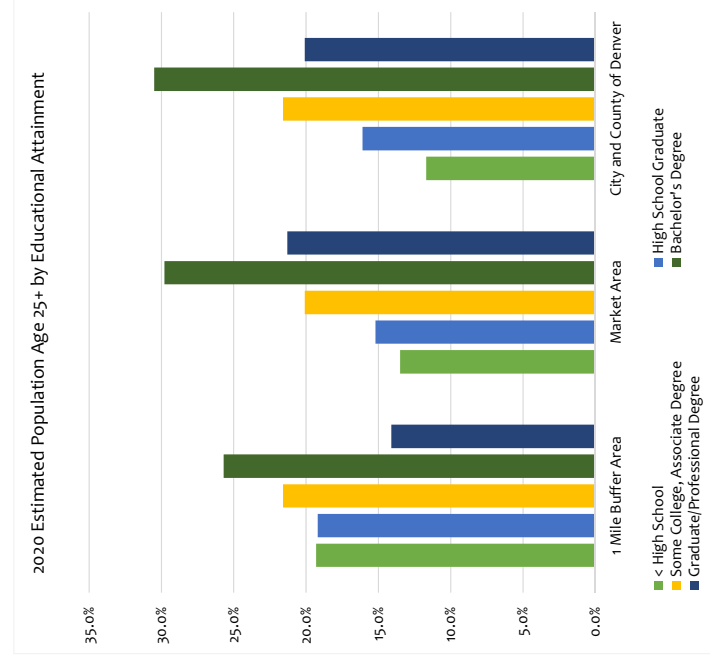


Data Source: ACS 2014-2018

Educational Attainment

The PMA and City have a similar level of educational attainment, which is higher than the 1-Mile buffer area. Just over half of the PMA and City’s population has a bachelor’s degree or higher. About 40% of the 1-Mile buffer area has a bachelor’s degree (or higher).

The PMA is also highly educated with a higher percentage of persons with graduate / professional degrees.



Occupational Distribution

About 68% of the PMA and City are employed in white collar occupations (top 4 occupations), compared to about 62% of the 1-Mile buffer area. Blue collar occupations in farming, construction, installation, production and transportation represent just under 16% of occupations in the PMA and City, but about 19% of the 1-Mile buffer area. Service occupations are also more highly concentrated in the 1-Mile buffer area at nearly 19% of all occupations compared to the PMA and City at less than 17%.

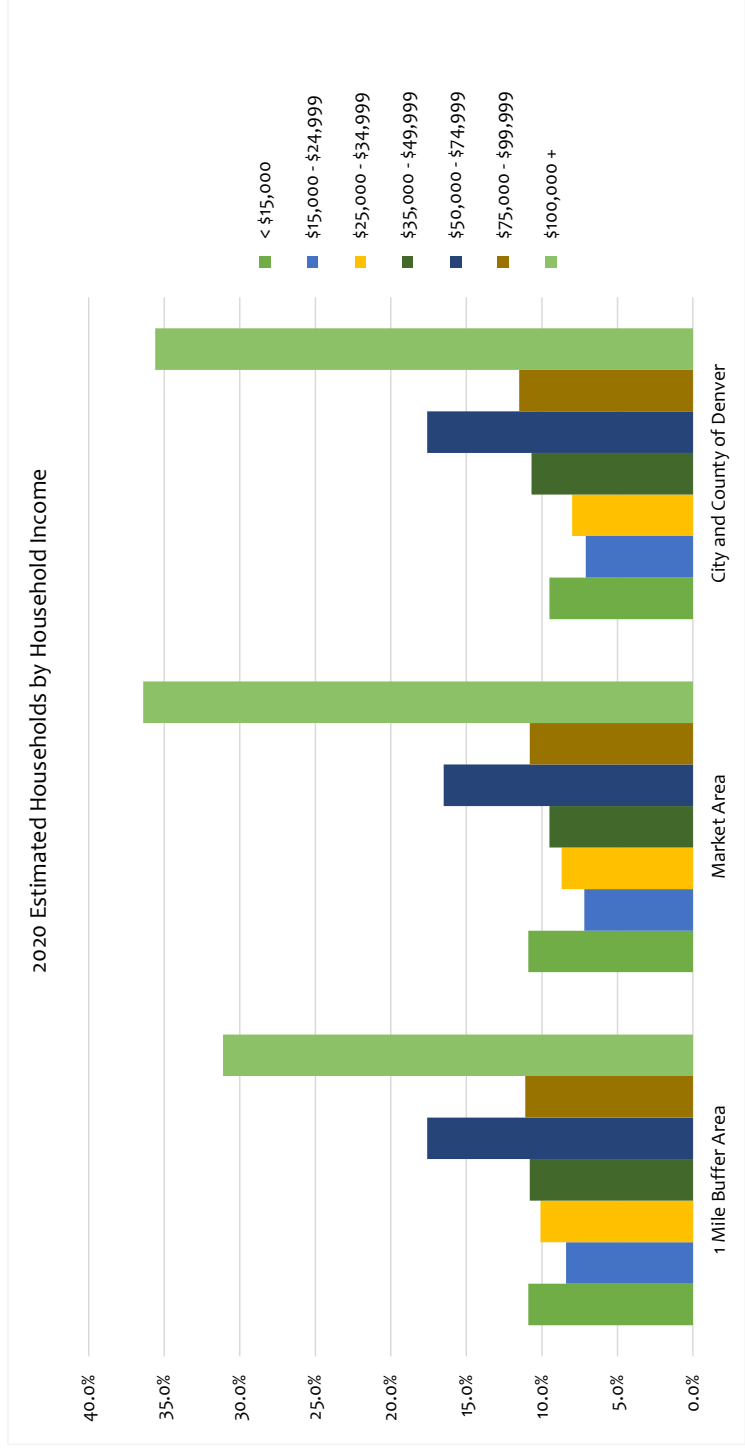
Occupational Category	1 Mile Buffer Area	Market Area	City and County of Denver
Management/Business/Financial	15.0%	18.2%	19.3%
Professional	24.9%	30.8%	26.8%
Sales	7.8%	7.9%	10.0%
Administrative Support	14.5%	11.1%	11.7%
Services	18.7%	16.4%	16.4%
Farming/Forestry/Fishing	0.2%	0.2%	0.2%
Construction/Extraction	7.9%	6.0%	5.8%
Installation/Maintenance/Repair	1.0%	1.3%	2.0%
Production	3.5%	2.9%	3.0%
Transportation/Material Moving	6.4%	5.2%	4.8%

Source: ESRI, ArLand

Household Income

Household income distribution in the PMA is similar to that of the City across the income ranges in the figure below. The percentage of households in the 1-Mile buffer area with incomes under \$25,000 (19.3%) is higher than the PMA (18.1%) and City (16.6%). About 36% of households in the PMA and City earn \$100,000 or more, which is higher than in the 1-Mile buffer area at approximately 31% of all households.

The 1-Mile buffer area has a lower median and average household income at about \$61,000 and \$91,000, respectively. The PMA and City have median household incomes of just under \$70,000 and average household incomes of about \$102,000.



Source: ESRI, ArLand

Household Income



The median household income is the amount of money earned by all members of a household where half of all other households earn more and half earn less. The figure to the left shows higher median incomes in North and South Park Hill and portions of Whittier, Skyland and Cole. The median household income in the 1 Mile buffer area is over \$60,000.

2020 Estimated Households by Household Income

	1 Mile Buffer Area	Market Area	City and County of Denver
Median Household Income	\$61,520	\$69,482	\$69,571
Average Household Income	\$91,365	\$102,220	\$102,833

Source: ESRI, ArLand

Area Employment: Park Hill Golf Club Area

NAICS	Park Hill Golf Club					Total Change 2010-2019	Percent Increase 2010-2019
	2010	2015	2019	2010-2015	2015-2019		
Sector 11: Agriculture, Forestry, Fishing and Hunting	19	380	688	361	308	669	3521.1%
Sector 21: Mining, Quarrying, and Oil and Gas Extraction	12	2	5	-10	3	-7	-58.3%
Sector 22: Utilities	1,548	0	0	-1,548	0	-1,548	-100.0%
Sector 23: Construction	0	1,569	1,571	1,569	2	1,571	--
Sector 31-33: Manufacturing	5,327	5,484	4,412	157	-1,072	-915	-17.2%
Sector 42: Wholesale Trade	4,534	5,265	4,965	731	-300	431	9.5%
Sector 44-45: Retail Trade	1,223	1,652	1,555	429	-97	332	27.1%
Sector 48-49: Transportation and Warehousing	2,438	2,071	2,056	-367	-15	-382	-15.7%
Sector 51: Information	832	776	427	-56	-349	-405	-48.7%
Sector 52: Finance and Insurance	272	228	402	-44	174	130	47.8%
Sector 53: Real Estate and Rental and Leasing	462	623	760	161	137	298	64.5%
Sector 54: Professional, Scientific, and Technical Services	937	1,464	1,961	527	497	1,024	109.3%
Sector 55: Management of Companies and Enterprises	229	350	375	121	25	146	63.8%
Sector 56: Administrative Support Waste Management Remediation	1,232	1,808	1,767	576	-41	535	43.4%
Sector 61: Educational Services	621	1,367	1,502	746	135	881	141.9%
Sector 62: Health Care and Social Assistance	9,106	9,534	11,018	428	1,484	1,912	21.0%
Sector 71: Arts, Entertainment, and Recreation	875	1,407	1,525	532	118	650	74.3%
Sector 72: Accommodation and Food Services	2,161	2,690	3,034	529	344	873	40.4%
Sector 81: Other Services (except Public Administration)	1,651	1,750	1,764	99	14	113	6.8%
Sector 92: Public Administration	0	0	0	0	0	0	--
Sector 99: Unclassified	0	4	1	4	-3	1	--
Total Employment	33,479	38,424	39,788	4,945	1,364	6,309	18.8%
Total Establishments	1,973	2,308	2,580	335	272	607	30.8%

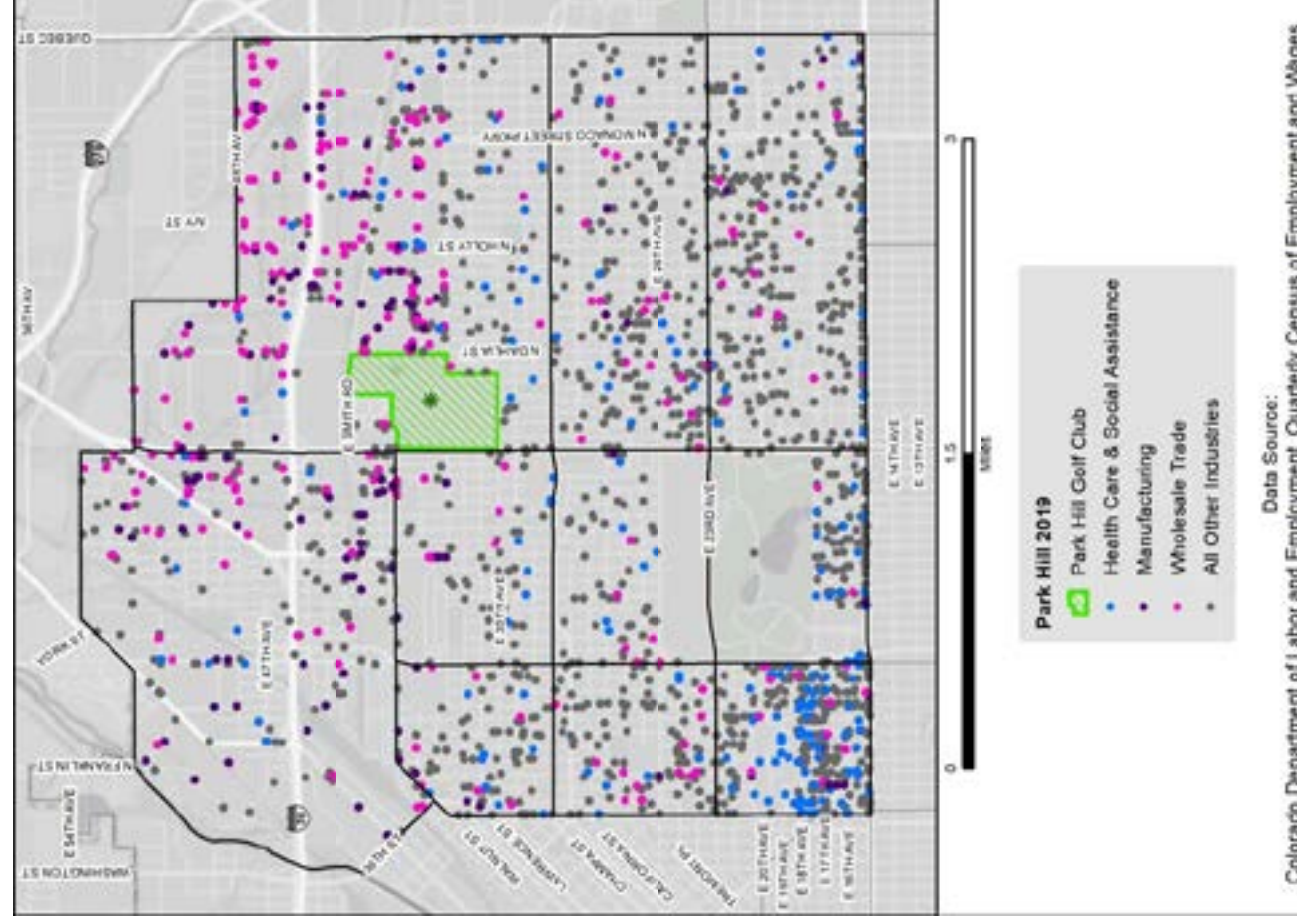
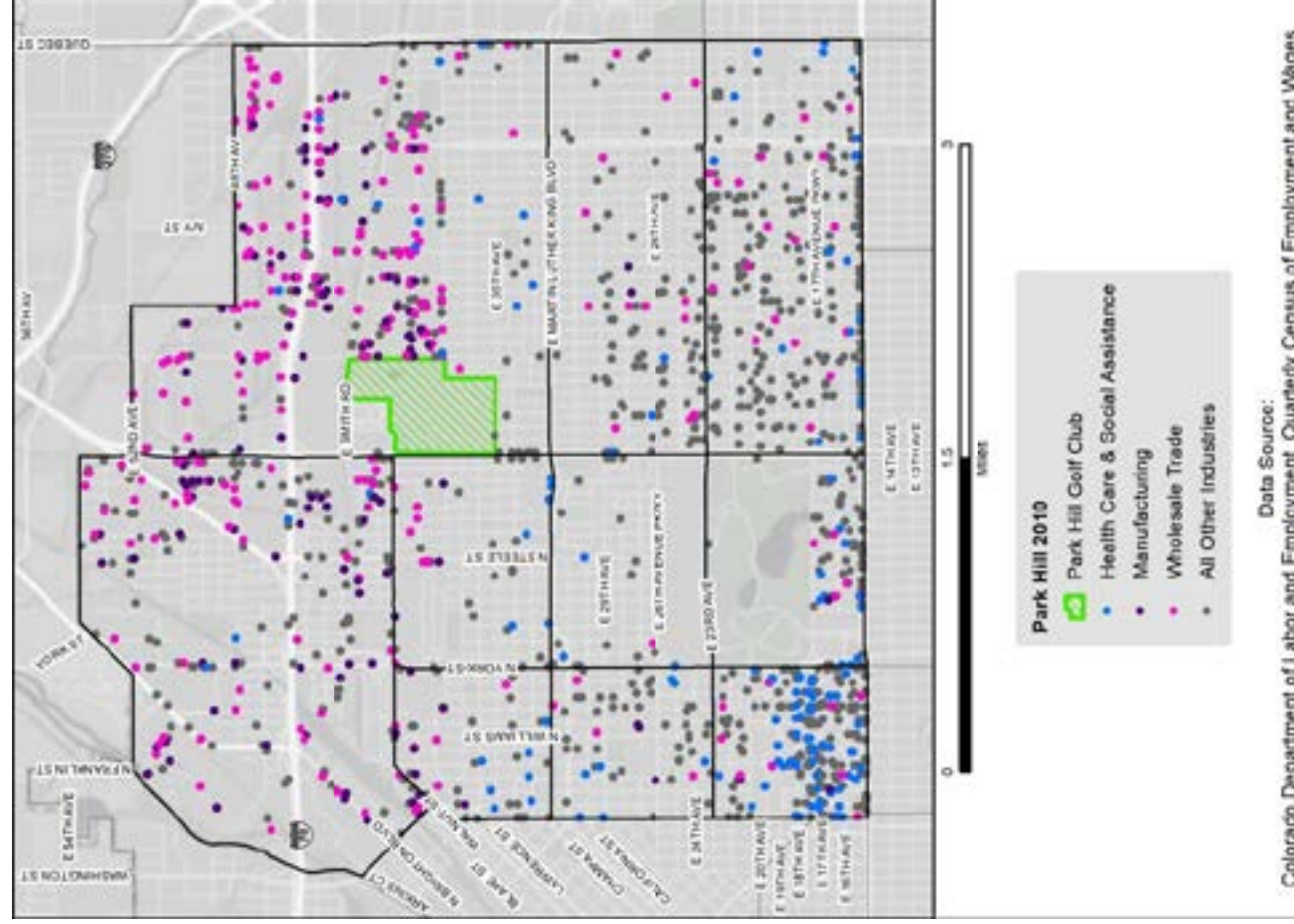
The following section describes employment in the PMA, the Central Park community as well as the Englewood Town Center area.

In the Park Hill Golf Club PMA, there are currently about 40,000 jobs. The growth in employment has been seen throughout the PMA but is concentrated in the southwest corner near downtown and the Colfax corridor. (figures on next pages). The area has a large number of major hospitals. Employment in Health Care and Social Assistance has seen significant employment increases of more than 1,900 jobs between 2010 and 2019. The number of construction jobs has also increased as did the number of jobs in the Professional, Scientific, and Technical Services sectors. Business establishments also saw an increase by over 600 business establishments.

Manufacturing, transportation and warehousing jobs decreased between 2010 and 2019. This is significant because there is a higher percentage of residents with occupations in the transportation and warehousing sectors both in the 1-Mile buffer area and in the PMA compared to the City of Denver.

ArLand Land Use Economics

Area Employment: Park Hill Golf Club Area



ArLand Land Use Economics

Area Employment: Central Park Area

NAICS	Central Park					2010	2015	2019	Change		Total Change	Percent Increase
	2010	2015	2019	2010-2015	2015-2019				2010-2019	2010-2019		
Sector 11: Agriculture, Forestry, Fishing and Hunting	0	0	1	0	1	0	0	0	-1	0	--	
Sector 21: Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0	0	0	0	0	0	--	
Sector 22: Utilities	0	2	3	2	2	3	3	1	1	3	--	
Sector 23: Construction	830	1,675	2,355	845	680	1,525						
Sector 31 -33: Manufacturing	1,801	2,748	2,777	947	29	976					54.2%	
Sector 42: Wholesale Trade	2,549	3,271	4,239	722	968	1,690					66.3%	
Sector 44-45: Retail Trade	2,570	2,607	2,746	37	139	176					6.8%	
Sector 48-49: Transportation and Warehousing	3,980	4,753	3,504	773	-1,249	-476					-12.0%	
Sector 51: Information	325	323	253	-2	-70	-72					-22.2%	
Sector 52: Finance and Insurance	219	295	274	76	-21	55					25.1%	
Sector 53: Real Estate and Rental and Leasing	61	244	397	183	153	336					550.8%	
Sector 54: Professional, Scientific, and Technical Services	234	485	673	251	188	439					187.6%	
Sector 55: Management of Companies and Enterprises	123	72	77	-51	5	-46					-37.4%	
Sector 56: Administrative Support Waste Management Remediation	781	626	1,055	-155	429	274					35.1%	
Sector 61: Educational Services	147	52	184	-95	132	37					25.2%	
Sector 62: Health Care and Social Assistance	225	457	970	232	513	745					331.1%	
Sector 71: Arts, Entertainment, and Recreation	103	105	357	2	252	254					246.6%	
Sector 72: Accommodation and Food Services	1,427	1,925	2,402	498	477	975					68.3%	
Sector 81: Other Services (except Public Administration)	209	408	441	199	33	232					111.0%	
Sector 92: Public Administration	0	0	0	0	0	0					--	
Sector 99: Unclassified	0	0	9	0	9	9					--	
Total Employment	15,584	20,049	22,716	4,465	2,667	7,132					45.8%	
Total Establishments	647	984	1,233	337	249	586					90.6%	

Source: QCEW, ArLand

The Central Park community is located just to the east of the Park Hill Golf Club PMA. The Central Park area includes the Central Park residential community as well as the industrial community in and around I-70. While there have been growth in categories that help service the residential community there, most of the recent employment growth has been in Wholesale Trade and Transportation and Warehousing, reflecting the strength of the industrial sectors in that area. The Central Park area, with about 23,000 jobs currently, has seen the addition of over 7,100 jobs between 2010 and 2019, compared to the Park Hill area which saw the addition of about 6,300 jobs.

Both the Park Hill Golf Club and the Central Park area saw increases in construction jobs. While Central Park has seen an increase in manufacturing jobs, the Park Hill Golf Club area saw a decrease in these jobs during the same time. Both areas saw a decline in Transportation and Warehousing jobs.

Area Employment: Central Park Area



Area Employment: Englewood Town Center Area

NAICS	Englewood					Change		Total Change Percent Increase	
	2010	2015	2019	2010-2015	2015-2019	2010-2019	2010-2019	2010-2019	
Sector 11: Agriculture, Forestry, Fishing and Hunting	0	0	0	0	0	0	0	--	
Sector 21: Mining, Quarrying, and Oil and Gas Extraction	6	1	7	-5	6	1	16.7%		
Sector 22: Utilities	93	40	84	-53	44	-9	-9.7%		
Sector 23: Construction	3,100	4,358	5,968	1,258	1,610	2,868	--		
Sector 31 -33: Manufacturing	3,108	3,566	4,838	458	1,272	1,730	55.7%		
Sector 42: Wholesale Trade	1,487	1,821	2,324	334	503	837	56.3%		
Sector 44-45: Retail Trade	2,371	3,105	4,226	734	1,121	1,855	78.2%		
Sector 48-49: Transportation and Warehousing	868	836	1,037	-32	201	169	19.5%		
Sector 51: Information	128	121	206	-7	85	78	60.9%		
Sector 52: Finance and Insurance	474	304	854	-170	550	380	80.2%		
Sector 53: Real Estate and Rental and Leasing	440	377	763	-63	386	323	73.4%		
Sector 54: Professional, Scientific, and Technical Services	835	1,052	2,273	217	1,221	1,438	172.2%		
Sector 55: Management of Companies and Enterprises	969	940	227	-29	-713	-742	-76.6%		
Sector 56: Administrative Support Waste Management Remediation	2,112	2,484	3,337	372	853	1,225	58.0%		
Sector 61: Educational Services	4,281	4,510	17,123	229	12,613	12,842	300.0%		
Sector 62: Health Care and Social Assistance	7,551	9,366	18,230	1,815	8,864	10,679	141.4%		
Sector 71: Arts, Entertainment, and Recreation	120	123	248	3	125	128	106.7%		
Sector 72: Accommodation and Food Services	1,543	2,181	4,965	638	2,784	3,422	221.8%		
Sector 81: Other Services (except Public Administration)	1,043	1,124	1,725	81	601	682	65.4%		
Sector 92: Public Administration	626	0	0	-626	0	-626	--		
Sector 99: Unclassified	0	3	4	3	1	4	--		
Total Employment	31,155	36,312	68,439	5,157	32,127	37,284	119.7%		
Total Establishments	1,850	2,072	3,766	222	1,694	1,916	103.6%		

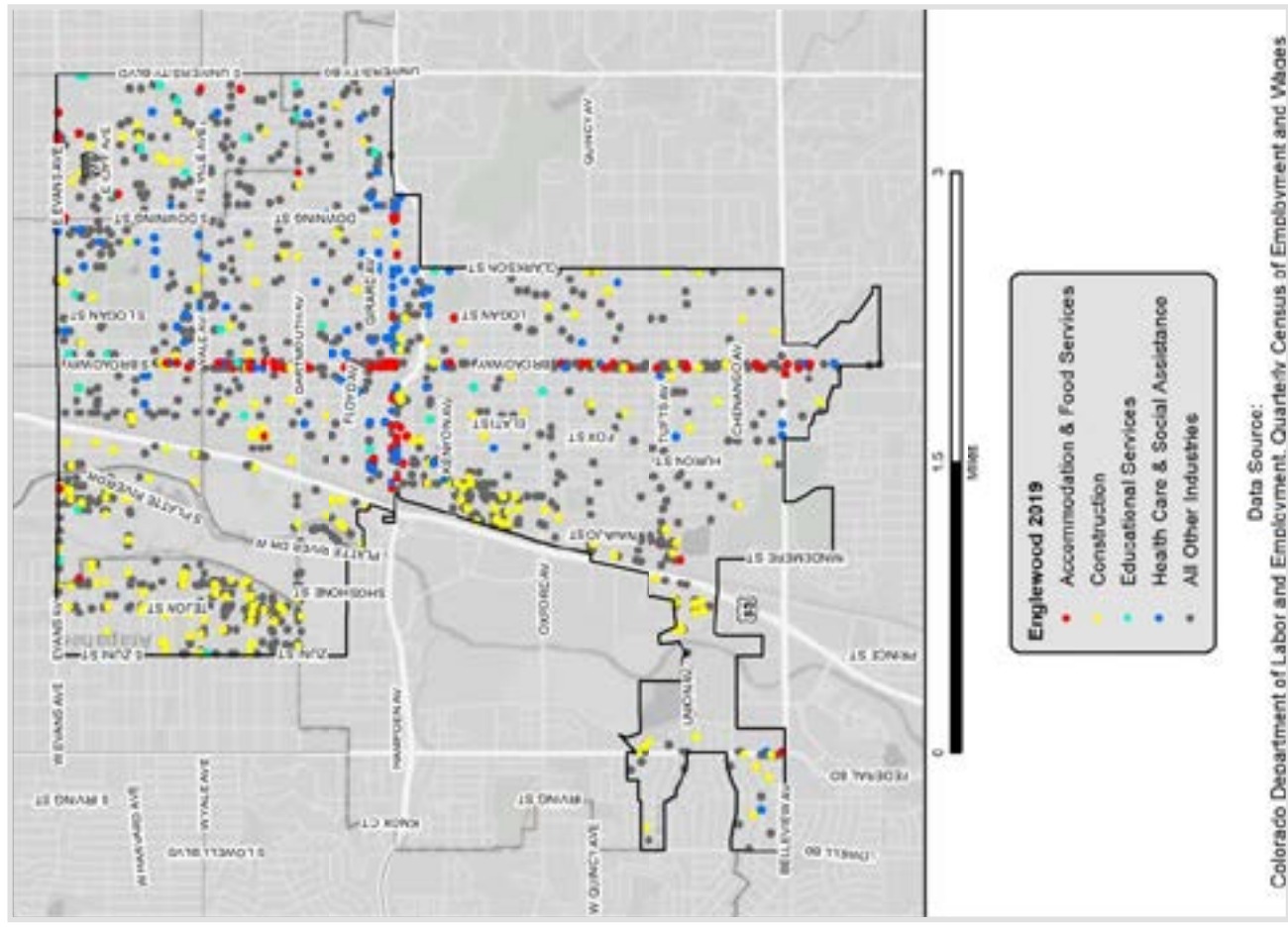
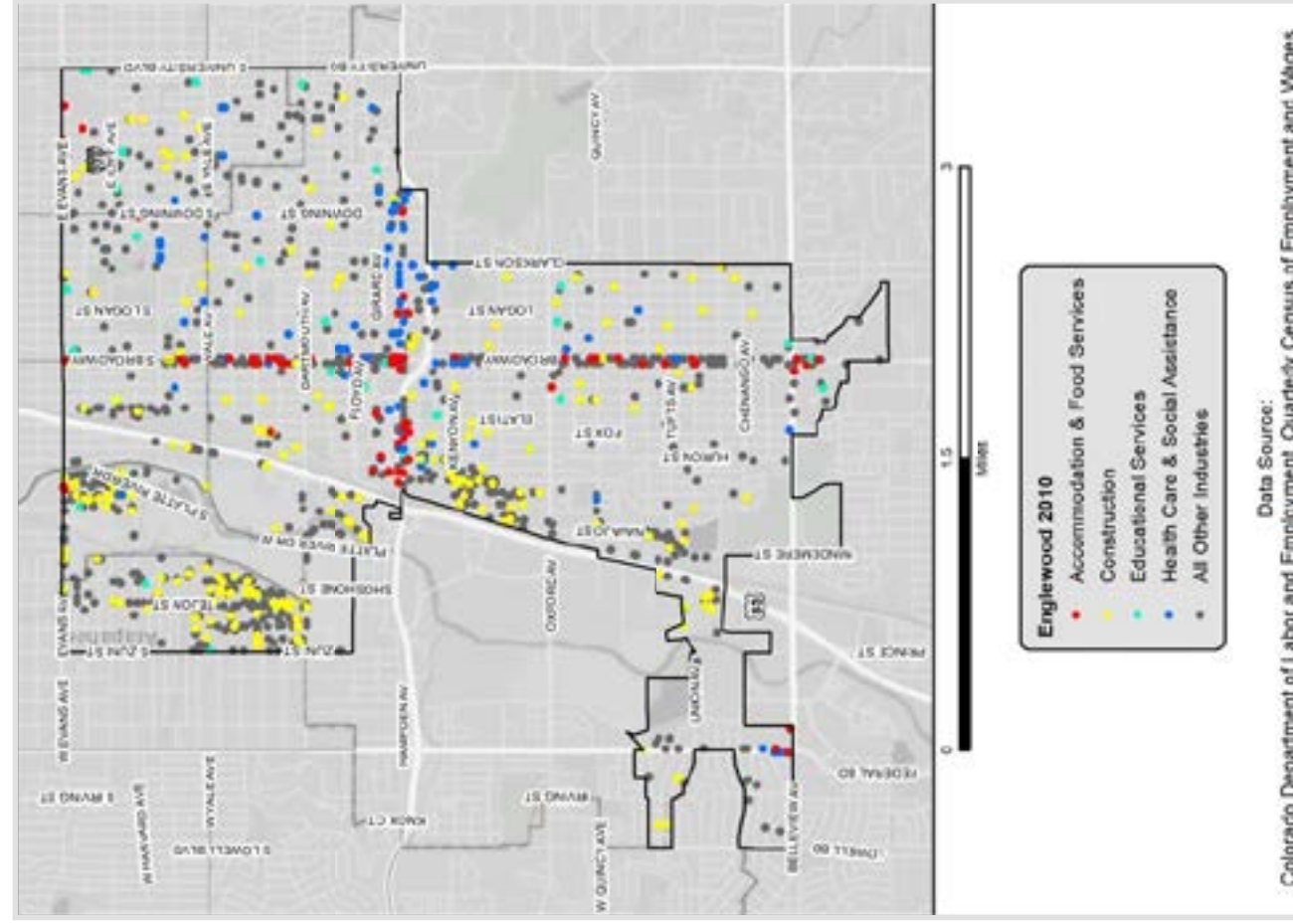
Source: QCEW, ArLand

Employment growth in the Park Hill Golf Club area can also be compared to employment growth in the Englewood Town Center area. In the early 2000s, the City of Englewood redeveloped their city center and adjoining TOD area. This area is also close to major medical facilities and industrial areas, similar to the Park Hill Golf Club.

About one-third of jobs growth has been in Educational Services which is a result of two recently opened elementary schools, resulting from a 2016 bond issuance. Other large and growing sectors include Health Care and Social Assistance, resulting from growing medical facilities and demand for health services, similar to the Park Hill Golf Club area. Sectors that are zoned for, and use industrial land, such as Manufacturing, Wholesale, and Transportation and Warehousing, saw growth during this time period.

ArLand Land Use Economics

Area Employment: Englewood Town Center Area



Data Source: Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages

Data Source: Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages

ArLand Land Use Economics

Park Hill Golf Club Area and Comparative Employment Areas: Central Park and Englewood Town Center

While jobs are increasing overall, important nuances to note include:

- **Park Hill Golf Club area:** While the area has seen jobs increases in Health Care and Social Assistance jobs, sectors such as Manufacturing, Wholesale Trade, and Transportation and Warehousing, (particularly in the last five years) have seen jobs losses. These types of jobs would tend to locate in industrial areas which are located in the northern section of the PMA.
- **Central Park:** just to the east of the Park Hill Golf Club area, Central Park has seen jobs increases in Manufacturing, however, it has also seen jobs losses in Transportation and Warehousing.
- **Englewood Town Center:** Comparatively, the Englewood Town Center area has seen jobs increases in Medical and Educational Services. Unlike the Denver examples, Englewood has also seen jobs increases in Manufacturing, Wholesale Trade, as well as Transportation and Warehousing in their industrial areas.

These points are important because a greater percentage of Park Hill Golf Club residents in the 1-Mile buffer area and the PMA are in Production and Transportation occupations compared to occupations City-wide. While residents can potentially commute longer distances, the U.S. Census' Longitudinal Employment Household Dynamics data also indicate that the majority of PMA jobs (53%) are occupied by persons living in relatively close proximity (less than 10 miles).

The jobs losses in these sectors may be occurring for a variety of reasons. However, given increases in jobs in Health Care and Social Assistance, in general, trends also indicate the need for increased jobs training to help area residents compete for existing and future jobs. The City's East-Central and East Neighborhood plans acknowledged this need as well as the potential for partnerships to help bolster jobs training with the area's major medical facilities.

Housing Conditions / Affordable Housing

Unit Type by Neighborhood

This section describes housing conditions and considerations with a focus on households and units in the PMA. It examines both homeownership and rental considerations as well as housing needs (gap).

The figure to the right shows the percentage of attached units in the neighborhoods, while the table below shows the overall neighborhood breakdowns.

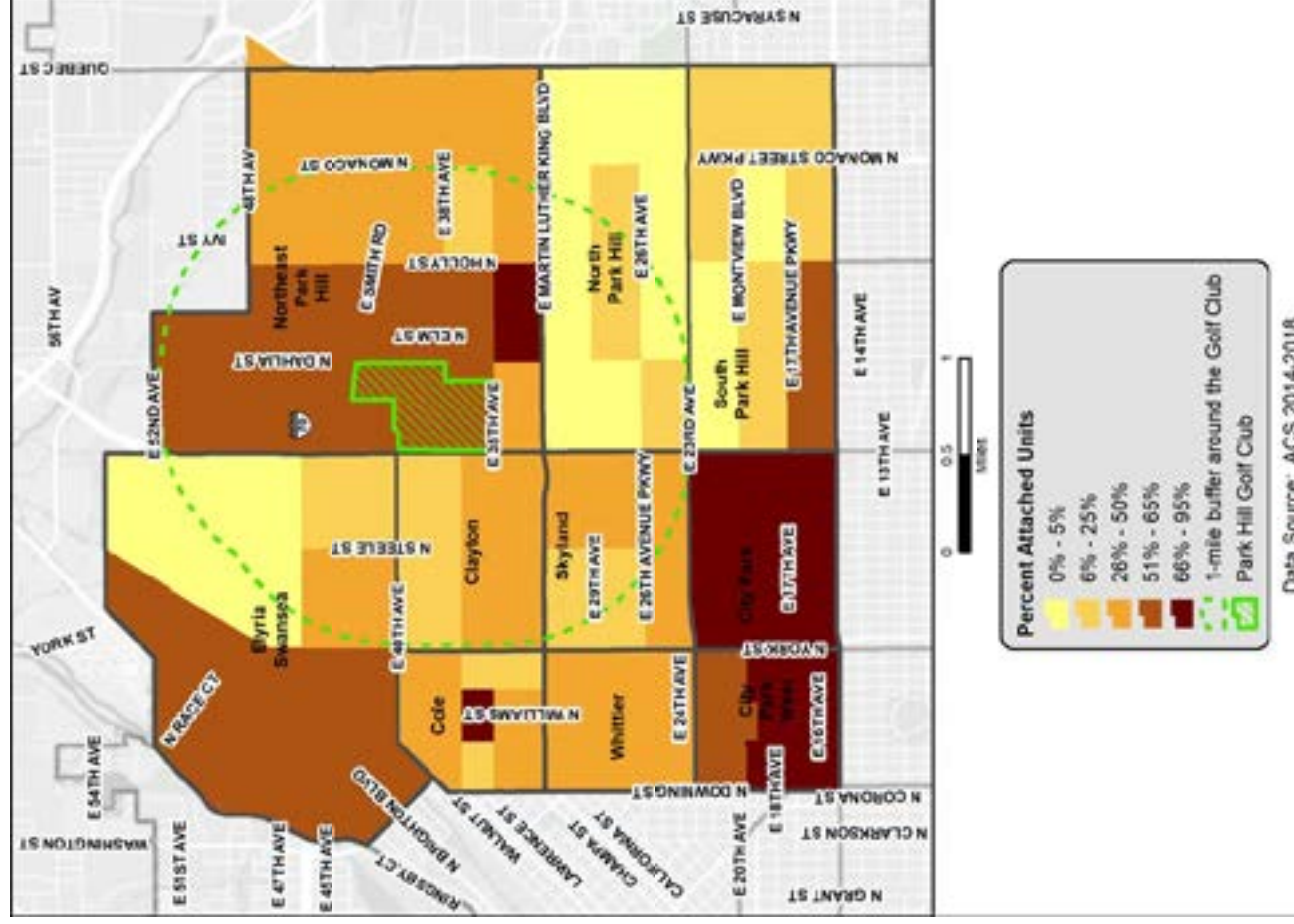
North Park Hill, South Park Hill, and Skyland have highest percentages of single family detached units. At least a third of units in Whittier, City Park West, and Northeast Park Hill are in smaller (less than 10 units) attached unit structures.

The majority of units in City Park are in larger structures of 10 or more units.

Unit Type by Neighborhood

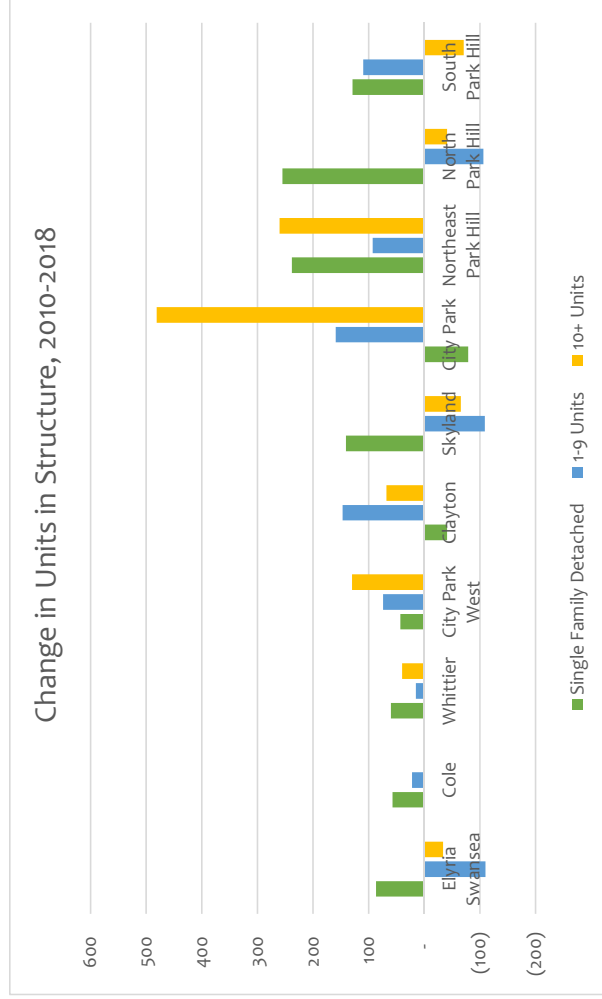
	Single Family Detached	Attached, Less than 10 Units	Attached, 10 or More Units	Total
City and County of Denver	45.1%	18.1%	36.4%	100.0%
Elyria Swansea	75.5%	20.6%	0.0%	100.0%
Cole	62.4%	25.4%	12.2%	100.0%
Whittier	54.5%	40.1%	5.5%	100.0%
City Park West	17.5%	36.9%	45.2%	100.0%
Clayton	63.2%	29.7%	6.1%	100.0%
Skyland	80.0%	15.3%	4.7%	100.0%
City Park	15.3%	27.3%	57.4%	100.0%
Northeast Park Hill	51.7%	35.5%	12.8%	100.0%
North Park Hill	96.1%	2.3%	1.2%	100.0%
South Park Hill	80.0%	11.9%	7.4%	100.0%

Sources: American Community Survey, 2014-2018, ArLand

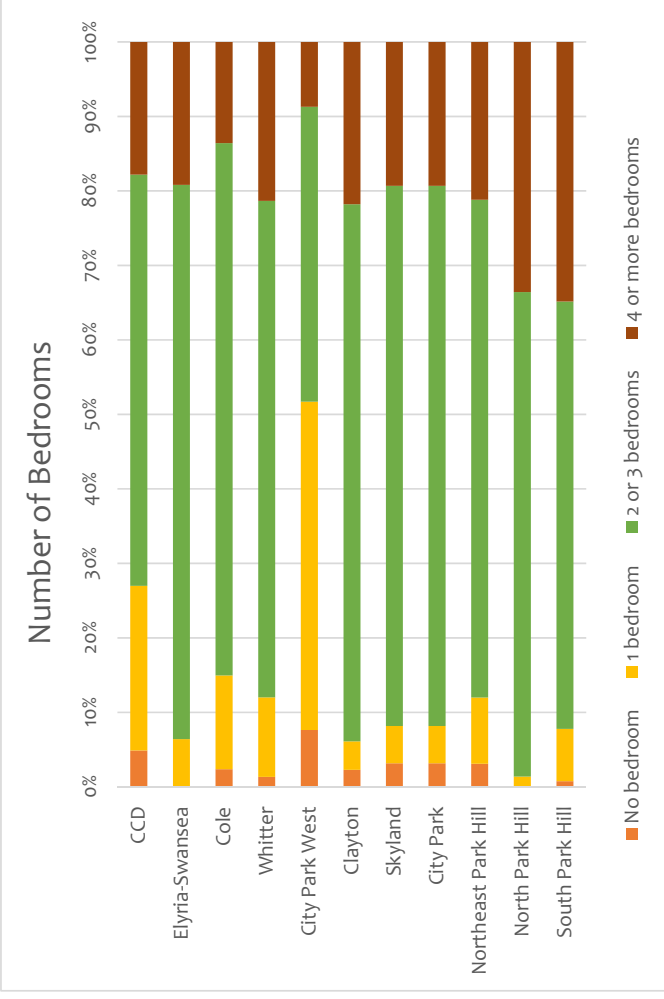


Data Source: ACS 2014-2018

Unit Type by Neighborhood



Between 2010 and 2018, the most dramatic neighborhood changes in unit type were seen in City Park which saw a decrease in the number of single family detached units and a dramatic increase in the number of multifamily attached units. Northeast Park Hill added a number of single family detached units as well as multifamily units. Clayton and City Park were the only two neighborhoods that saw a decrease in single family detached units.



Units in neighborhoods vary in their bedroom counts. While two to three bedrooms tend to predominate across all unit types, City Park West has more studio units and a large number of 1 bedroom units due to the large number of multifamily rental structures in this neighborhood. Residences in North Park Hill and South Park Hill also tend to have a greater percentage of 4 or more bedroom units.

Residential Construction



The figure shows the general location of building and demolition permits issued in the last five years in the neighborhoods surrounding the Park Hill Golf Club. It reflects the general activity level representing property reinvestment (and potential for gentrification.) Because of the way the data is collected, it is most helpful in identifying general property redevelopment activities.

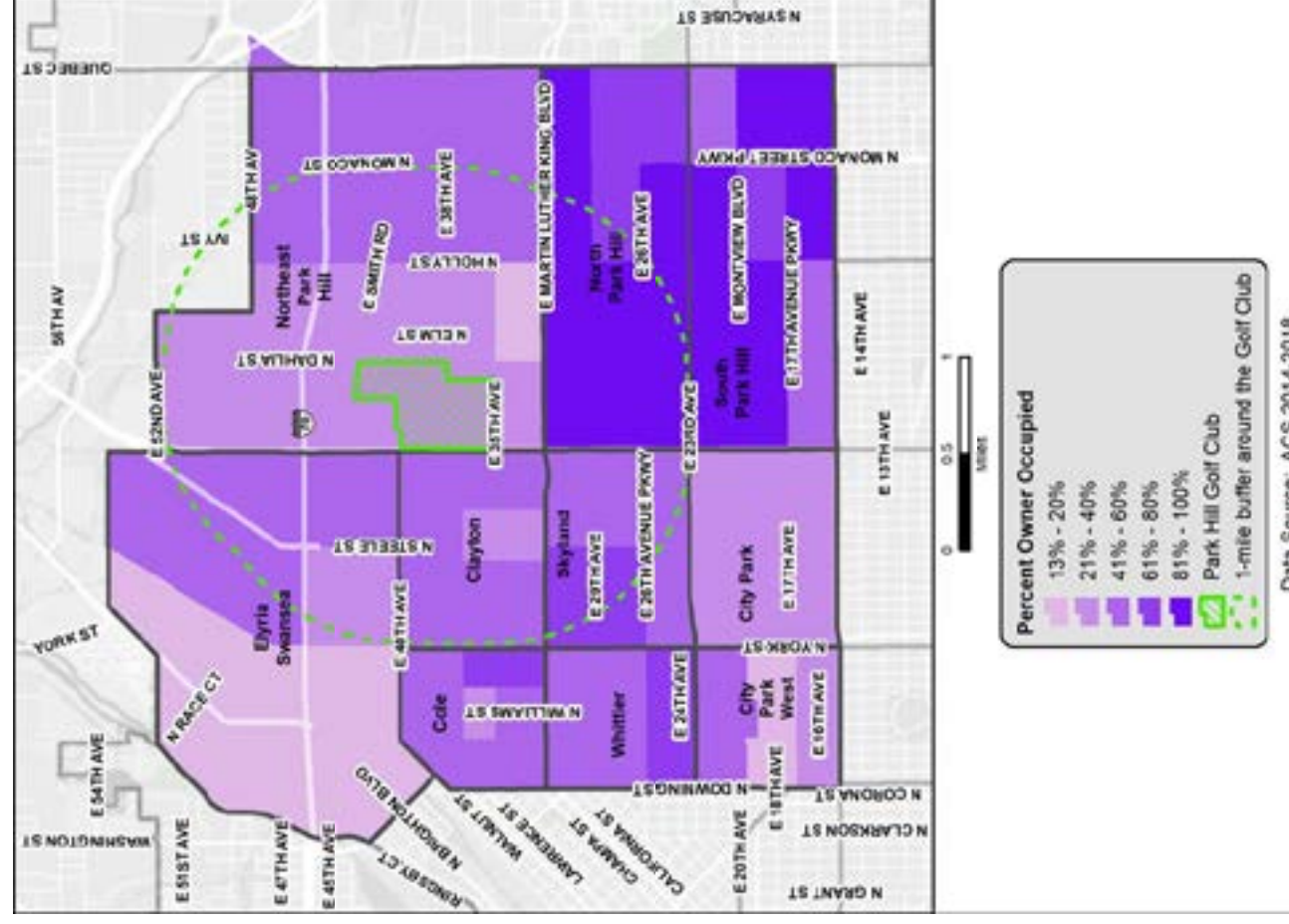
- **Demolition Permit:** in general, where there is a demolition permit, there is also a permit for some type of construction. (Some of the dots overlap.)
- **Residential Permit:** The residential construction permit covers new home construction as well as any remodeling valued at over \$100,000, representing a significant reinvestment.
- **ADU (Accessory Dwelling Unit) Permit:** These permits represent Accessory Dwelling Unit projects completed within the last five years.
- **Commercial Permit:** Commercial projects in red reflect multi-unit multi-family structures.

Demolition permits are scattered throughout the neighborhoods, although there are relatively fewer in Northeast Park Hill. There have been a cluster of demolition permits issued in the Elyria-Swanssea neighborhood attributable to the I-70 reconstruction project.

Permitting activity was relatively higher in the Cole neighborhood (adjacent to RiNo), South Park Hill, and North Park Hill. ADU completions in the last five years are located in the Cole, Clayton, Whittier, and the Skyland neighborhoods. A greater level of multifamily activity was also seen in City Park West adjacent to downtown Denver. Relatively fewer permits have been issued in Northeast Park Hill.

ArLand Land Use Economics

Owner-Occupied Units



The figure shows homeownership which is highest in North Park Hill where 90% of occupied homes are owned. This is in comparison to City Park West and City Park where homeownership is about 28% and 37%, respectively.

The percentage of homes owned has changed since 2010 in the City of Denver, increasing in some neighborhoods and decreasing in others. The largest increase in ownership was in Skyland where about 71% of homes are now owned, 9% higher than in 2010. North Park Hill has also experienced a sizeable increase in homeownership since 2010. In contrast, Northeast Park Hill experienced the largest percentage decline in homeownership during this time among the neighborhoods listed.

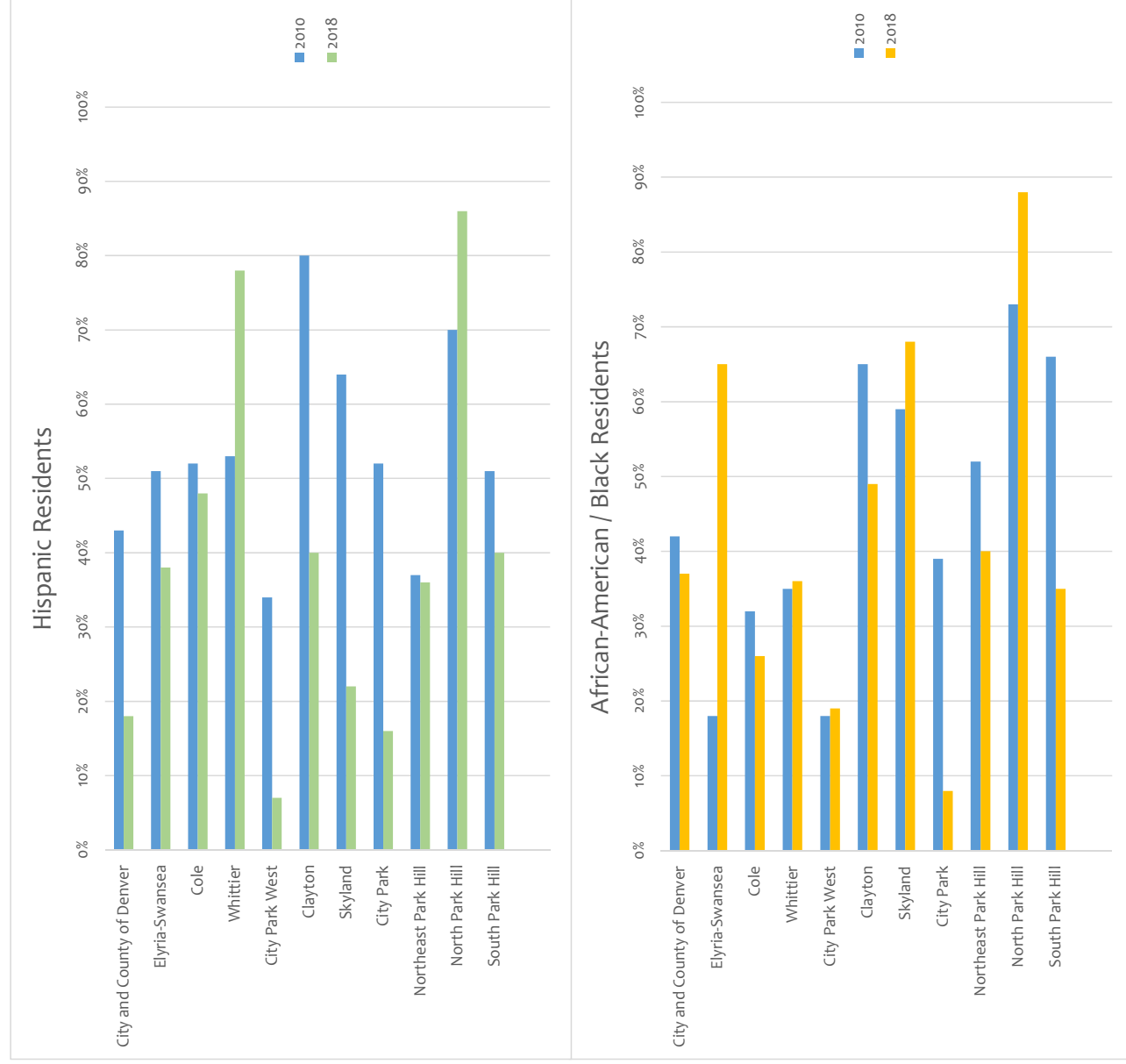
Owner-Occupied Housing

	2010	2018	Change 2010-2018
City and County of Denver	50.0%	49.6%	-0.4%
Elyria Swanssea	48.0%	46.0%	-1.9%
Cole	47.3%	52.1%	4.8%
Whittier	57.5%	55.7%	-1.7%
City Park West	29.0%	27.7%	-1.3%
Clayton	53.9%	51.7%	-2.3%
Skyland	61.5%	70.6%	9.1%
City Park	34.3%	37.0%	2.8%
Northeast Park Hill	47.0%	41.9%	-5.1%
North Park Hill	82.0%	89.4%	7.4%
South Park Hill	79.8%	81.1%	1.3%

Sources: 2010 Census, American Community Survey, 2014-2018, ArLand

ArLand Land Use Economics

Homeownership Rates by Race and Ethnicity



Sources: American Community Survey, 2014-2018, ArLand

ArLand Land Use Economics

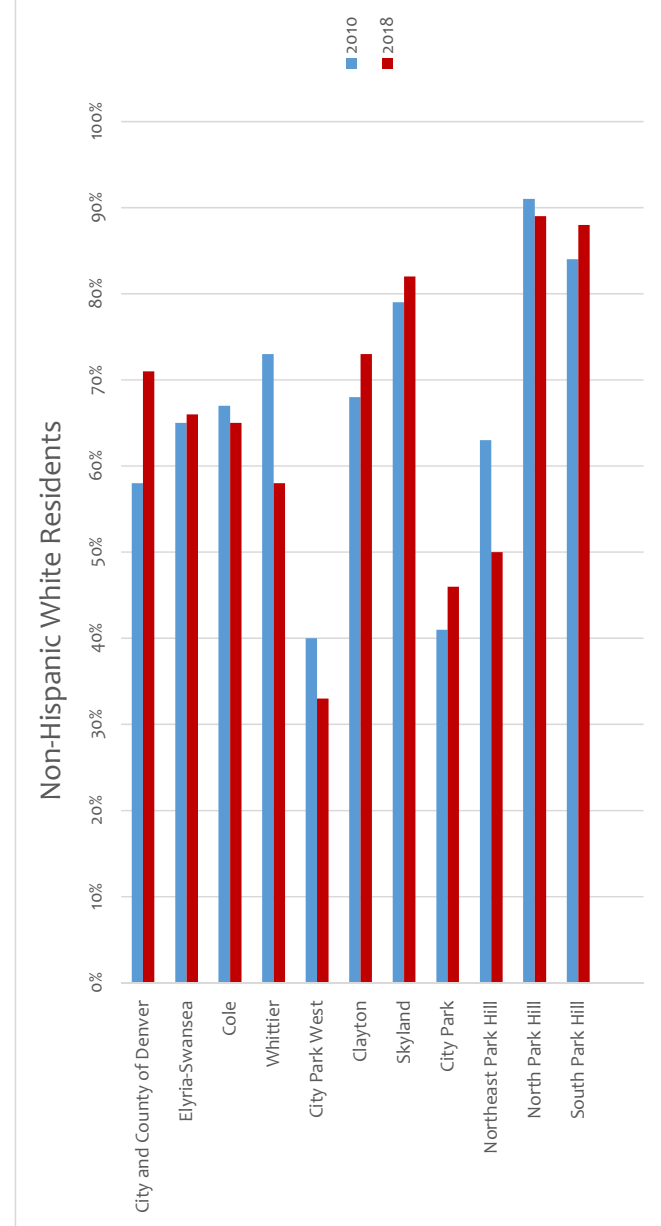
These charts show homeownership rates by race and ethnicity. They should be examined in conjunction with the table on page 16 showing population change by race and ethnicity.

In examining the charts on this page and the next, Northeast Park Hill, which saw an overall decline in homeownership rates between 2010 and 2018, saw the greatest decline in home ownership rates among African American and White residents. During this time period, the number of African-American residents decreased while the number of White residents increased. Hispanic home ownership rates haven't declined as much but they were also much lower than the other two groups to begin with.

Hispanic homeownership has declined in Denver since 2010 and in all PMA neighborhoods except Whittier and North Park Hill. In Whittier, the Hispanic population has increased as has the home ownership rate. In North Park Hill, the Hispanic population has decreased (see page 16) presumably among Hispanic renters because the overall home ownership rate has increased.

Homeownership among African American/Black residents also declined in Denver since 2010, but was more mixed at the neighborhood level. Homeownership increased by the most in Elyria Swansea, Skyland, and North Park Hill with smaller increases in Whittier and City Park West. During this time, however, the overall number of Black / African American residents declined in these neighborhoods (Page 16) indicating that African American renters were moving to other neighborhoods or out of the City. Homeownership among Black residents declined in all other PMA neighborhoods.

Homeownership Rates by Race and Ethnicity



Sources: American Community Survey, 2014-2018, ArLand

Homeownership among non-Hispanic White residents increased in Denver since 2010, with increases in numerous neighborhoods, among them, Clayton, Skyland, City Park, and South Park Hill. However, this segment of the population experienced the largest declines in homeownership in Whittier, City Park West and Northeast Park Hill. At the same time, these neighborhoods saw an overall increase in the White population since 2010 (page 17), indicating that the increase in population has primarily been in the White renter population.

ArLand Land Use Economics

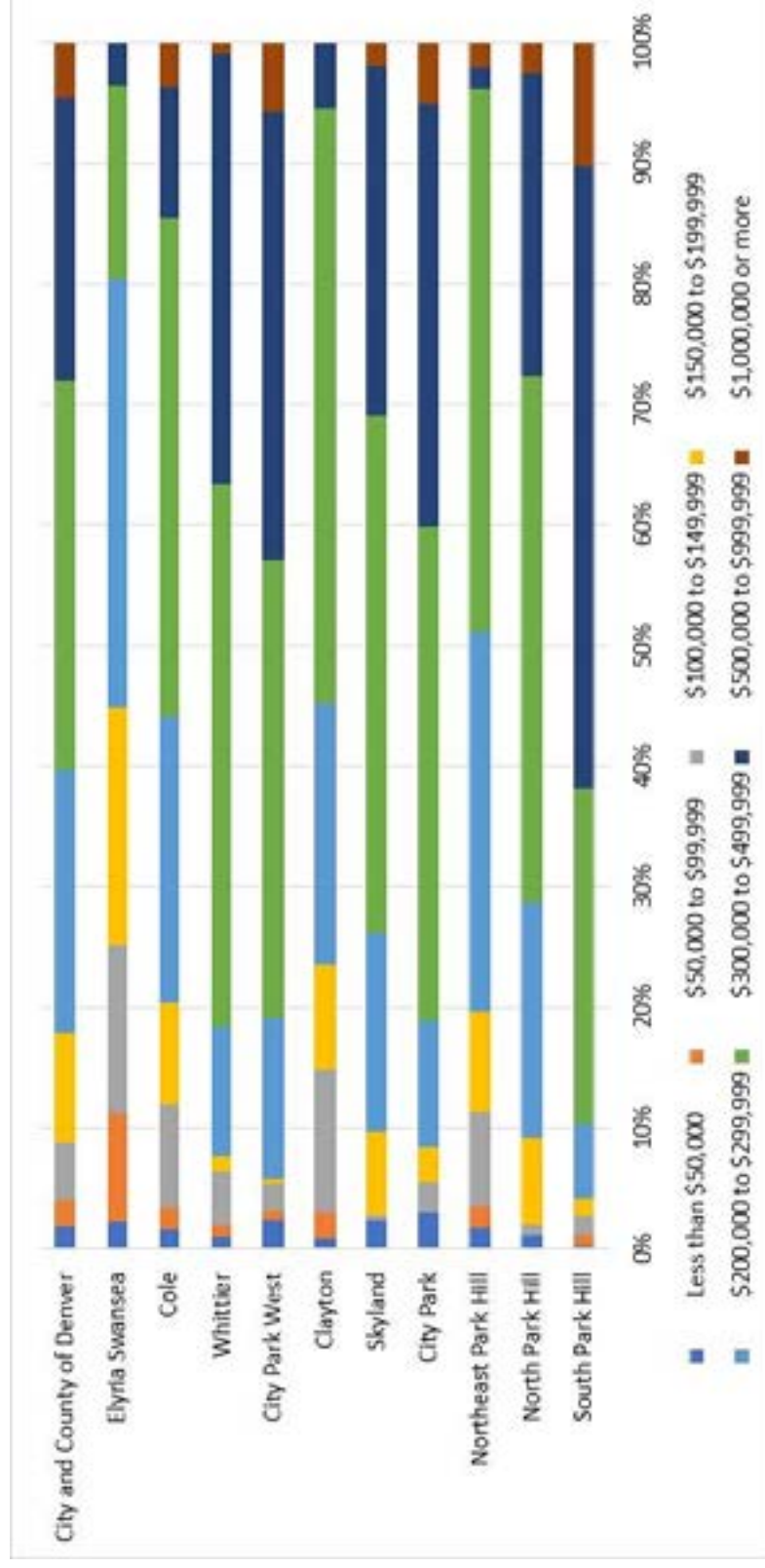
Value of Occupied Housing Units

According to the US Census American Community Survey (2014-2018), the median value of owner-occupied homes in Denver is estimated at \$360,000. The values of owner-occupied homes among neighborhoods in the PMA, vary widely at the neighborhood level. For example, South Park Hill's median is the highest at well over \$500,000, far outpacing all other neighborhoods in the market area. About 62% of all owner-occupied homes in South Park Hill are valued at \$500,000 or higher. Elyria Swansea's median value, in contrast, is about \$211,000. Clayton's median value is about \$315,000. The figure below shows the estimated value distribution by neighborhood and reflect an estimate of values which differ from sales prices.

Median Value, Owner-Occupied Units

City and County of Denver	\$357,300
Elyria Swansea	\$211,400
Cole	\$328,300
Whittier	\$456,100
City Park West	\$429,800 - \$476,900
Clayton	\$314,800
Skyland	\$406,500
City Park	\$454,600
Northeast Park Hill	\$279,000 - \$306,400
North Park Hill	\$341,100 - \$459,300
South Park Hill	\$550,500 - \$629,900

Sources: American Community Survey, 2014-2018, ArLand



Sources: American Community Survey, 2014-2018, ArLand

ArLand Land Use Economics

Owner-Occupied Cost Burdened Households

Estimate of Owner-Occupied Cost Burdened Households

-- Owners --

City and County of Denver	Cost-Burdened Households	All Households	Percent of Total Households	2010-2018 Change
City and County of Denver	34,349	145,153	23.7%	-9.9%
Elyria-Swansea	298	830	35.9%	-4.8%
Cole	232	874	26.5%	-9.3%
Whittier	217	1,277	17.0%	-20.8%
City Park West	134	768	17.4%	-12.4%
Clayton	224	877	25.5%	-3.7%
Skyland	216	1,013	21.3%	-17.4%
City Park	123	700	17.6%	-6.6%
NE Park Hill	452	1,475	30.6%	-18.4%
North Park Hill	914	2,448	37.3%	0.0%
South Park Hill	471	2,948	16.0%	-17.7%
Market Area	3,281	13,210	24.8%	-11.7%

Sources: 2010 Census, American Community Survey, 2014-2018, ArLand

A household is considered cost-burdened when more than 30% of its gross monthly income is dedicated to housing costs, and severely cost-burdened when this figure is more than 50%. Expenses accounted for are comprehensive, although not all applicable to every home. They include expenses such as mortgage payments, utilities, real estate taxes, insurance, condominium/HOA fees, as well as site rent, registration and license fees for mobile homes.

Almost 25% of owner-occupied households in the PMA are cost-burdened and 8% severely cost-burdened, figures that are similar to the City but that differ widely across PMA neighborhoods. Only 16% of households in South Park Hill are cost burdened, whereas almost 36% of households in Elyria-Swansea are cost burdened. Elyria-Swansea and Northeast Park Hill have the highest percentage of households that are severely cost-burdened at about 12% and 11%, respectively.

Since 2010, the percentage of households who are cost-burdened or severely cost-burdened has decreased in all neighborhoods except North Park Hill which had no change in the better part of the past decade. Previous housing studies have indicated that one of the factors contributing to this statistics is the displacement of lower income households who are moving out of Denver. (Root Policy Research, 2019.)

ArLand Land Use Economics

Estimate of Owner-Occupied Severely Cost Burdened Households

-- Owners --

City and County of Denver	Severely Cost-Burdened Households	All Households	Percent of Total Households	2010-2018 Change
City and County of Denver	11,081	145,153	7.6%	-5.7%
Elyria-Swansea	102	830	12.3%	-3.5%
Cole	81	874	9.3%	-7.8%
Whittier	87	1,277	6.8%	-11.0%
City Park West	42	768	5.5%	-8.0%
Clayton	76	877	8.7%	-2.9%
Skyland	78	1,013	7.7%	-8.8%
City Park	42	700	6.0%	-4.8%
NE Park Hill	156	1,475	10.6%	-11.2%
North Park Hill	240	2,448	9.8%	-4.9%
South Park Hill	149	2,948	5.1%	-6.7%
Market Area	1,054	13,210	8.0%	-7.1%

Sources: 2010 Census, American Community Survey, 2014-2018, American Housing Survey 2019, ArLand

Owner-Occupied Housing Gap

The following tables analyze the housing gap in the PMA which examines the supply of housing at various price points to the number of households who can afford that housing. The top table shows estimated households and their household incomes and whether they rent or own based on American Community Survey data. The bottom table shows the difference between the number of owner households compared to the number of units sold in the area affordable to them. A negative number indicates a shortage of units; while a positive number indicates a potential surplus.

Estimated Household Income and Tenure

	Renters		Owners	
	Number	Percent	Number	Percent
Less than \$20,000	2,957	78%	842	22%
\$20,000 to \$34,999	1,716	59%	1,208	41%
\$35,000 to \$49,999	1,623	59%	1,132	41%
\$50,000 to \$74,999	1,749	46%	2,077	54%
\$75,000 or more	2,388	21%	9,213	79%
Subtotal	10,433	42%	14,472	58%

Sources: American Community Survey, 2014-2018, ArLand

Ownership Unit Provision

	-- Owners --		-- Ownership Units --	
	Number	Percent	Max Purchase Price [1]	Number at Estimated Prices [2]
Less than \$35,000	2,050	14.2%	\$153,503	7
\$35,000 to \$49,999	1,132	7.8%	\$219,290	34
\$50,000 to \$74,999	2,077	14.4%	\$328,935	178
\$75,000 to \$99,999	1,915	13.2%	\$438,580	287
\$100,000 to \$149,999	3,027	20.9%	\$657,871	493
\$150,000+	4,271	29.5%	\$657,871+	257
Subtotal	14,472	100.0%		1,256

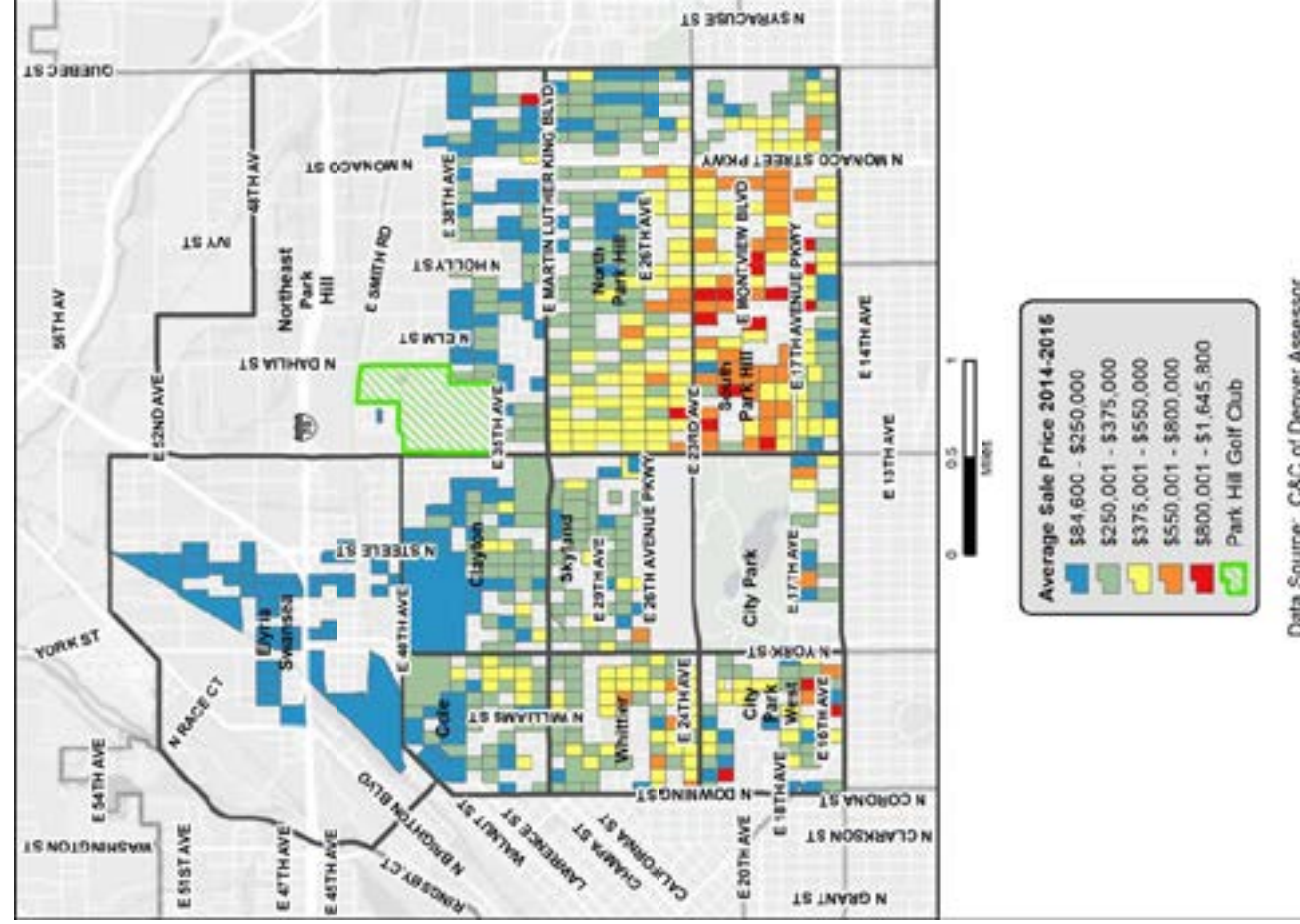
Source: 2014-2018 American Community Survey 5 Year Estimates, ArLand

[1] Max purchase price based on a 4.5% 30 year mortgage with 10 percent down payment. Property taxes, insurance, fees, and other utility costs were assumed to be 20% of the monthly payment. 30% of gross income assumed for housing and other housing related costs.

[2] based on Denver County Assessor Sales, July 2019-July 2020

ArLand Land Use Economics

Sales Price Trends



Data Source: C&C of Denver Assessor



Data Source: C&C of Denver Assessor

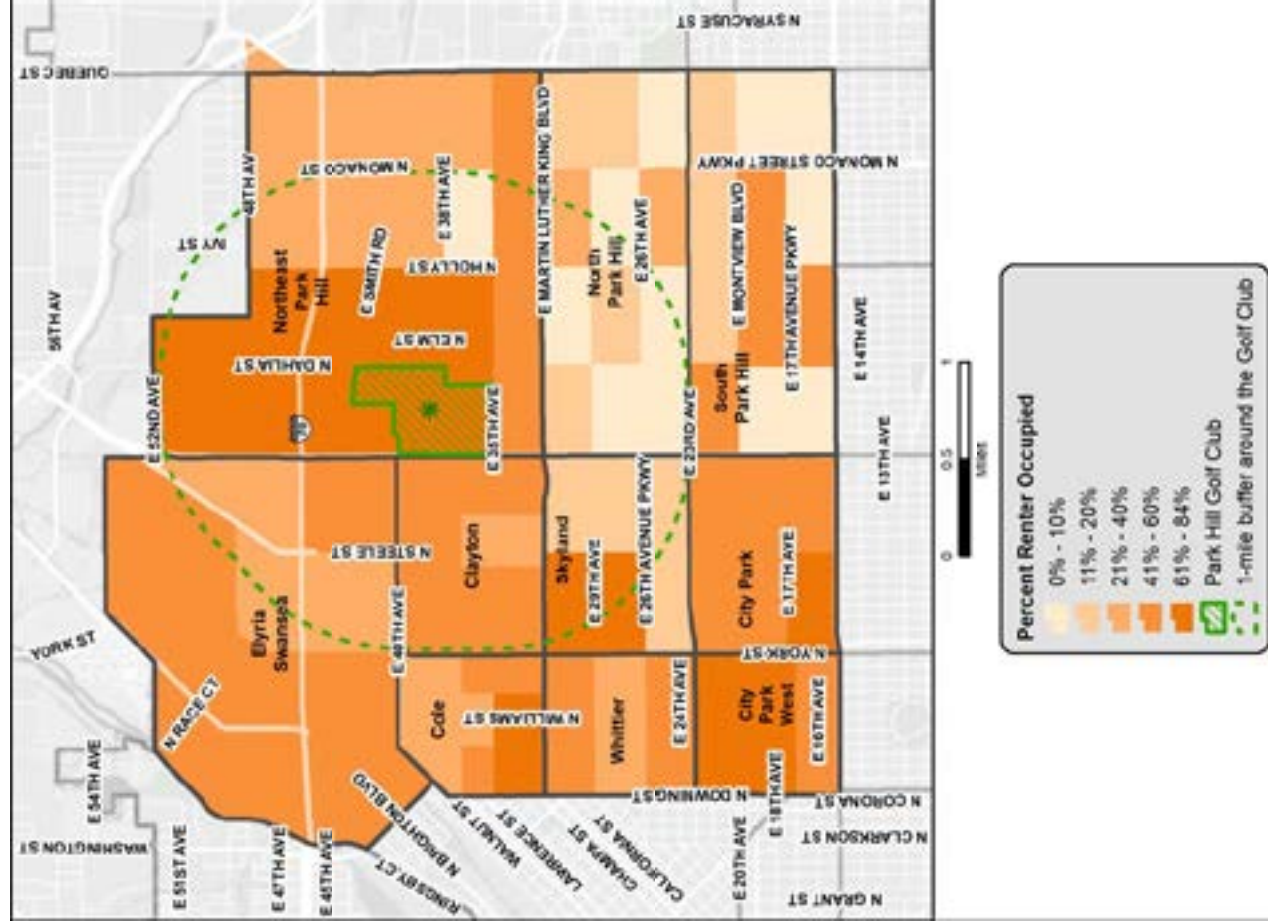
Sales Price Trends

Based on sales price data from the Denver County Assessor's Office, average sales prices and sales prices per square foot for single family, row (town) houses, and condominiums have increased significantly in the last five years, throughout the City, and in the neighborhoods surrounding the Park Hill Golf Club (previous page).

The table to the right shows average sales prices in July 2014 to July 2015 and July 2019 to July 2020. There are a number of neighborhoods in which single family house prices (currently) are well above \$440,000 (benchmark based on previous analysis). Row houses and condos help provide some of the more moderately priced housing needed.

While the sales generally occurred during a period of economic expansion, Covid 19, notwithstanding, it underscores the challenge that moderate and lower income households face in owning a home in the City of Denver.

Renter-Occupied Units



Data Source: ACS 2014-2018

This section describes renter-occupied units. The percentage of renter-occupied units is fairly low in North and South Park Hill where owner-occupied, single family homes are the dominant home type. The highest percentage of renters is in City Park West where over 72% of occupied units are rentals. This is followed by City Park (63%) and Northeast Park Hill (59%). The percentage of renter compared to owner occupied units has changed since 2019,

Renter-Occupied Housing

	2010	2018	Change 2010-2018
City and County of Denver	50.0%	50.4%	0.4%
Elyria Swansea	52.0%	54.0%	1.9%
Cole	52.7%	47.9%	-4.8%
Whittier	42.5%	44.3%	1.7%
City Park West	71.0%	72.3%	1.3%
Clayton	46.1%	48.3%	2.3%
Skyland	38.5%	29.4%	-9.1%
City Park	65.7%	63.0%	-2.8%
Northeast Park Hill	53.0%	58.1%	5.1%
North Park Hill	18.0%	10.6%	-7.4%
South Park Hill	20.2%	18.9%	-1.3%

Sources: 2010 Census, American Community Survey, 2014-2018, ArLand

Type	Neighborhoods	-- 2014-2015 --		-- 2019-2020 --		Change in Avg \$ /	
		Average Sale Price	\$ / SF	Average Sale Price	\$ / SF	Sale \$ 2014-2019	SF 2014-2019
SF	City and County of Denver	\$454,788	\$274	\$585,190	\$421	28.7%	53.6%
	Elyria Swansea	\$155,245	\$158	\$303,167	\$330	95.3%	108.9%
	Cole	\$314,270	\$238	\$524,969	\$454	67.0%	90.8%
	Whittier	\$413,930	\$252	\$600,299	\$384	45.0%	52.4%
	City Park West	\$579,117	\$200	\$672,142	\$333	16.1%	66.5%
	Clayton	\$261,995	\$260	\$444,476	\$456	69.7%	75.4%
	Skyland	\$323,268	\$267	\$497,200	\$428	53.8%	60.3%
	City Park	\$455,804	\$336	\$681,117	\$412	49.4%	22.6%
	Northeast Park Hill	\$262,632	\$259	\$404,171	\$376	53.9%	45.2%
	North Park Hill	\$395,414	\$294	\$597,546	\$464	51.1%	57.8%
	South Park Hill	\$520,887	\$328	\$796,868	\$493	53.0%	50.3%
	Row House City and County of Denver	\$449,682	\$292	\$540,930	\$448	20.3%	53.4%
	Elyria Swansea	--	--	\$339,179	--	--	--
	Cole	\$262,409	\$278	\$347,941	\$436	32.6%	56.8%
	Whittier	\$360,037	\$287	\$492,311	\$492	36.7%	71.4%
City Park West	\$436,071	\$296	\$593,276	\$438	36.1%	48.0%	
Clayton	\$286,168	\$228	\$348,123	\$479	21.6%	110.1%	
Skyland	\$278,592	\$263	\$494,621	\$335	77.5%	27.4%	
City Park	\$573,568	\$319	\$832,357	\$467	45.1%	46.4%	
Northeast Park Hill	\$179,978	\$187	\$343,811	\$369	91.0%	97.3%	
North Park Hill	\$222,915	\$248	\$325,054	\$343	45.8%	38.3%	
South Park Hill	\$301,150	\$325	\$437,050	\$431	45.1%	32.6%	
Condo	City and County of Denver	\$284,947	\$270	\$384,138	\$362	34.8%	34.1%
Elyria Swansea	--	--	--	--	--	--	
Cole	\$264,500	\$258	\$381,500	\$352	44.2%	36.4%	
Whittier	\$249,200	\$260	\$587,841	\$389	135.9%	49.6%	
City Park West	\$456,082	\$481	\$413,204	\$387	-9.4%	-19.5%	
Clayton	\$196,000	\$187	\$192,516	\$179	-1.8%	-4.3%	
Skyland	\$332,000	\$210	--	--	--	--	
City Park	\$430,857	\$373	\$546,460	\$513	26.8%	37.5%	
Northeast Park Hill	\$200,320	\$195	\$269,388	\$261	34.5%	33.8%	
North Park Hill	\$161,752	\$182	\$241,290	\$289	49.2%	58.8%	
South Park Hill	\$160,783	\$207	\$208,380	\$314	29.6%	51.7%	

Source: Denver County Assessor's Office, ArLand

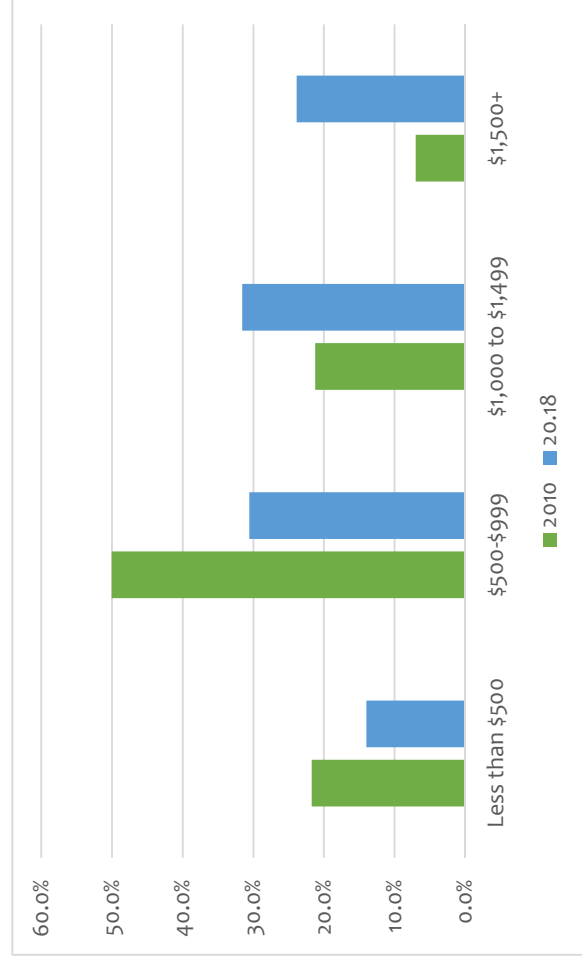
ArLand Land Use Economics

Rental Rates

	Median Gross Rent			Percent Change
	2010	2018		
City and County of Denver	\$798	\$1,217		52.5%
Elyria Swansea	\$817	\$1,110		35.9%
Cole	\$700	\$963		37.6%
Whittier	\$798	\$1,025		28.4%
City Park West	\$538 - \$651	\$913 - \$941		44.5%-69.7%
Clayton	\$732	\$1,018		39.1%
Skyland	\$694	\$1,222		76.1%
City Park	680	\$1,033		51.9%
Northeast Park Hill	\$822 - \$918	\$1,076 to \$1,472		30.9%-60.3%
North Park Hill	\$1,076 - \$1,098	\$1,451 - \$2,090		34.9%-90.3%
South Park Hill	\$889 - \$1,307	\$1,095 - \$1,219		0%-23.2%

Sources: American Community Survey, 2006-2010 & 2014-2018, ArLand

The median gross rent has increased in Denver and every neighborhood in the PMA, in most cases by a fairly significant percentage change between 2010-2018.



Rental rates have increased dramatically in Denver and the PMA neighborhoods since 2010. In 2010, about 50% of renters paid between \$500 and \$999 monthly for rent. The percentage of renters paying more than \$1,000 has increased from 30% of renters to 67%, a trend that is also consistent in each neighborhood.

ArLand Land Use Economics

Multifamily Rental Units



Rental units in multifamily structures are shown in the adjoining figure. They are heavily concentrated in City Park West, the northwest corner of the Cole neighborhood, and near the 38th and Blake station in the River North Art District. Other concentrations occur at the north end of the Park Hill Golf Club just south of Smith Road and northeast of the East Martin Luther King Junior Boulevard and Dahlia Street intersection.

	1-Mile Buffer Area		Market Area		City of Denver	
	5 Year Annual Average	Current	5 Year Annual Average	Current	5 Year Annual Average	Current
Existing Units	1,388	1,312	7,376	5,960	152,417	129,488
Vacant Units	86	72	538	421	12,924	9,641
Vacancy Rate	6.3%	5.5%	8.3%	7.1%	8.9%	7.5%
12 Month Deliveries (units)	45	62	261	222	7,485	5,541
12 Month Absorption (units)	--	--	84	176	4,739	4,369
Studio Asking Rent	\$880	\$870	\$854	\$803	\$1,164	\$1,147
1 Bed Asking Rent	\$1,069	\$991	\$1,155	\$1,130	\$1,327	\$1,299
2 Bed Asking Rent	\$1,263	\$1,168	\$1,489	\$1,451	\$1,739	\$1,694
3+ Bed Asking Rent	\$2,082	\$1,668	\$1,845	\$1,863	\$2,020	\$1,937

Source: CoStar, ArLand

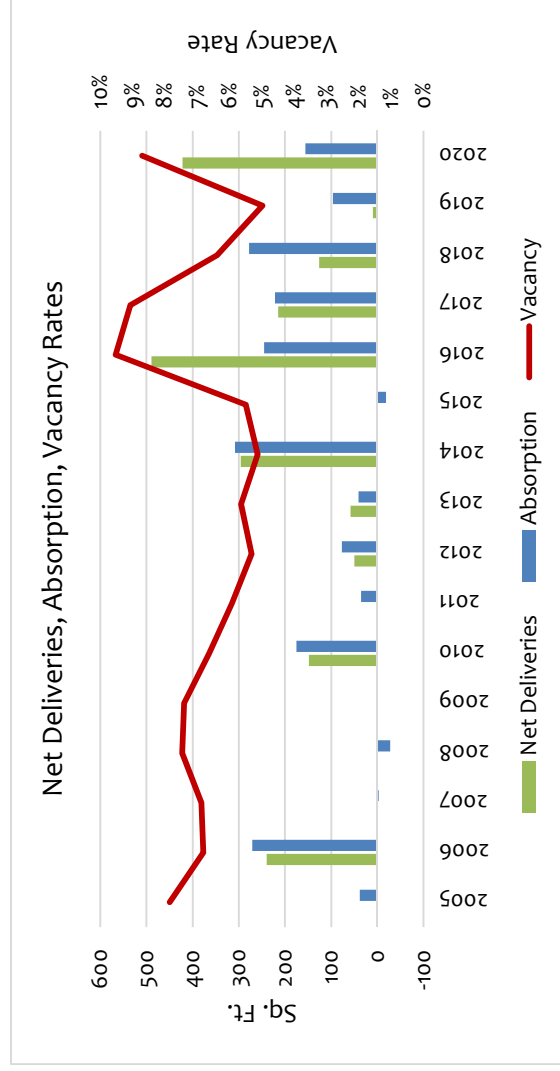
About 5% of all multifamily units rental units in Denver (in multifamily structures) are in the PMA. Within the 1-Mile buffer area of the Park Hill Golf Club, there are about 1,390 multifamily units or less than 1% of the City's multifamily inventory. In addition to current estimates, 5 year annual averages are also shown. For example, in the PMA, an average of 222 units have been delivered annually in the last five years.

Current vacancy rates in the 1-Mile buffer area are lower than PMA and City of Denver vacancy rates. Asking rents for 1 and 2-bedroom units are lower in the 1-Mile buffer area than in the PMA and the City. Asking rents for studios, and 3+-bedroom units, however, are higher.

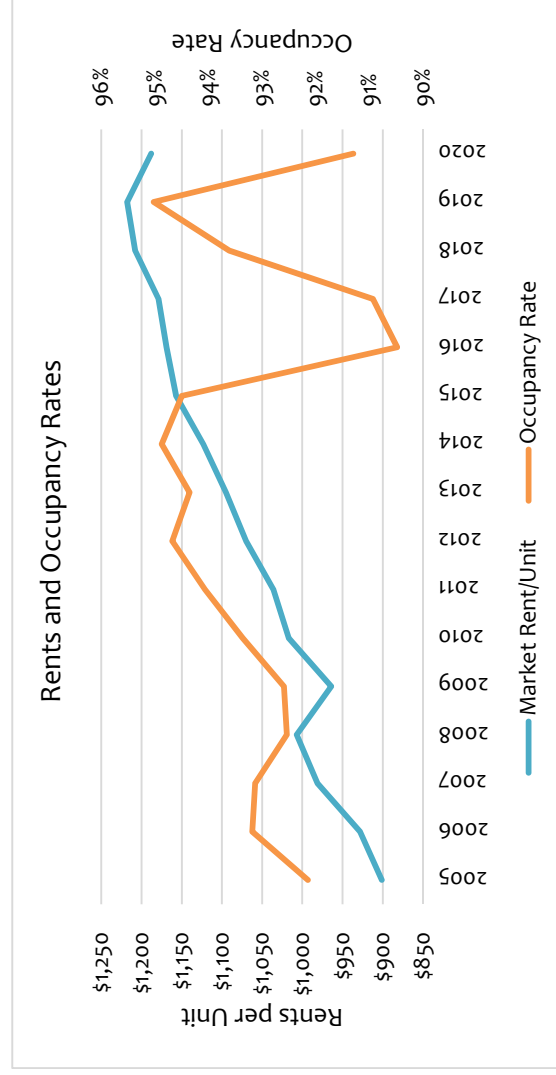
Data Source: CoStar 2020

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Multifamily Rental Characteristics



In the PMA, there has been a fairly steady delivery of multifamily rental units, particularly since 2016, primarily in the western part of the PMA. It helps explain the changes in housing tenure seen in some of the neighborhoods. For the most part, absorption has kept pace with deliveries, until fairly recently. Vacancy rates have fluctuated, with the most recent estimate at close to 9%.



Annualized rental rates for multifamily units in the PMA have seen a steady increase from 2009 through 2019. Occupancy rates also climbed from 2008 (92.5%) through 2014 (94.9%) before dropping to 90.5% in 2016. Rates again climbed back to 95% by 2019 before falling with the arrival of Covid-19. Multifamily rental rates have also seen a recent drop due primarily to the pandemic.

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Sources: CoStar, ArLand

Renter-Occupied Cost Burdened Households

Estimate of Renter-Occupied Cost Burdened Households

City and County	Cost-Burdened Households		2010-2018 Change	
	All Households	Percent	All Households	Percent
City and County of Denver	68,251	48.0%	142,170	-3.1%
Elyria-Swansea	358	38.7%	926	-36.4%
Cole	443	53.6%	826	-13.6%
Whittier	198	21.7%	912	-22.8%
City Park West	774	40.4%	1,915	-12.4%
Clayton	480	61.1%	785	14.8%
Skyland	258	65.0%	397	10.9%
City Park	522	44.2%	1,182	16.6%
NE Park Hill	1,235	64.1%	1,928	-6.4%
North Park Hill	186	46.5%	400	-30.4%
South Park Hill	263	40.6%	648	-9.2%
Market Area	4,717	47.6%	9,919	-9.8%

Source: American Community Survey, 2014-2018, ArLand

Estimate of Renter-Occupied Severely Cost Burdened Households

City and County	Severely Cost-Burdened Households		Percent of Total Households		2010-2018 Change	
	All Households	Percent of Total Households	All Households	Percent of Total Households	All Households	Percent of Total Households
City and County of Denver	28,054	19.7%	142,170	19.7%	-4.4%	-4.4%
Elyria-Swansea	147	15.9%	926	15.9%	-21.8%	-21.8%
Cole	178	21.5%	826	21.5%	-11.2%	-11.2%
Whittier	51	5.6%	912	5.6%	-16.0%	-16.0%
City Park West	279	14.6%	1,915	14.6%	-10.0%	-10.0%
Clayton	200	25.4%	785	25.4%	0.7%	0.7%
Skyland	124	31.3%	397	31.3%	5.6%	5.6%
City Park	214	18.1%	1,182	18.1%	3.4%	3.4%
NE Park Hill	566	29.3%	1,928	29.3%	-6.4%	-6.4%
North Park Hill	94	23.5%	400	23.5%	-11.3%	-11.3%
South Park Hill	118	18.3%	648	18.3%	-8.3%	-8.3%
Market Area	1,971	19.9%	9,919	19.9%	-8.3%	-8.3%

Source: American Community Survey, 2014-2018, ArLand

A household is considered cost-burdened when more than 30% of its gross monthly income is dedicated to housing costs, and severely cost-burdened when this figure is more than 50%. Expenses accounted for include rent and utilities.

Almost half (48%) of renter households in the PMA are cost-burdened and 20% (1 in 5) severely cost-burdened. This is similar to the City, but varies significantly across PMA neighborhoods. For example, 65% of renter households in Skyland are cost burdened. In Whittier, this figure is 22%. Severe cost burden is also very high in Skyland where almost one in three (32%) renter households pay more than 50% of their gross income on housing. Northeast Park Hill is not far behind at 29%, while Whittier is a very low 6%.

Unlike owner-occupied housing where cost burden has decreased across all market area neighborhoods since 2010, three neighborhoods (Clayton, Skyland, and City Park) have experienced an increase in the percentage of cost-burdened households. These three neighborhoods have also experienced an increase in the percentage of severely cost-burdened households while the percentage of cost-burdened renter households has decreased in all other neighborhoods during this time. Previous housing studies have indicated that one of the contributing factors to changing cost burden statistics is the displacement of lower income households who are moving out of Denver (Root Policy Research, 2019).

ArLand Land Use Economics

Renter-Occupied Housing Gap

The following tables analyze the housing gap in the PMA which examines the supply of housing at various price points to the number of households who can afford that housing. The top table shows estimated households and their household incomes and whether they are likely to rent or own based on American Community Survey data. The bottom table shows the difference between the number of renter households compared to the number of units affordable to them. A negative number indicates a shortage of units; while a positive number indicates a potential surplus.

Estimated Household Income and Tenure

	Renters		Owners	
	Number	Percent	Number	Percent
Less than \$20,000	2,957	78%	842	22%
\$20,000 to \$34,999	1,716	59%	1,208	41%
\$35,000 to \$49,999	1,623	59%	1,132	41%
\$50,000 to \$74,999	1,749	46%	2,077	54%
\$75,000 or more	2,388	21%	9,213	79%
Subtotal	10,433	42%	14,472	58%

Sources: American Community Survey, 2014-2018, ArLand

Households earning up to \$50,000 per year are more likely to rent than own. Household earning between \$50,000 and \$75,000 per year are roughly split, with 46% renting and 54% that own. Four out of five households earning above \$75,000 own their home.

Rental Unit Gap

	-- Renters --		-- Rental Units --	
	Number	Percent	Number	Percent
Less than \$20,000	2,957	28.3%	1,424	14.0%
\$20,000 to \$34,999	1,716	16.4%	2,330	22.9%
\$35,000 to \$49,999	1,623	15.6%	2,382	23.4%
\$50,000 to \$74,999	1,749	16.8%	2,867	28.2%
\$75,000 or more	2,388	22.9%	1,165	11.5%
Subtotal	10,433	100.0%	10,167	100.0%

Sources: American Community Survey, 2014-2018, ArLand

A negative gap number indicates a housing need at the associated income level. The amount being charged in rent does not align with household incomes at the bottom (<\$20,000) and top (>\$75,000) of the income scale. At the bottom of the scale, there are about 1,500 more renter households earning less than \$20,000 than rental units priced at or below the amount that can be affordable to them. At the top of the income scale there are also too few units appropriately priced, which increases competition for lower priced rentals.

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Residential Demand

Residential Demand

Residential Demand

Market Area Households 2020	25,270
Market Area Households 2040	33,108
Annual Growth Rate	1.4%
Household Growth (20-40)	7,838
Vacancy Rate	5.0%
Demolition Rate	5.0%
Total Unit Requirement	8,642

Planned / Proposed Rental Units

4,127

Planned / Proposed Ownership Units

40

Total Planned / Proposed Units

4,167

PMA Unit Gap / Need [1]

4,475

Source: DRCOG, CCD, American Community Survey 2014-2018, ESRI, ArLand

[1] Current tenure breakdown is as follows:

Ownership 54%; if 54% of the 8,650 units needed reflect the current housing tenure breakdown; it would indicate the need for 4,670 ownership units.
Rentals 46%; if 46% of the 8,250 units needed reflect the current housing tenure breakdown; it would indicate the need for 3,800 rental units.

This section describes potential residential demand in the PMA.

Residential demand is based on forecast household growth. In the ten-year period between 2010 and 2020, the PMA grew by an estimated 3,020 households. In the twenty-year period between 2020-2040, ESRI and Denver Regional Council of Government (DRCOG) housing unit forecasts indicate the potential for 7,840 new households in the PMA. Taking into consideration, standard vacancy and demolition rates, the total twenty-year unit requirement is approximately 8,640 units in the PMA.

In order to calculate the units needed in the PMA in order to accommodate future growth, the analysis subtracts an estimate of 4,170 residential units under construction, planned and proposed.

The analysis indicates the need for approximately 4,475 units in the PMA to accommodate forecast growth in the next twenty years.

Planned Residential Development

The table and figure show the significant number of residential units currently under construction, planned and proposed in the PMA. The majority of the units are located in the west side of the market area and are part of the large number of planned projects in the RiNo area. The vast majority are multifamily rental units in large projects. Nearly 930 rental units are under construction, while over 3,200 rental units are planned / proposed in the market area. There are approximately 40 ownership units also being proposed in the PMA.

Market Area Multifamily Units, Under Construction, Planned & Proposed

Map#	Under Construction (Rentals)	Units
2	4300-4400 Brighton Blvd	397 [1]
4	4121 Brighton Blvd	90 [1]
11	3701 Marion St	48
13	3411 Albion St.	22
14	2898 Fairfax St	41
15	1790 Gaylord St	74
16	1790 N Marion St	120
17	1780 N Marion St	134
	Subtotal	926
	Planned / Proposed (Rentals)	
1	4800 Race St	400
3	4050 Brighton Blvd	392
5	2535 E 40th Ave	700 [1]
6	3800 Wynkoop St	350
7	Walnut St	200 [1]
8	1717 E 39th Ave	180
9	1300 40th St	475
10	3732-3740 N Downing St	279 [1]
12	3632 N Downing St	225
	Subtotal	3,201
	Planned / Proposed (Ownership)	
18	1614 Lafayette St.	40

Source: CoStar, ArLand

[1] Affordable or Rent Subsidized



Data Source: ArLand

Residential Demand Summary

Even with the advent of Covid-19, residential demand has remained strong in the City of Denver. Despite the potential for an economic slowdown as the country is recovering from the pandemic and vaccines are disseminated, there is potential long term demand for residential units in the PMA.

Ongoing housing considerations include:

- **Housing cost burden:** The previous analysis demonstrated the ongoing housing cost burden that many in the community still experience. This analysis was conducted with numbers that do not reflect the impact of Covid-19 on jobs and incomes. It is highly likely that the cost burden has generally increased in the last year.
- **Housing prices:** Housing prices (both rental and ownership units) have seen tremendous increases since 2010.
- **Missing Middle:** Households making \$50,000 to \$100,000 with the potential to own housing priced between \$220,000 up to \$440,000 have had relatively fewer ownership housing options.
- **Homeownership Rates:** On a City-wide basis, homeownership rates for Hispanic and African-American residents have declined since 2010 while non-Hispanic white residents have seen an increase. This trend is also reflected in the Park Hill Golf Club neighborhoods.

Commercial Demand: Retail and Office

Retail Supply

The following section describes retail and office conditions in the PMA.

Retail space in the PMA is highly concentrated along East Colfax and North Downing Street. Smaller retail nodes are present along Colorado Boulevard and in Elyria Swansea. There are a cluster of larger retail establishments along Quebec serving the regional market, the Central Park neighborhood, and the PMA.

Summary Statistics

	Market Area		City of Denver	
	Current	5-Yr. Avg.	Current	5-Yr. Avg.
Existing Buildings	351	346	4,358	4,286
Existing SF	1,755,293	1,721,419	40,631,286	39,732,846
Vacant SF	96,024	53,652	1,635,390	1,202,023
Vacancy Rate	6.5%	5.1%	6.0%	4.4%
12 Month Deliveries SF	13,878	8,471	377,810	378,086
12 Month Absorption SF	-27,986	6,756	-163,327	365,778
NNN Rent Per SF	\$20.18	\$19.67	\$21.74	\$21.51

Source: CoStar, ArLand

The amount of retail space in the PMA represents about 4% of that in the City; vacant space in the PMA represents 6% of that in the City. Vacancy rates within the PMA have been higher than rates in the City, on average, over the past five years.

The retail market in 2020 has been highly impacted by the fallout from Covid-19. Absorption fell to the lowest level in the past almost 15 years. And despite higher than average deliveries in the PMA, the vacancy rate (6.5%) is now well over the average.

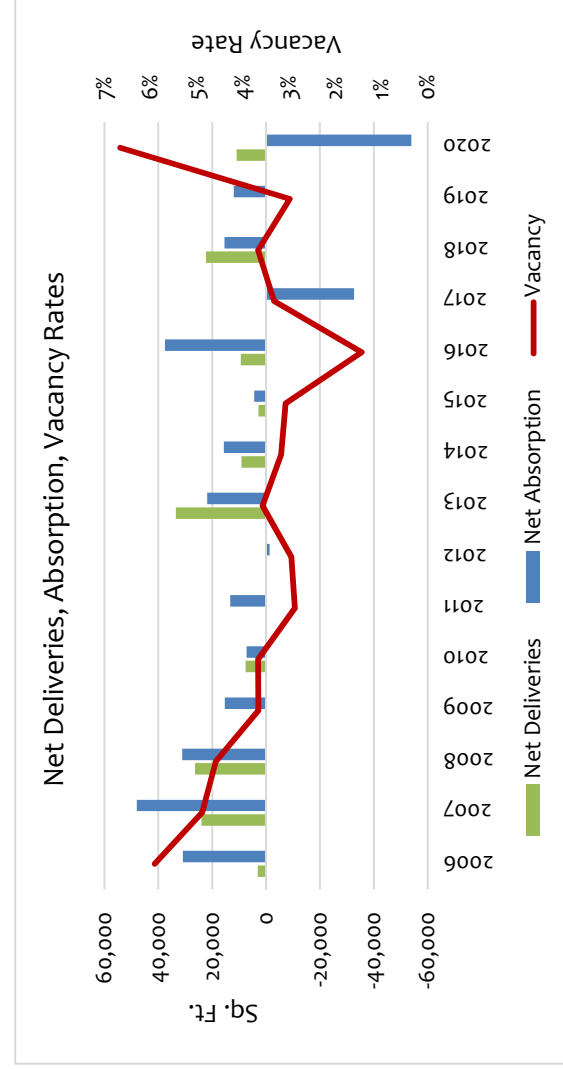
In the immediate area around the Park Hill Golf Club, there are smaller retail establishments. They tend to be convenience-oriented and/or auto-oriented.



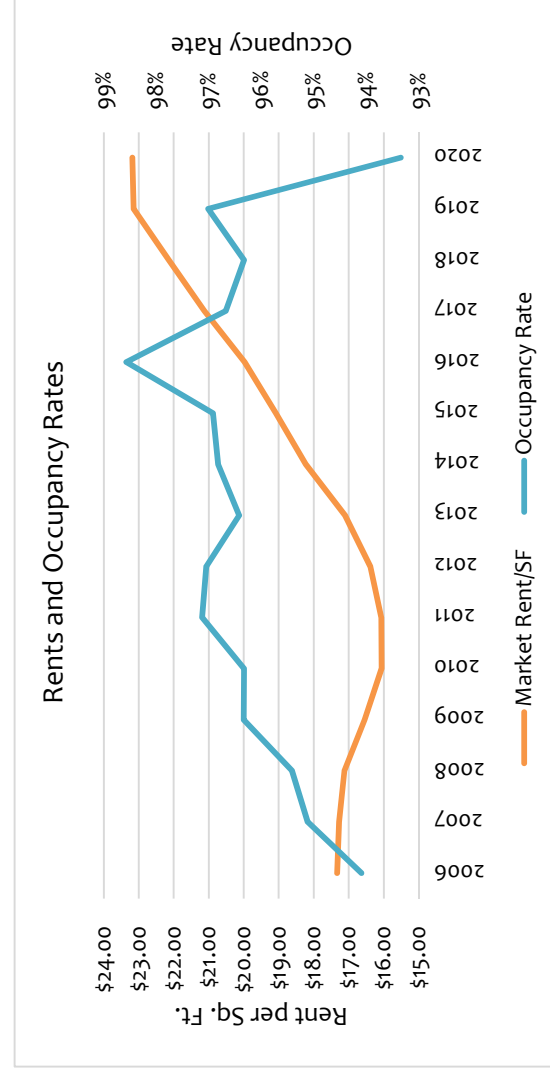
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Retail Supply Characteristics



From 2006 to 2019, absorption outpaced deliveries of retail space in the PMA by about 80,500 square feet. The advent of Covid-19 resulted in vacated retail space, which exacerbated already increasing vacancy rates that began to be seen in the second quarter of 2019.



Retail rents climbed from a low of \$16.12 per square foot in the second quarter of 2011 to a high of \$23.76 in the second quarter of 2020 before falling off with the advent of Covid-19. The impact of Covid-19 has been a quick and steep decline in occupancy rates, which is about 93.3% (end of 2020), lower than any annual occupancy rate since 2006.

Sources: CoStar, ArLand

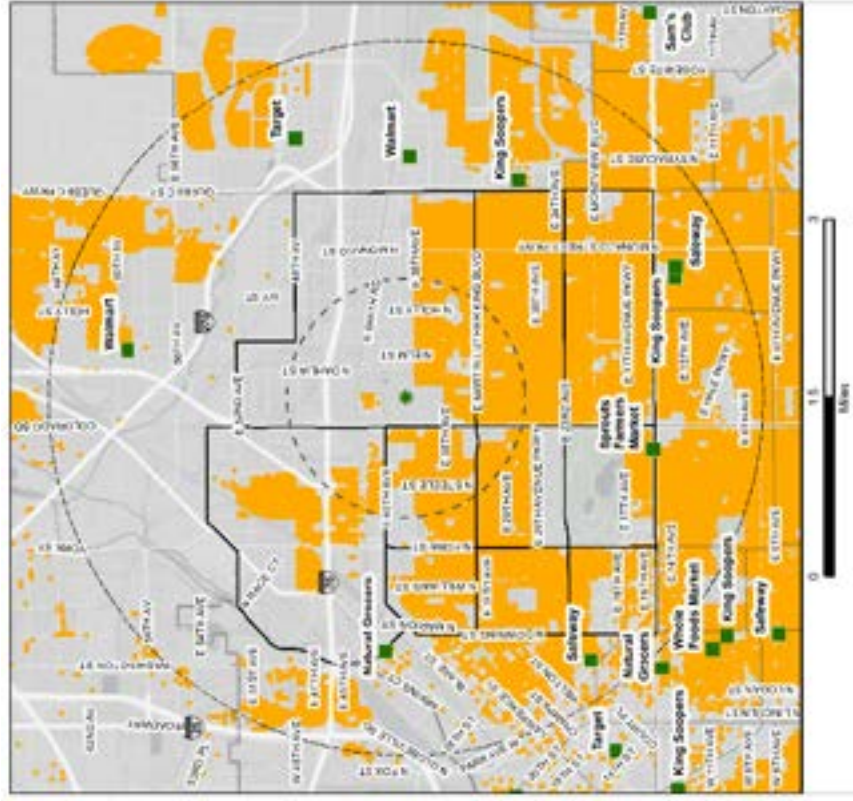
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Grocery and Food Store Supply

One of the neighborhood challenges is the lack of nearby grocery and food store options. The figure on the right depicts the PMA as well as a larger 3-mile radius around the Park Hill Golf Club. It indicates that there are no national grocery store locations in the immediate Park Hill Golf Club neighborhood.

Interviews with chains indicate that the lack of households, neighborhood demographics, and solidly industrial areas in the northern part of the market area as being of significant concern. The figure below depicts their concerns with general household locations (represented in yellow) and the location of the chains.



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Grocery and Retail Demand



There are, however, a number of small, specialty and ethnic food markets in the market area, some of which serve the local population as shown in the figure to the left. A few, such as the Park Hill supermarket, tries to be comprehensive in its offerings. The market provides both retail services to the local neighborhood and warehousing / distribution services for regional customers.

PMA Grocery Store Demand

PMA Households	25,270
Average Household Income	\$102,220
total Household Incomes	\$2,583,099,400
5.6 % of Expenditures at Grocery Stores [1]	\$144,653,566
Average Kroger Sale / Store [1]	\$45,000,000
Supportable Grocery Stores	3.2
Equivalent Number of PMA Stores	1.5
Store Gap	1.7

Source: ESRI, BLS, Kroger, ArLand
 [1] per ESRI and BLS
 [1] Kroger Financial Statements

Assuming current households, average household incomes, and that an average of 5.6% of total household incomes are spent at grocery stores results in the potential for \$144 million of grocery store sales generated in the market area. Dividing by an average Kroger store sales of \$45 million and subtracting an estimate of the equivalent stores in the area results in the estimated **demand for one grocery store** in the market area.

Every grocery store calculates its potential customer demand differently. Even though this demand analysis would indicate that there is grocery store demand, many stores remain uninterested assuming that shoppers will travel to stores outside of the PMA or find some other alternative.

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Other Retail Demand

Other Retail Store Category Demand

The analysis on the following page shows retail demand generated by an additional 1,000 households in the PMA. This demand can be calibrated up or down based on the number of households eventually planned and located. *1,000 households generates demand for about 50,000 square feet of retail services although much of this demand can be fulfilled at commercial establishments outside of the PMA.* The most notable category, however, may be the potential demand for restaurants and food services at nearly 10,000 square feet generated by potential new households. These should be restaurants oriented to the local community.

One of the challenges of this area from a retail and restaurant perspective is the relatively close proximity of all the Central Park retail. The COVID-19 pandemic has had a huge impact on the retail and restaurant sector and it will take some time before the net effect of changes in behavior are understood.

The statistically significant household survey being undertaken also has questions about needed goods and services in the PMA.

Retail Demand Analysis

Households	1,000
Avg Household Income	\$100,000
Total Household Income	\$100,000,000

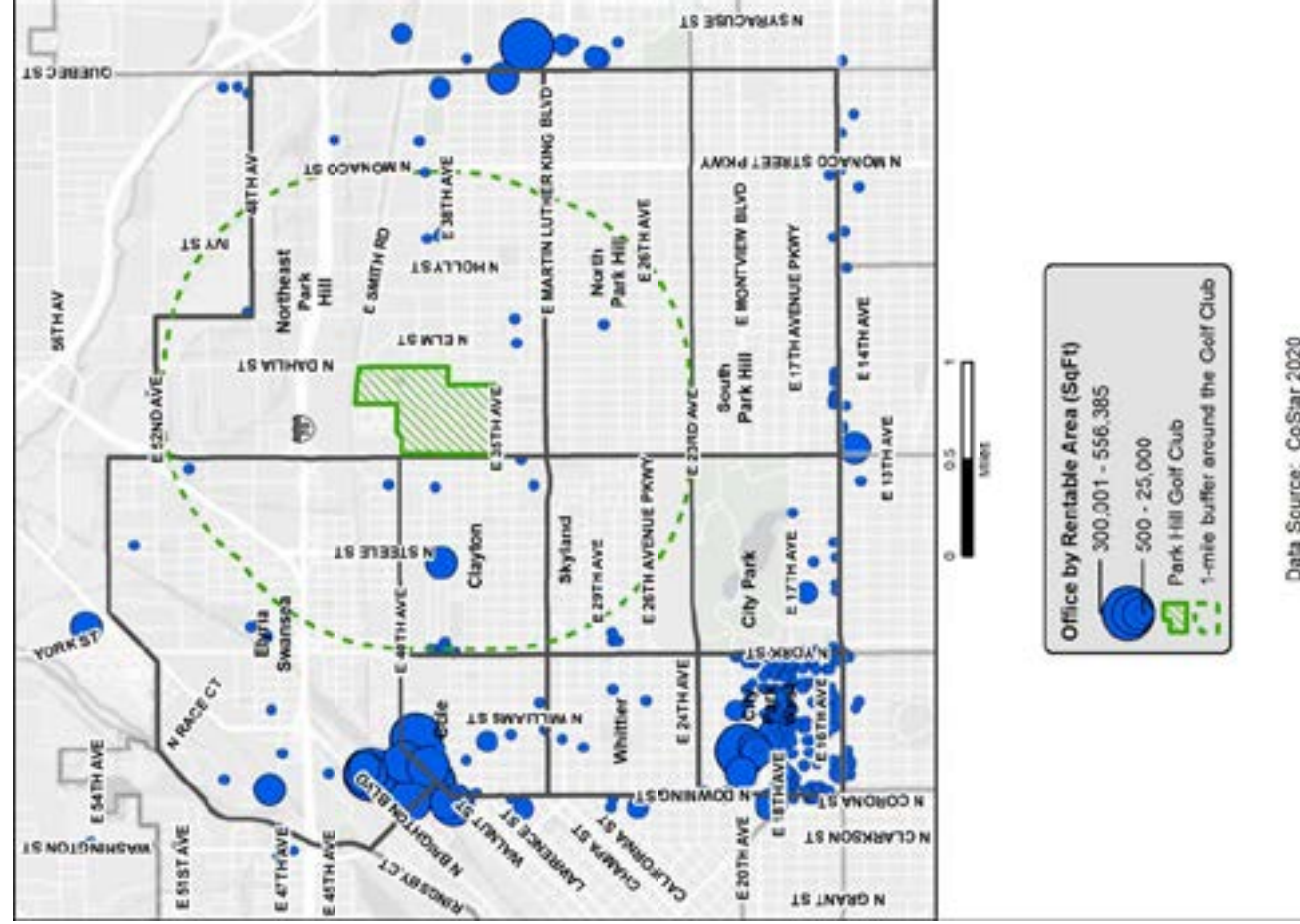
Category	% Retail Expenditures [1]	Demand (Retail Potential)	Est. Sales / s.f. [2]	Retail Void (s.f.)
Convenience Goods				
Grocery Stores		---- previous table --		
Specialty Food Stores	0.3%	\$302,719	\$600	505
Beer, Wine, and Liquor Stores	0.9%	\$917,065	\$600	1,528
Health & Personal Care Stores	2.2%	\$2,210,221	\$600	3,684
Shopper's Goods				
General Merchandise Stores	6.5%	\$6,487,901	\$500	12,976
Furniture & Home Furnishings Stores	1.2%	\$1,206,214	\$450	2,680
Clothing and Clothing Accessories	1.9%	\$1,907,819	\$400	4,770
Sport. Goods, Hobby, Book, & Music	1.3%	\$1,298,867	\$400	3,247
Miscellaneous Store Retailers	1.3%	\$1,264,072	\$400	3,160
Food Services & Drinking Places				
Full and Limited Service Restaurants	3.3%	\$3,289,860	\$400	8,225
Special Food Services	0.3%	\$262,868	\$400	657
Drinking Places (Alcoholic Bevs.)	0.2%	\$237,495	\$450	528
Durable Goods				
Auto Parts, Accessories, and Tires	0.8%	\$833,773	\$400	2,084
Bldg Mater., Garden Equip. & Supply	2.6%	\$2,630,326	\$400	6,576
Electronics & Appliance Stores	1.1%	\$1,148,797	\$500	2,298
	24%	\$23,997,998		52,917

Source: ESRI, Census of Retail Trade for CO, ULI, Bureau of Labor Statistics, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per Urban Land Institute, research and retailer interviews

Office Supply



Data Source: CoStar 2020

Office space in the PMA is almost entirely located in two locations. The area at the intersection of Elyria Swansea, Cole, and Five points is a notable node, which is home to buildings such as INDUSTRY RiNo Station. To the south in City Park West, office space is relatively prevalent, particularly between East 18th and 21st Avenues with space associated with the numerous hospitals in this area.

Summary Statistics

	Market Area		City of Denver	
	Current	5-Yr. Avg.	Current	5-Yr. Avg.
Existing Buildings	252	247	2,272	2,237
Existing SF	2,929,060	2,753,130	82,141,356	78,387,643
Vacant SF	293,999	123,331	11,361,699	8,802,073
Vacancy Rate	10.0%	4.5%	13.8%	11.2%
12 Month Deliveries SF	11,800	97,818	1,343,031	1,392,345
12 Month Absorption SF	-57,346	-21,488	-1,284,752	662,370
Gross Rent Per SF	\$28.31	\$25.38	\$32.27	\$30.34

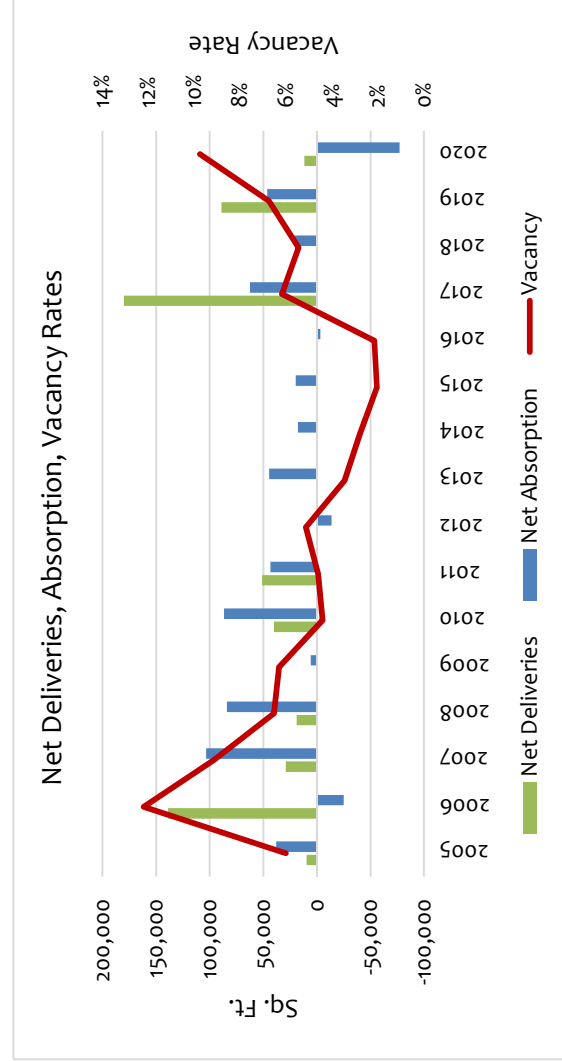
Source: CoStar, ArLand

Office space in the PMA represents just under 4% of that in the City; vacant space represents just under 3% of that in the City. Like the retail market, Covid-19 induced stay-at-home orders and the need to distance from co-workers has significantly impacted the absorption rate as space has been vacated. The 10% vacancy rate in the PMA is over two times that of the 5-year average, driven by very poor absorption and little additional supply in the past year.

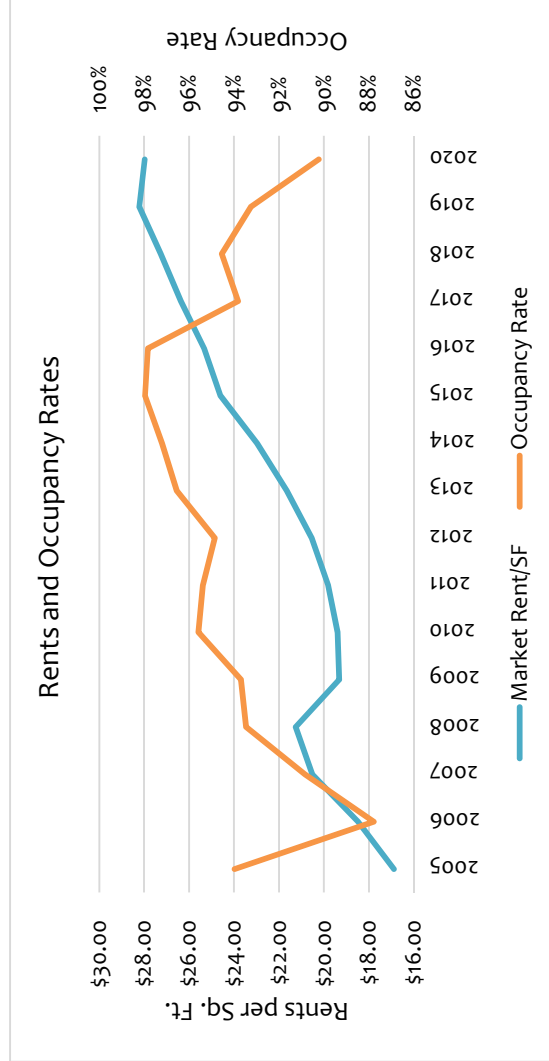
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Sources: CoStar, ArLand 57

Office Supply Characteristics



No deliveries from 2012 through 2016 pushed the vacancy rate down to a low of 1.8% in the third quarter of 2015. The addition of 180,000 square feet in 2017 and 89,000 in 2019 drove the rate back up. Fallout from Covid-19 has exacerbated the issue as absorption dropped dramatically and only about 12,000 square feet was delivered in 2020.



The price of office space increased fairly consistently from under \$20 per square foot in 2009 through the first quarter of 2020, reaching a high of \$28.87. Occupancy rates also generally increased starting in 2006 through 2015 when it peaked at just under 98% before dropping to just over 93% in 2019. Office space occupancy has continued its downward trajectory in 2020.

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Sources: CoStar, ArLand 58

Major Office Supply

In the last five years, major office growth has been centered in downtown Denver, the Tech Center, and the Cherry Creek neighborhood in Denver. The area near Denver Union Station, in particular (downtown), has built out with major office and residential projects.

Current and growing major regional office nodes / corridors include Downtown Denver which includes the Central Business District, Denver Union Station, and the Lodo / RiNo area (including the 38th and Blake Station area); the Denver Tech Center; Cherry Creek; and the US 36 / Boulder-Interlocken corridor.

- The Covid-19 pandemic has slowed the initiation of significant office development for the time being. At this time in the metro area, there is a significant amount of office space -- approximately 23 million square feet of office either proposed or under construction. Approximately 3 million square feet is currently under construction, with nearly half of that in the area in and near Downtown and in existing office nodes.
- The Central Park community has been trying to initiate significant office development for a number of years around its commuter rail station. While there is a modest amount of office, significant office development has yet to materialize. One potential inhibitor to office development at Central Park would be the Title 32 Metropolitan District mill levies instituted at the community to help pay back the initial costs of infrastructure for the community. Because of the Colorado tax structure, it has the effect of significantly increasing annual property tax rates for commercial buildings, which are passed down to tenants in the form of higher lease rates.

Existing and Planned Office Nodes

Areas	Square Feet
<i>Existing Office Nodes</i>	
Downtown Denver [1]	40-50 Million Square Feet
Denver Tech Center [2]	40-50 Million Square Feet
US 36 Corridor / Boulder [3]	30-35 Million Square Feet
Cherry Creek / Glendale	9 Million Square Feet
<i>Total Proposed or Under Construction</i>	
Downtown Denver	6.4 Million Square Feet
Denver Tech Center	5 Million Square Feet
US 36 Corridor / Boulder	6.9 Million Square Feet
Cherry Creek / Glendale	500,000 Square Feet

Source: CoStar, ArLand

[1] CBD, Lodo, Platte River, South Midtown

[2] Denver Tech Center, East Hampden, Greenwood Village, Inverness, Lone Tree, Meridian, Panorama, Highland Park

[3] Boulder, Boulder County, Broomfield County, Northwest Denver

- Average Downtown Denver (as defined here which includes RiNo) office absorption in the last 10 years has been approximately 450,000 square feet per year. In Downtown Denver alone, based on average office space absorption, there is about 15 years of office supply in the planning pipeline or under construction without taking into consideration the impact that Covid-19 has had on the office market.

Commercial Demand: Golf

National Golf Course Trends

Key Trends

- Nationally, the supply of golf courses has contracted by about 10% since 2006 and golf participation has also decreased since the early 2000's.
- 34.2 million people participated in on-course and off-course golf in 2019 and golfers are becoming younger and more diverse. Covid-19 has increased demand.
- Shorter, less-time consuming courses are becoming more popular to align with modern, busy lives.
- Technology is increasingly being used to improve game performance and increase viewership.
- Courses are seeking ways to reduce their environmental impact to better align with user concerns and increase their sustainability, including financial sustainability.



Golf Course Supply and Participation

This section describes trends in golf courses as well as the potential for continued golf activity at the Park Hill Golf Club.

According to the National Golf Federation there were 14,300 golf facilities in the United States at the end of 2019. Three quarters of them were open to the public. There are 10% fewer courses now than in 2006 when a 20-year golf course expansion cycle in the United States came to an end, one that resulted in an oversupply of courses. Course closures have been concentrated among public facilities and 9-hole, “value-priced courses” with a greens fee of under \$40. (National Golf Foundation, 2021)

Golf participation is tracked by on-course and off-course activities. Off-course activities include use of driving ranges, indoor golf simulators or golf entertainment venues. Nationally, on-course participation was lower in 2019 (24.3 million) than in 2014 (24.7 million), with even lower participation from 2015 to 2018. And these rates of participation are all lower than in the early 2000's. Off-course participation on the other hand has consistently increased since 2014 to 9.9 million in 2019, a roughly 83% increase over that time. About 40% of off-course participation is by young adults. Women make up another 40% of off-course golfers, with particular interest in driving ranges

In Colorado, there are about 240 golf courses. Golf participation in the state has been fairly flat since the 1990's. According to the Colorado Golf Association, the number of rounds played per year from 2015 to 2019 was around 1.7 million. The lowest participation was in 2019. Following Covid-19 related course shutdowns in the spring of 2020, golf participation spiked as people sought outdoor recreational activities where appropriate distance could be maintained. Despite an increase in demand, golf revenue in 2020 is likely to take a hit and there is uncertainty whether the increased pandemic demand will continue as Covid-19 concerns subside. (Colorado Golf Association, 2021)

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National Golf Course Trends

Golfer Demographics

The sport's demographic makeup remains majority male, with just under one quarter (23%) of participants in 2019 being female. Of the 24.3 million people who golfed on a course in 2019, 6.1 million were young adults (18-34), a demographic that the National Golf Foundation says is the sport's biggest customer age segment; 2.5 million were juniors, with just over a third being female and about a quarter minority, a figure that is up from 6% 20 years ago. Combined, juniors and young adults make up about 35% of all on-course golfers. Senior (65+) participation increased to 5.3 million in 2019 and is expected to increase as boomers continue to reach retirement age.

The number of rounds played is dramatically different by age group. Seniors, unsurprisingly, play more rounds on average (36) than young adults (12). And despite the majority of course closures being 9-hole courses, and mostly public, the broader trend is an increased demand for shorter 9-hole courses that are less time consuming.

Offshoots like Disc Golf / Frisbee Golf and developments like Top Golf are golf-related activities which are accessible and can serve as an introduction to the more traditional golf game. Disc / Frisbee golf can be played on golf courses. Discs are used instead of golf balls. Topgolf is a large driving range featuring electronically monitored targets and microchipped balls. It's designed to allow for mass participation in an entertainment-type venue.

In addition, to the demand for shorter courses and golf-related activities, the changing demographic profile of golfers is driving new trends. Women are increasingly interested in the sport and one in four golfers today is female. This trend is also resulting in more beginner and junior golfers as women are introducing their children to the sport. One in three golfers is a millennial and their increasing participation, along with Gen Z, is driving an increased use of technology, demand for new food and beverage options, apparel innovation, etc.

Technological Advances and Changing Tastes

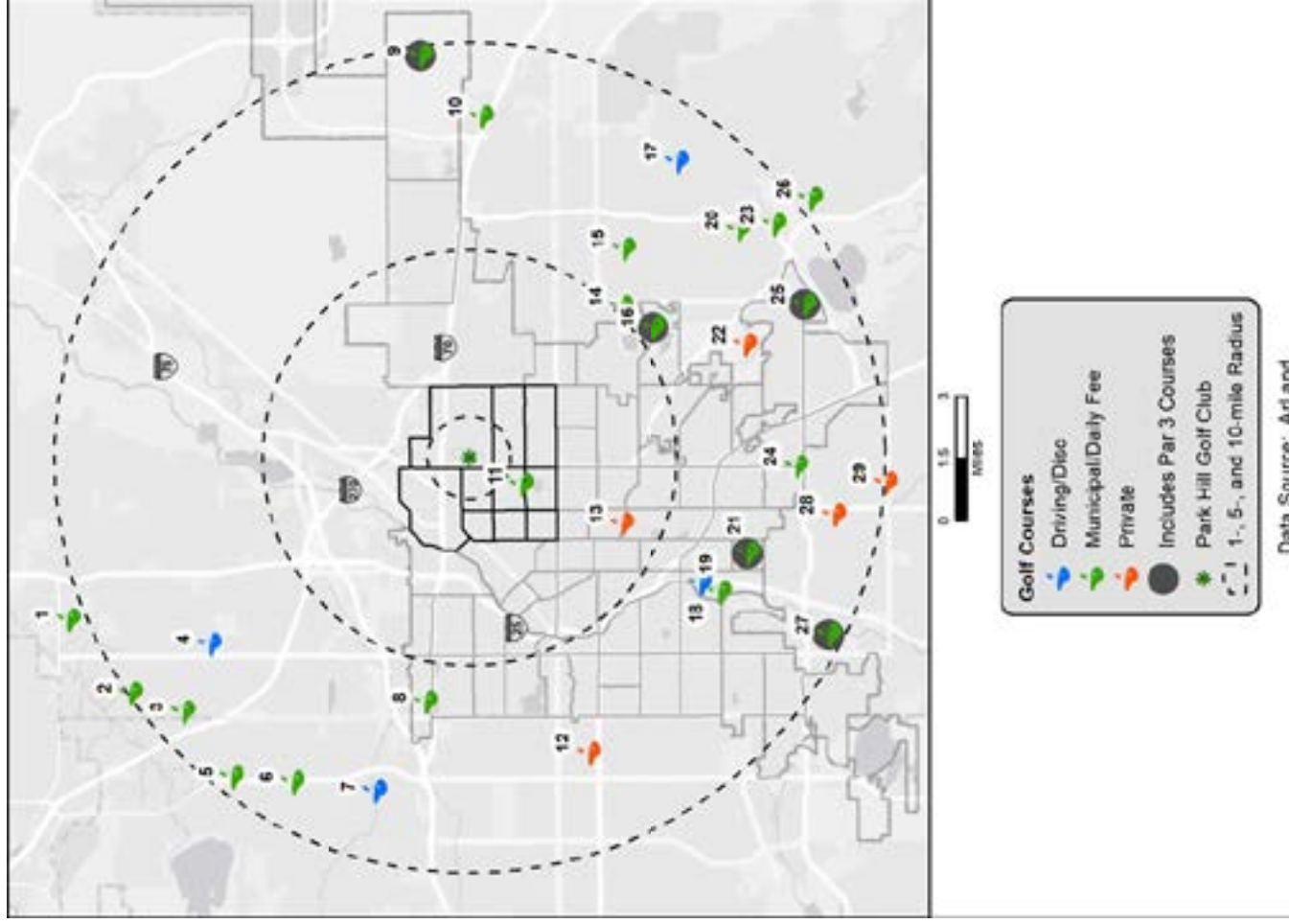
The changing demographics and food and beverage consumption trends more broadly are increasing demand for healthy food options on courses, along with provision of craft beer and more cocktail options. As social media usage continues to increase, golf coverage and promotion is increasingly focused on reaching golfers through social channels and not just historic media outlets like television.

The sport's changing demographics and participant desires has also resulted in a trend among developers to create communities focused more on family-focused entertainment, not just building homes around a course with a clubhouse. Instead, there is more of a focus on providing a range of community amenities, including classes and events, with golf being just one of many options.

In addition, some courses are changing the way they use their vast acreage with more attention being paid to their environmental impact. This includes consideration for more effective water management and conservation, biodiversity and reducing their carbon footprint. For example, some are turning areas not really used into non-irrigated, unfertilized land for flowers, food, or grazing animals. Some are downsizing their land footprint, which aligns with demand for shorter play times. Others maximize use by providing year-round activities, such as cross-country skiing. More courses are working to be carbon positive, a trend expected to continue. (National Golf Foundation, 2021; Colorado Golf Association, 2021; Donnelly in Urban Land, 2015; Denver Business Journal, 2020).

ArLand Land Use Economics

Golf Supply



18-hole golf course demand is typically calculated by examining the 10 mile radius around a potential golf course location as depicted in the figure. The supply of courses in the Denver metro area tends to be concentrated in the outlying Denver neighborhoods as well as the suburbs surrounding Denver. Most of the courses are 18-holes. While many of the golf courses offer an array of activities, the map also shows where there are shorter course alternatives available (par-3's) as well as driving ranges and disc golf. It does not show miniature golf courses, nor does it show the Top Golf facility in Centennial, which is an entertainment-driven golf concept, rather than an outdoors-oriented golf course.

City Park Golf Club is to the immediate south of the Park Hill Golf Club location. Beyond that, there are a concentration of golf courses to the south and to the northwest. The list of courses is below.

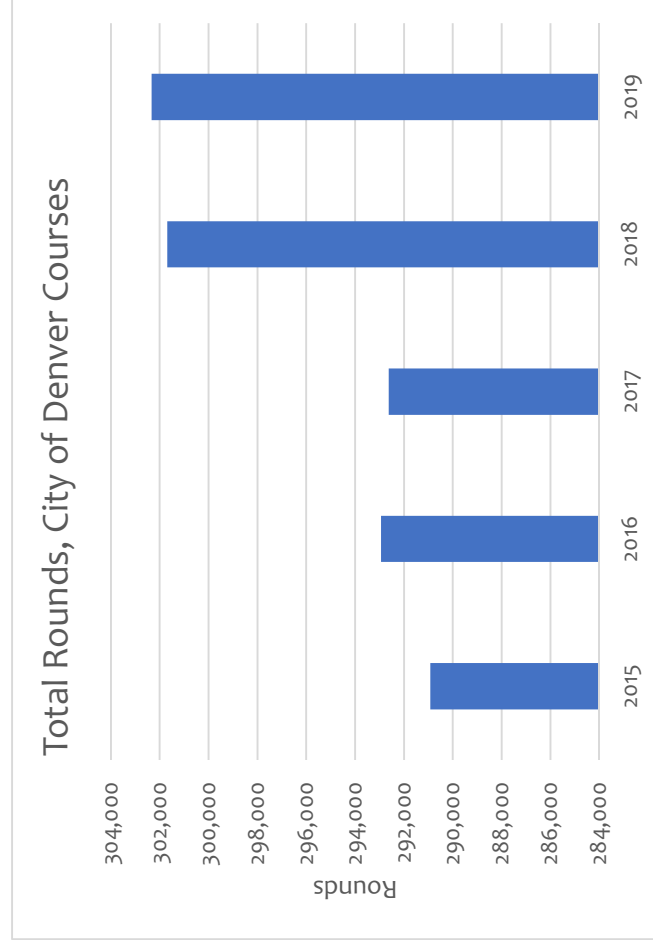
Map#	Name	Map#	Name
1	The Ranch Country Club	16	Emerald Greens Golf Course
2	Legacy Ridge Golf Course	17	Centre Hills Disc Golf Course
3	The Hyland Hills Golf Courses	18	Aqua Golf Driving Range & Mini Golf
4	Badlands Disc Golf Course	19	Overland Park Golf Course
5	Lake Arbor Golf Course	20	Golf Club at Heather Ridge
6	Indian Tree Golf Course	21	Harvard Gulch Golf Course
7	Johnny Roberts Disc Golf Course	22	Cherry Creek Country Club
8	Willis Case Golf Course	23	Heather Gardens Golf Club
9	Green Valley Ranch Golf Club	24	Wellshire Golf Course
10	Springhill Golf Course	25	Kennedy Golf Course (& mini-golf)
11	City Park Golf Course	26	Meadow Hills Golf Course
12	Lakewood Country Club	27	Broken Tee Golf Course
13	Denver Country Club	28	Cherry Hills Country Club
14	CommonGround Golf Course	29	Glenmore Country Club
15	Aurora Hills Golf Course		

Source: ArLand, National Golf Foundation

ArLand Land Use Economics

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Golf Supply: City of Denver



Source: City and County of Denver

NOTE: Excludes City Park Golf Course in every year

Average NOI and Rounds (2015-2019)

	City Park [1]	Evergreen	Harvard Gulch [2]	Kennedy	Overland	Wellshire	Willis Case	Aqua [3]
Rounds	47,190	24,062	29,326	81,891	43,161	51,160	48,020	18,480
Revenues	\$1,669,386	\$942,146	\$324,523	\$2,356,888	\$1,709,222	\$1,681,518	\$1,637,511	\$356,646
Expenses	\$951,146	\$624,985	\$224,653	\$1,313,354	\$981,879	\$1,010,666	\$948,257	\$230,465
NOI	\$718,239	\$317,161	\$99,870	\$1,043,535	\$727,343	\$670,852	\$689,254	\$126,181
NOI, (inc. One-time Capital Expenses)	\$673,430	\$287,360	\$85,331	\$1,052,287	\$676,110	\$639,019	\$661,620	\$113,704

Source: City of Denver, ArLand

[1] City Park closed for renovations in 2018. Averages represent 2015-2017

[2] Harvard Gulch is Par 3

[3] Aqua is a driving range

Of the golf courses depicted above, the following are owned and operated by the City of Denver.

- City Park
- Evergreen
- Harvard Gulch
- Kennedy
- Overland
- Wellshire
- Willis Case
- Aqua

As the figure to the left shows, total rounds played at City of Denver courses has generally seen an overall increase in the last five years. The figure excludes City Park Golf Course, since it was under renovation in 2018 to 2019.

The table below shows average annual rounds, revenues and expenses at the City's golf courses between 2015 to 2019. Including one-time capital expenses, net operating incomes range from about \$115,000 to over \$1 million annually at each of the individual courses.

Rounds at Park Hill Golf Club just prior to closing were estimated at 40,000 while rounds at City Park after reopening is estimated at 60,000.

ArLand Land Use Economics

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Golf Demand

Park Hill Golf Course Demand and Supply		
	PHGC 5 Mile Radius	PHGC 10 Mile Radius
Total Population	416,155	1,426,130
Projected Population 2024	445,441	1,507,291
Total Households	193,110	592,619
Number of Golfing Households	20,732	68,148
Number of Golfers	28,147	97,105
Rounds Potential	502,092	1,706,966
Estimated Number of Golf Facilities [1]	3	21
Rounds Potential (resident golfers)	167,364	72,637
Est. Course Rounds [2]	52,443	49,468
Remaining Rounds Potential [3]	114,922	23,170

Source: National Golf Foundation, ArLand

[1] not including driving ranges / disc golf, etc.

[2] The NGF did not include an updated City Park Golf Course in their original analysis. In order to reflect City Park's 60,000 rounds, the analysis (per the NGF's recommendations) averaged the NGF's original estimate of course rounds with City Park's estimated rounds to derive the estimated course rounds

[3] ArLand calculation

The National Golf Foundation conducts an annual survey in which the organization assesses golf participation across the United States. This data is then used to project golf participation and rounds on a local level. The demand tables to the left reflect the National Golf Foundations' estimate of golf households and rounds potential as well as demand potential based on national demand estimates calibrated to the Denver market.

No demand for 18-holes: Given the significant supply of competitive golf courses in the 10-mile radius, the demand potential in this geographic area is equivalent to about 23,000 rounds of golf which is not enough to sustain an 18-hole golf course. It is also notable, however, that there is significant golf "leakage" within the 5-mile radius. In other words, golfing households within central Denver will often travel to golf courses in other parts of the metro Denver area to play.

Potential demand for a 9-hole Par 3 course, but with significant risk of market saturation: Given the gap in the market and based on local golf experts, there may be demand for a 9-hole par 3. Par-3s can be found at Harvard Gulch, Broken Tee, Green Valley Ranch and Common Ground. Each one of these courses is about a 15 to 20 minute drive from Park Hill, which is about the driving time range for a regular par-3 golfer. There is very likely to be market overlap and a lot of competition. There would potentially be enough market saturation to where nobody can do enough rounds to survive. On the other hand, a par-3 course at the Park Hill Golf Club would be new, and could do well especially if the First Tee organization were to also locate here.

Golf Course Financial Summary

Interviews with local golf experts and experts at the National Golf Foundation indicates that many golf courses, particularly municipal courses, have suffered from a lack of investment in upgraded courses and associated amenities over the years. One of the challenges for the Park Hill Golf Club would be the need to invest in a significant upgrade to the course and to the clubhouse.

Detailed cost estimate information is not available for the Park Hill Golf Club course and club renovation. However, improvements to the City Park Golf Course can be used as a proxy for the level of potential improvements needed. The City Park Golf Course renovation was conducted along with significant infrastructure improvements to address frequent stormwater inundation in the area affecting homes and business downstream.

- **City Park golf course investment:** Overall City Park infrastructure and golf course improvements cost \$45-million with an estimate that approximately \$20-million of that was for improvements to the golf course and club. The redesign and reconstruction included an updated 18-hole par-70 course, a new clubhouse and maintenance facility along with a reforestation program.
- **Potential investment needed at Park Hill Golf Club:** In order to be competitive, the Park Hill Golf Club and course (as a par-3) would still need a significant reinvestment at an estimated \$5-10 million.
- **Financial challenge and market risk:** The proforma has a profit of \$41,000 before any capital maintenance or depreciation. Food and beverage provision could potentially add about \$20,000 to \$40,000 in profit.
- **Debt Service:** The City's golf courses typically operate without debt service.
- **Operational Considerations:** Potential day to day staff sharing (to minimize expenses) with the City Park Golf Course would probably not be feasible.
- **Water provision:** Securing a reasonably priced source of irrigation water is an unknown and critical to the net operating income. This is a fairly significant unknown caveat.

Hypothetical Park Hill Golf Club Par-3 Revenues and Expenses

Description	Revenue	Expenses
Green Fees	\$241,570	Personnel
Golf Carts	\$1,433	Personnel - temp/seasonal
Range	\$0	Supplies and goods
Merchandise	\$41,694	Internal billing
Other Revenues	\$2,031	Total Expenses
Total Revenue	\$286,729	NOI
		Total Rounds
		23,710

Source: City of Denver

◇

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5.2.2 MOBILITY STUDY



DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: April 7, 2021

TO: Courtney Levingston, AICP, David Gaspers, AICP, Dana Hoffman, and Thomas Shaw
City and County of Denver

FROM: Hannah Polow, AICP

SUBJECT: Mobility Study

PROJECT: Park Hill Golf Course Assessment

CC: Will Wagenlander and Anna Cohen

Introduction

As part of the initial study for this project, a high-level summary of transportation conditions was completed. This will help inform the project team, steering committee and community of major transportation considerations when considering all future options for the site. If a preferred alternative is selected, the existing conditions summary will provide insight on how to integrate recommendations into the concept that will improve transportation conditions.

The mobility study area comprises the Park Hill Golf Course (PHGC) property and the surrounding roadways: Jackson Street on the west, Smith Road on the north, Elm Street on the east, and Bruce Randolph Avenue on the south. This allows the transportation focus to be on PHGC but also include the connecting roadways that provide access to the property and the surrounding area. This memo will be organized by mode to describe the existing conditions, planned improvements/future conditions, and crash information.

Vehicle

Any development within the Park Hill Golf Course study area, including singular uses such as a significant park or open space or a mix of uses such as housing and retail, is expected to increase the number of vehicle trips occurring on the nearby roadway network. Changes to travel patterns and additional access points may also impact the level of congestion within the study area. In order to fully understand the impacts of differing levels of development, an analysis of the existing and forecasted traffic volumes and roadway infrastructure are developed.

Due to COVID, traffic counts from 2020 are not necessarily representative of typical traffic volumes. Traffic count data from 2014, 2017, and 2018 is available as a substitute for data collection. Turning movement count volumes are available along Colorado Boulevard, at 35th and 40th Avenues. Daily traffic volumes and limited directional traffic counts are available along Dahlia Street and 38th Avenue. The turning movement counts were collected by the Denver Regional Council of Governments and the daily traffic volumes were provided by the City and County of Denver (CCD). To supplement traffic counts, growth rates were extracted from the DRCOG's FOCUS Model 2.2, to represent existing traffic volumes. The year 2021 was selected as the current year for the existing conditions analyses.



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Existing Conditions Overview

There is a mix of arterial, collector and local roadways within the study area. Figure 1 shows the roadway classifications and location of traffic counts. The following lists out the arterial and collector streets (with the remaining being local streets):

- Arterial: Colorado Boulevard, 40th Avenue west of Colorado Boulevard, Jackson Street north of 40th Avenue, and Smith Road.
- Collector: Dahlia Street, 35th Avenue east of Colorado Boulevard, Bruce Randolph Avenue, 38th Avenue east of Dahlia Street, 39th Avenue between Dahlia Street and Elm Street, and Elm Street between 38th Avenue and 39th Avenue.

There are roadway connectivity gaps on the north and east sides of PHGC. On the north side of PHGC, Smith Road does not provide access to Jackson Street (although this is connected with a multiuse path), which is where the 40th and Colorado Station is located. To the east of PHGC, there is a gap in north south connectivity on Dahlia Street between 39th Avenue and 38th Avenue. This gap does fall within CCD right-of-way (ROW) but is currently not a street. Instead of providing direct north-south connectivity, people must travel east along 38th Avenue, Elm Street, and 39th Street. On the southern border of PHGC is 35th Street, which is a two-lane street with cross street access to the south. The western boundary is Colorado Boulevard, which is a major regional roadway.

Colorado Boulevard is the most trafficked street within the study area, providing north-south connectivity along the east side of Denver. Regionally, it connects I-25, Colfax Avenue, and I-70, among other major roadways. The estimated 2021 turning movement counts show that Colorado Boulevard carries approximately 4,500 to 5,700 vehicles during peak hour periods. For a six-lane arterial roadway, this is within the expected carrying capacity, but the roadway may experience some levels of congestion.

With 2021 peak hour volumes ranging from approximately 1,200 to 1,600 vehicles, 40th Avenue has slightly higher intersecting volumes than 35th Avenue. This intersection provides auxiliary left and right turn lanes and provides an eastbound dual left turn lane to accommodate the heavy left turn volumes (200 – 400 peak hour vehicle movements). A dual northbound left turn lane is also provided, but this volume is much lower than the eastbound left turn. Through volumes along Colorado Boulevard would likely be accommodated by the six-lane cross section.

The 35th Avenue intersection has fewer turning movements than 40th Avenue. As such, the intersection does not provide as many dedicated turn lanes. With limited side street volumes, this intersection would be expected to provide acceptable operations for both 35th Avenue and Colorado Boulevard.

Safety Overview

Crash data available from 2016 to 2019 was analyzed for this crash overview. GIS tools were used to identify crash cluster locations at intersections. This was facilitated by identifying intersections and locating crashes within a 100-foot radius of the intersection. A total of 518 vehicle crashes occurred within this data set. There was one fatal crash and five injury crashes, with the remaining crashes being property damage



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only. The fatal crash occurred within the vehicle-only data set and was a motorcyclist. Maps of vehicle crashes is located in Figure 2. A summary of the top crash cluster locations is included in Table 1.

Figure 1. Roadway Information





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Figure 2. Vehicle Crashes



Table 1. Top Crash cluster location summary*

Top 5 Crash Cluster Locations	Total (Percentage of Vehicle Crashes within Study Area)
Colorado Boulevard / 40 th Avenue	111 (21%)
Colorado Boulevard / 35 th Avenue	60 (12%)
Colorado Boulevard / Bruce Randolph Avenue	54 (10%)
40 th Avenue / Jackson Street	16 (3%)
Colorado Boulevard / 41 st Avenue	13 (3%)

Source: CCD online data catalog. *Data period 2016-2019 – total number of all reported crashes: 518

Future

According to the latest DRCOG TIP 2020-2023, no vehicle projects are planned for the study area.

Blueprint Denver recommends the following street types:

- Mixed use arterial: Colorado Boulevard, 40th Avenue west of Colorado Boulevard, and Jackson Street north of 40th Avenue connecting to Smith Road
- Industrial arterial: Smith Road
- Industrial collector: Dahlia Street north of 39th Avenue, 39th Avenue between Dahlia Street and Elm Street, and Elm Street between 38th Street and 39th Street
- Residential collector: 35th Avenue, Bruce Randolph Avenue, Dahlia Street south of 39th Avenue, and 38th Avenue east of Dahlia Street

Figure 3 shows the future street types based on *Blueprint Denver*.

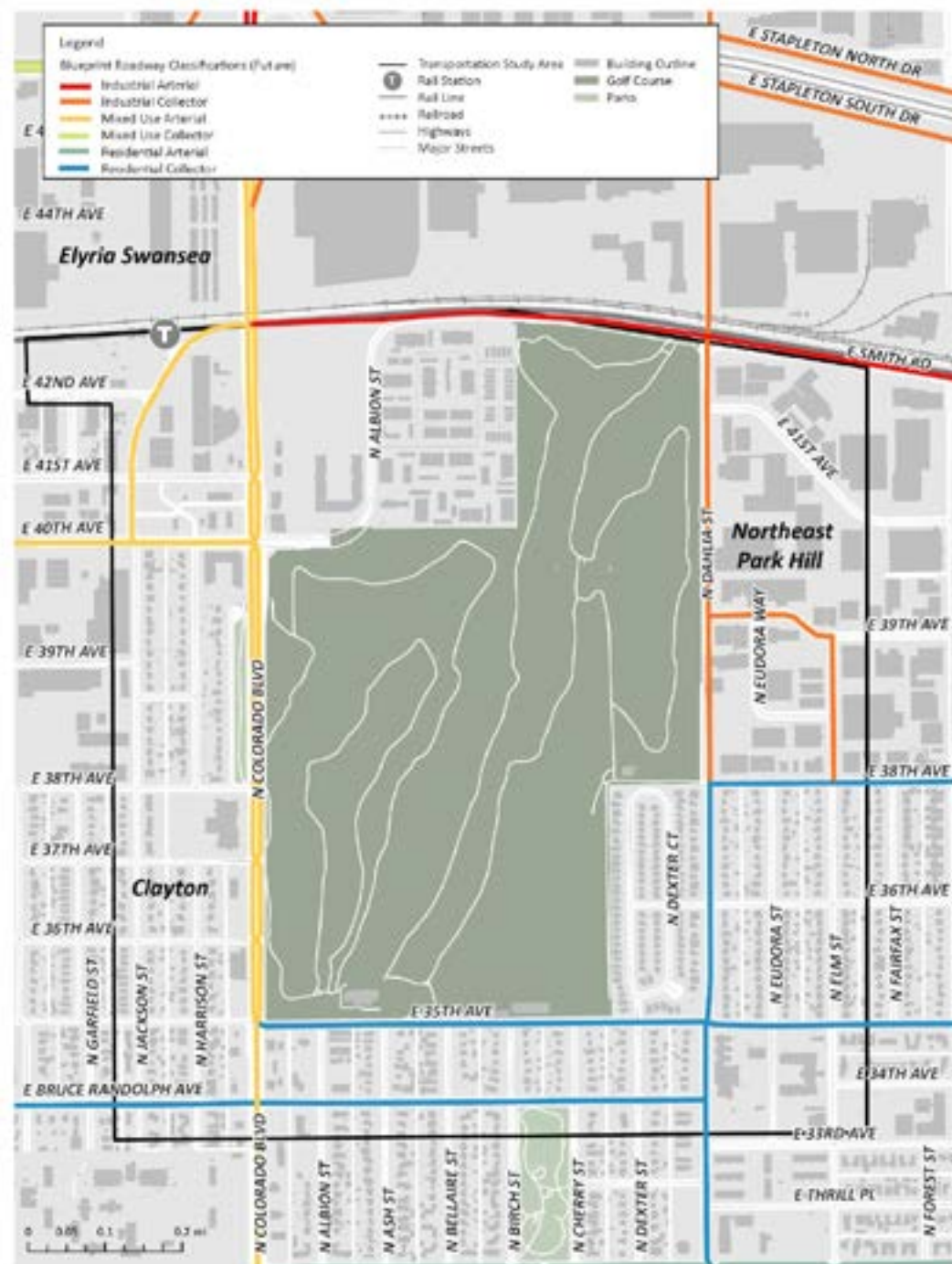


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Figure 3. Future Street Types



Bicycle

Existing Conditions

The study area does not have any facilities that provide access to just bicyclists. There are a number of facilities that allow pedestrians and bicyclists, which are covered within the pedestrian section. There is only one facility within the study area for bicyclists:

- Shared use path: Smith Road east of Albion Street, Jackson Street north of 42nd Avenue, and 39th Avenue east of Jackson Street.

Crossing Opportunities

See Pedestrian Section for more detail about crossing opportunities.

Safety

The two crashes involving bicycles occurred west of PHGC and close to Colorado Boulevard, which is identified as a High Injury Network (HIN). One of these crashes resulted in an injury. Table 2 summarizes the data and rate per mile. Figure 6 shows the bicycle and pedestrian crashes that occurred within the study area.

Table 2. Bicycle vision zero data*

Vision Zero Category	Totals
# of bicycle involved crashes/# of bicyclists involved	2/2
Bicycle crash rate per mile	0.18

*Data period 2016-2019 – total number of all reported crashes: 2

Future Conditions

CCD has recommended a number of different bike connections throughout the study area, including neighborhood bikeways, buffered bike lanes, bike lanes, and shared use paths. Figure 4 shows the existing and future bicycle facilities within the study area and they are listed below:

- Neighborhood Bikeway: 40th Avenue, 35th Avenue east of Dahlia Street, and Dahlia Street south of 35th Avenue
- Bike lanes: Bruce Randolph Avenue and Dahlia Street except between 38th Avenue and 39th Avenue (connection made on 38th Avenue, Elm Street, and 39th Avenue)
- Buffered bike lane: Jackson Street between 40th Avenue and 42nd Avenue

These different facility types can be described in the following way:

- Neighborhood bikeways: no separated facility on a roadway where priority is given to non-motorized users through traffic calming measures
- Normal/buffer bike lanes: a separate, on-street lane for bicyclists with or without a striped buffer
- Share use paths: an off-street path for exclusive bicyclist and pedestrian use



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In addition to the recommendations made by CCD, the Urban Land Conservancy has identified a four-mile pedestrian and bike loop connecting the 40th and Colorado Station to Holly Square (located at Holly Street and 33rd Avenue) called the 303 ArtWay. The 303 ArtWay will improve connectivity and provide a transportation facility in addition to highlighting the diverse cultural components that have contributed to the Northeast Park Hill Neighborhood. This loop is a separate project and is not a part of the *Denver Moves* plans. CCD is supportive of this project and will assist in improving recommendations for this project. Although this is a separate project from CCD, the loop will be recognized by CCD and potentially incorporated into their data.



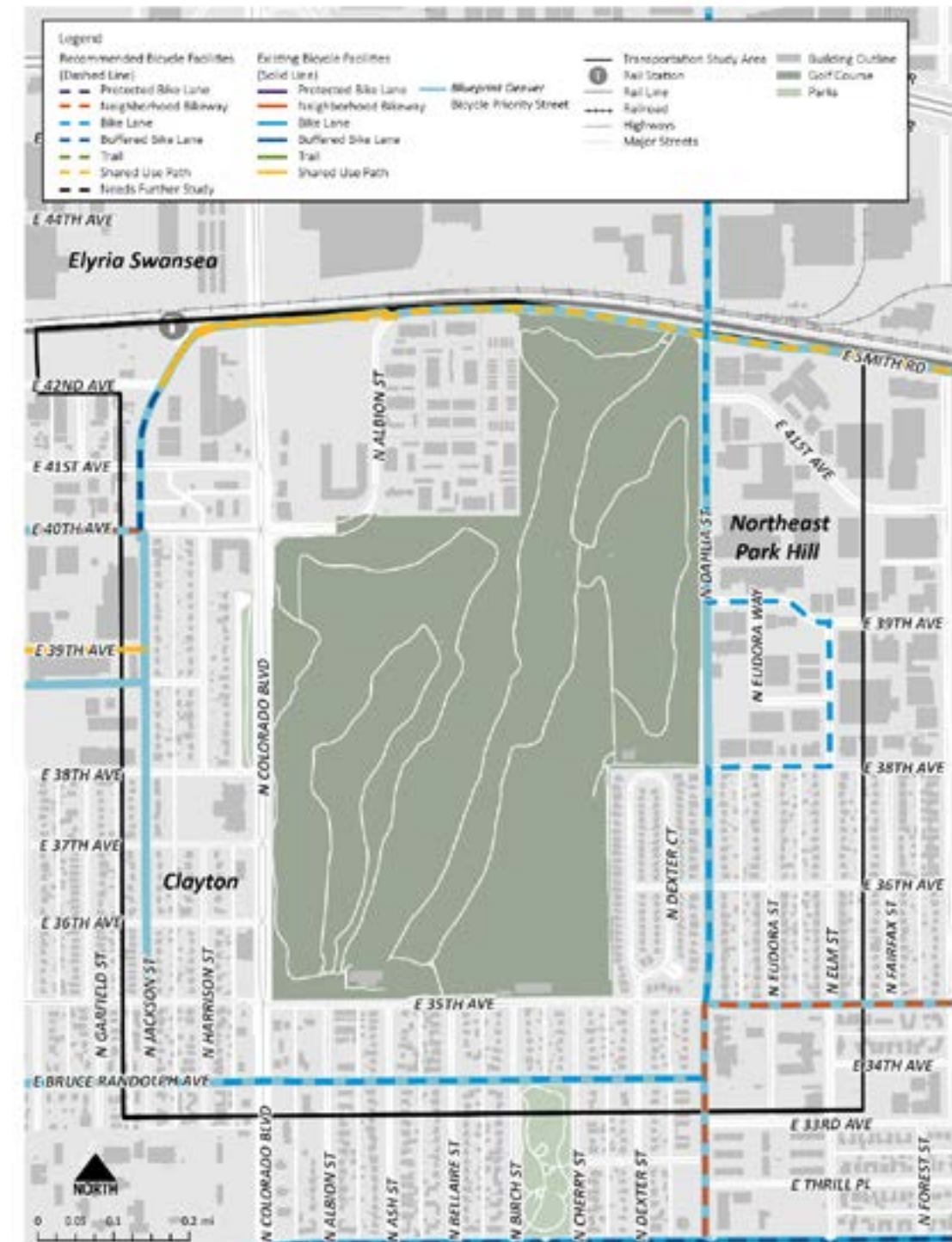
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Figure 4. Existing and Future Bicycle Facilities





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Pedestrian

This section includes sidewalks as well as trails/multiuse paths that serve both pedestrians and bicyclists. This section will also analyze recommendations from *Denver Moves: Pedestrian and Trails* (2019) for missing sidewalks.

Existing Conditions

The study area has a significant amount of sidewalk and trail connections for pedestrians in the residential areas west and south of PHGC. Around the perimeter of PHGC, the east side and part of the south side provide sidewalk, in total about half a mile of sidewalk. While there is sidewalk coverage in the study area, CCD has identified that a majority of the sidewalks do not meet the standard five-foot minimum along residential roads. Despite sidewalks not meeting CCD’s standard minimum width, overall sidewalks remain in good condition with few cracks or overgrown grass. The paths within PHGC are identified as private paths and provide a potential connection for pedestrian by allowing pedestrians to cut through the Park Hill Golf Course Property as well as the City of Axum park south of PHGC, but if the course were to resume to be a private course then pedestrians would not be allowed to use the paths.

Generally, where there is sidewalk, they are attached to the roadway, leaving no buffer between the sidewalk and the road. Detached sidewalks are preferred according to *Denver Moves: Pedestrian and Trails* sidewalk standards. The Overlook at Park Hill (north of 35th Avenue and West of Dahlia Street) have detached sidewalks, Dahlia Street from 38th Avenue to 33rd Avenue has detached sidewalks on both sides, and another area south of Smith Road and west of Albion Street has some detached sidewalk.

There are also many areas within the study area that have sidewalk missing, including along Jackson Street between Smith Road and 40th Avenue. This creates a barrier preventing residents from accessing the small commercial area and the light rail station. The area between Smith Road and 38th Avenue, east of Dahlia Street is missing sidewalks which is a large commercial area. The lack of sidewalks in this area create a barrier preventing residents from being able to easily access this area. Missing sidewalks are being addressed by *Denver Moves: Pedestrian and Trails* and discussed in more detail later in this section.

Crossing Opportunities

The study area consists mostly of local roads with lower traffic volumes and speeds allowing pedestrians to cross through the study area relatively easily. There are marked crosswalks along Colorado Boulevard and Smith Road. Intersections with unmarked crossings are due to low pedestrian and traffic volumes that are under the thresholds to warrant a marked crosswalk. CCD will continually re-evaluate the need for crosswalks where needed as residential densities increase and transportation patterns evolve.

Safety

Most of the pedestrian crashes within the area are associated with two intersections along Colorado Boulevard: at 40th Avenue and 35th Avenue. Both intersections have three pedestrian crashes. The remaining crashes occurred



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off of Colorado Boulevard, with three located in the Park Hill Village development. One crash resulted in an injury. Table 3 summarizes the data and rate per mile.

Table 3. Bicycle vision zero data*

Vision Zero Category	Totals
# of pedestrian involved crashes/# of pedestrians involved	11/11
Pedestrian crash rate per mile	0.97

*Data period 2016-2019 – total number of all reported crashes: 11

In addition to the high-level safety analysis completed as part of this project, a Vision Zero Road Safety Audit (RSA) was conducted for Colorado Boulevard in 2020 and noted the intersections of 35th Avenue / Colorado Boulevard and Bruce Randolph Avenue / Colorado Boulevard as particular safety concerns. It was identified as significant due to its proximity to the 40th and Colorado Station and high pedestrian activity related to convenience stores in the area. The report cites aggressive left turn behavior during peak hours, no countdown timer for pedestrians, failure to yield, and pressure to turn as major causes for crashes.

Future Conditions

The *Denver Moves: Pedestrian and Trails* plan created a tiered approach to constructing sidewalks in areas of missing sidewalks. Tier 1 projects are along the HIN, tier 2 projects are along high-frequency transit access projects or within 600 feet of a rail station and have high-priority destinations (schools, parks, civic centers, etc.), tier 3 projects are the remaining high-capacity transit access projects, tier 4 projects cover the remaining areas near transit stops, tier 5 projects cover remaining high-priority destinations, and tier 6 cover the remaining areas with missing sidewalks. The study area has a mix of tier 1-6 projects throughout the study area. In the west area of the study area projects identified are tier 1-4, in the east area of the study area projects are identified as tier 6. Missing sidewalks in the Northeast Park Hill neighborhood were all identified as tier 6 projects. Through all the projects identified here, sidewalk coverage would increase along the western, southern, and eastern boundaries of PHGC.

The Colorado Boulevard RSA also recommends adding pedestrian signal heads with countdown timers for all crossings at 35th Avenue and Colorado Boulevard and a sidewalk at 3425 Colorado Boulevard. The RSA recommends adding countdown pedestrian signal heads for all crossings.



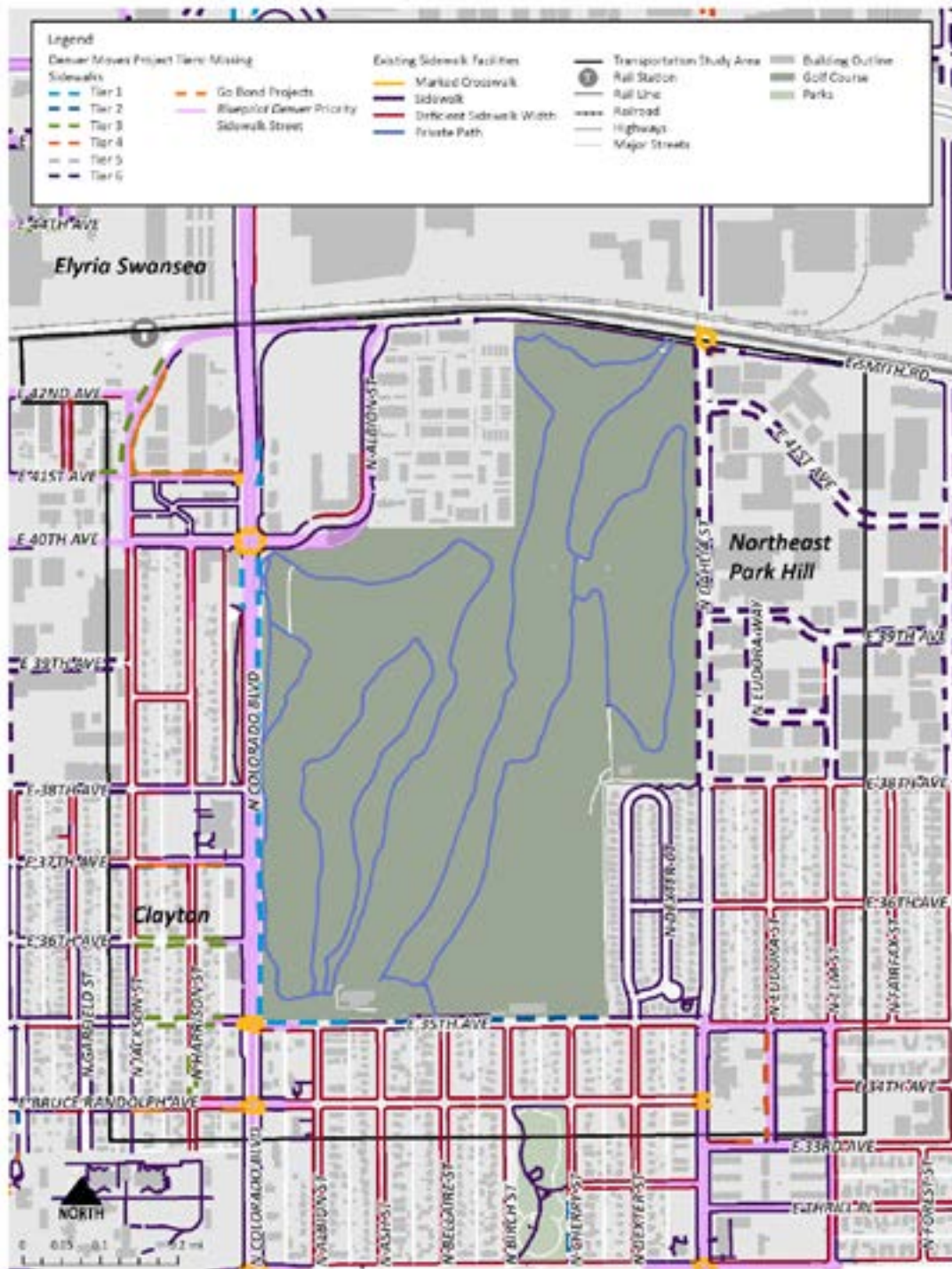
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Figure 5. Existing and Future Pedestrian Facilities



DATE: April 7, 2021

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Figure 6. Bicycle and Pedestrian Crashes





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Transit

Existing Conditions

The study area has a sufficient network of transit providing both commuter rail and bus service to the area. The University of Colorado A Line (A Line) provides service between Union Station and Denver International Airport. Local bus routes run along Colorado Boulevard and Bruce Randolph Avenue.

Service

Service frequency has been affected by COVID across the RTD region and ridership data has decreased. Service details and ridership information are included from both pre-COVID and COVID time periods. The A-Line is the only service that has not experienced any changes as a result of the COVID service plan. Most of the other services within the study area have had their weekday service reduced to Saturday service. Most of the service operates between 30 minutes to an hour, with some service operating at 15-minute headways. Table 4 summarizes the transit service within this area.

Table 4. Transit Information

Route	Day of the Week	Span of Service	Trips (1-way)	Frequency	Change from Pre-COVID Service
A-Line	Weekday	3:15am to 12:30am	73	15 minutes	No change
	Saturday	3:15am to 1:00am	73	15 minutes	
	Sunday	3:15am to 12:30am	72	15 minutes	
24	Weekday	7:30am to 7:35pm	13	1 hour	Saturday service
	Saturday	8:30am to 7:35pm	12	1 hour	No change
	Sunday	8:30am to 7:35pm	12	1 hour	
34	Weekday	6:20am to 11:10pm	28	30 minutes to 1 hour	Saturday Service
	Saturday	6:20am to 11:10pm	28	30 minutes to 1 hour	No change
	Sunday	6:20am to 11:10pm	18	1 hour	
37	Weekday	5:35am to 8:10am 3:05pm to 5:40pm	12	30 minutes	Reduced peak schedule
	Saturday	No Service	n/a	n/a	No change
	Sunday	No Service	n/a	n/a	
40	Weekday	5:20am to 12:55am	40	30 minutes	No service before 5:00am
	Saturday	5:20am to 12:50am	40	30 minutes	No change



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SUBJECT: Mobility Study

Route	Day of the Week	Span of Service	Trips (1-way)	Frequency	Change from Pre-COVID Service
	Sunday	5:20am to 12:50am	40	30 minutes	
44	Weekday	5:50am to 11:55pm	19	1 hour	Saturday service, added AM eastbound and PM westbound peak trips
	Saturday	5:50am to 11:55pm	19	1 hour	No change
	Sunday	6:50am to 11:55pm	18	1 hour	

Source: RTD, 2020

Notes:

Span of service information rounded to the nearest 5-minute increment.
Route A-Line data taken from the Union Station timepoint in the schedule.
Route 24 data taken from 40th and Colorado Station in the schedule.
Route 34 data taken from Bruce Randolph and York timepoint in the schedule.
Route 37 data taken from 48th and Colorado timepoint in the schedule.
Route 40 data taken from the 48th and Colorado timepoint in the schedule.
Route 44 data taken from 48th and Colorado timepoint in the schedule.

Stops

The 40th and Colorado Station provides the most amenities of any stop within the study area, including a sheltered bench and parking. Most bus stops in the study area do not provide many amenities. While many of the stops have at the least a bench for riders, very few provide a shelter. Some stops on residential streets do not have benches and only a signpost identifies the area as a bus stop. According to a bus stop amenity assessment completed by CCD, all stops in the study area are ADA accessible and in general listed to be in good condition. Two stops were listed to be in fair condition due to narrow sidewalks that may prevent the stop from being ADA compliant, the stop at 35th Avenue and Dahlia Street and at Bruce Randolph Avenue and Bellaire Street. Bus stops in the study area are generally located on the far-side of the intersection.

Ridership

Although the COVID service plan has reduced frequencies for most of the bus service, the ridership levels have not as decreased as much as the RTD-wide decrease of approximately 70 percent. Most of the stops have experienced an approximately 50 percent decrease in ridership, although the stops along Colorado Boulevard have only decreased by approximately 20-30 percent. The 14 stops that are located within the study area have been listed below in Table 5 with pre-COVID and COVID boarding numbers.

Table 5. Transit Ridership

Bus ID	Routes	Stop Name	Pre-COVID	COVID	% Change
14632	37, 24	Jackson Street & 40th Avenue	9	1	86%



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10938	34	Bruce Randolph Avenue & Cherry Street	6	4	23%
13065	40	Colorado Boulevard & 36th Avenue	23	15	35%
13063	40	Colorado Boulevard & Bruce Randolph Avenue	118	79	33%
10949	34	Bruce Randolph Avenue & Jackson Street	5	3	50%
13213	34	Dahlia Street & 35th Avenue	6	3	55%
10941	34	Bruce Randolph Avenue & Colorado Boulevard	84	62	26%
10936	34	Bruce Randolph Avenue & Bellaire Street	4	2	47%
13212	34	Dahlia Street & Bruce Randolph Avenue	11	5	49%
34477	40	40th & Colorado Station Gate A	1,635	842	48%
13530	34	Elm Street & 35th Avenue	14	10	29%
10963	34	35th Avenue & Elm Street	19	10	48%
21880	44, 37, 40	40th Ave & Colorado Boulevard	143	113	21%

Source: RTD Ridership Information, 2019 and 2020

Future

The *Denver Moves: Transit* plan has identified Colorado Boulevard as a transit investment capital corridors. The plan defines transit investment capital corridors as corridors in need of capital improvements such as dedicated bus lanes and enhanced stops, the plan ranks corridors by intensity of project. Colorado Boulevard was ranked as a recommended high-capacity transit corridor. High-capacity corridors are those with high levels of passenger capacity, very frequent service, and high-quality design. For most high-capacity corridors, the plan recommends full BRT, with dedicated lanes. Very frequent service is defined as five to ten minute frequency in the plan. In addition to the *Denver Moves: Transit* plan recommendations, RTD completed a Regional BRT Feasibility Study in January 2020. The plan recommends Colorado Boulevard for BRT service from 40th and Colorado Station to the Colorado Station. Recommended improvements include: dedicated transit lane with transit signal priority, a mobility hub on Martin Luther King Jr. Boulevard, weekday frequency of 10 minutes, and weekend frequency of 15 minutes.

Mobility System Considerations

311 Comments

In an effort to learn more about the concerns people have associated with this area, the project team completed a high-level assessment of mobility-related comments:

- 35th Avenue and Colorado Boulevard (1): Request for EB and WB turn signal



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- Albion Street – Smith Road Transition (3): Dangerous for pedestrians, so it would be nice to have a crosswalk or other traffic calming device installed
- Bruce Randolph Avenue and Birch Street (3): Varying requests/concerns include 4-way stop, speeding concerns, presence of high percentage of truck traffic, and unsafe pedestrian crossing
- Smith Road and Dahlia Street (4): Traffic operation concerns at existing railroad crossing

Vehicular and Bicycle Parking

Parking within the study area is a mix of surface lots and on street parking facilities. Surface lots in the area seem to be provided by commercial properties in the area. On-street parking is primarily found along residential streets and is not metered. CCD provided bike racks are not found within the study area. At the 40th and Colorado station RTD provides six inverted U-racks and six bike lockers.

Transportation Demand Management (TDM)

The Denver Regional Council of Governments (DRCOG) operates the Way to Go program, which is a free service to residents and employers to learn more about transportation options. The study area also falls within the Northeast Transportation Connections transportation management association (TMA) area. Transportation Management Associations (TMAs) exist across the region that are similar to Way to Go, except they are funded and serve specific regions. In addition to specific programs, Way to Go and the TMAs also support educational or encouragement events like Bike to Workdays. The Northeast Transportation Connections provides resources to developers and employers looking to provide transportation resources to their residents and employees.



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Figure 7. Transit Service and Ridership



Findings

After summarizing the existing and planned conditions for mobility throughout the PHGC study area, a number of findings have been made that will provide the foundation in moving forward to identify potential improvements for transportation.

Overall

With current facilities, there are more connections for pedestrians and very little for bicyclists. Assuming the Denver Moves recommendations are implemented, there will be a north-south connection along Dahlia Street immediately east of PHGC and an east-west connection just south on Bruce Randolph Avenue and 35th Avenue. This will greatly enhance connectivity to the area but not necessarily within the study area.

Colorado Boulevard is a major arterial roadway with a number of safety concerns for all modes. In addition to it being a high-volume roadway, there are few crossing opportunities even though there is a bus route operating along the corridor. The following intersections have highest concentration of crashes for vehicles, bicyclists, and pedestrians:

- Colorado Boulevard / Bruce Randolph Avenue
- Colorado Boulevard / 35th Avenue
- Colorado Boulevard / 40th Avenue

Although the COVID service plan has reduced a number of local bus services to have Saturday service during the weekdays, the bus stops that serve Colorado Boulevard have still experienced similar levels of ridership. The A-Line service has not been reduced and has remained relatively constant.

Based on the 311 concerns, Colorado Boulevard and 35th Avenue again came up as a high priority (with a request for eastbound and westbound turn signals). Improving the condition for pedestrians at the Albiow Street and Smith Road transition is also a concern that has been voiced to CCD. Various traffic concerns at Bruce Randolph Avenue / Birch Street and traffic operations at Smith Road / Dahlia Street round out the remaining concerns.

Potential Improvements

Existing conditions have identified a number of issues, challenges, and opportunities in the study area. Findings described above could be considered independent of any future improvements to PHGC. This information provides background for potential improvements that can be integrated into the different alternatives, if it is determined that they move forward. Although the details of the different alternatives have yet to be determined, these ideas have been put together based as potential improvements to consider. The following mobility improvements will be evaluated in further detail:

- Overall
 - Create more access points to PHGC
 - Improve intersections along Colorado Boulevard, especially at 35th Avenue and 40th Avenue
 - Intersection improvements to address safety concerns of multiple users
 - Specific considerations for turning movements due to increased vehicle demand



DATE: April 7, 2021

FROM: Hannah Polow, AICP

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SUBJECT: Mobility Study

- Bicycle/Pedestrian
 - Update bicycle wayfinding signs to encourage cyclists to use trails in PHGC
 - Upgrade Jackson Street to bike lane
 - Continue filling sidewalks gaps to promote a more connected sidewalk network
 - Improve transition at the Albion Street / Smith Road transition for improved pedestrian crossing
 - Create separate facilities for bicyclists and pedestrians given high numbers of residents
 - Upgrade trails in PHGC to connect to new access points
- Transit
 - Upgrade bus stops to provide shelters and benches along Colorado Boulevard

5.2.3 PARKS & OPEN SPACE STUDY

PARK HILL GOLF COURSE

ENVIRONMENTAL, PARKS, OPEN SPACE & RECREATION

TECHNICAL ASSESSMENT

April 2021

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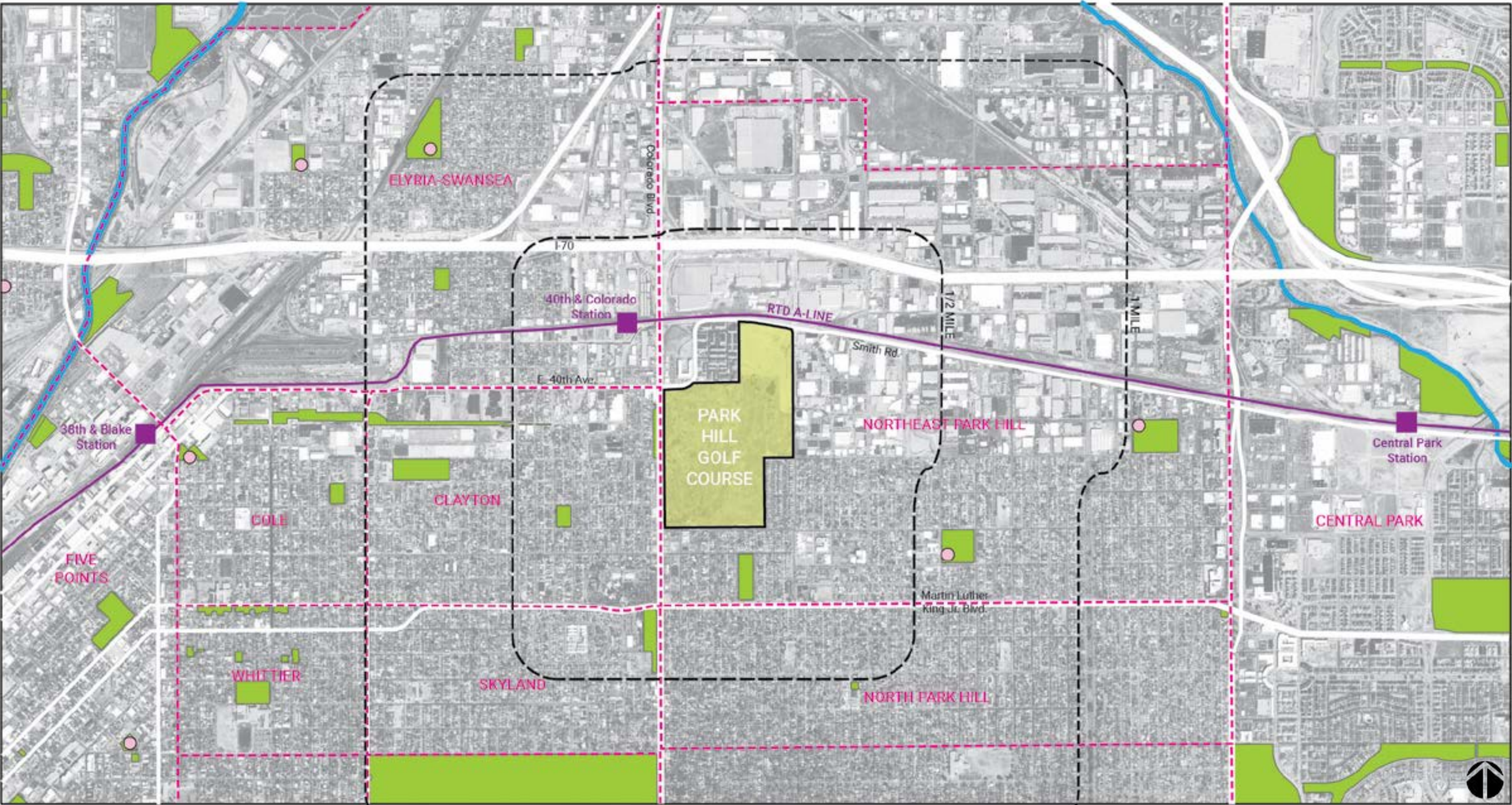
NEED

The PHGC Environmental, Parks, Open Space and Recreation assessment is a technical study that informs the visioning process for the Park Hill Golf Course. This Assessment will establish the existing conditions and the future needs of the site's surrounding neighborhoods to inform the outcomes of this process. Potential options may range from the property returning to its former golf course use, conversion to a park or open space, development of a portion of the site with residential and commercial uses with a significant size park space or many combinations of these land uses.

SITE CONTEXT & AREA NEEDS ASSESSMENT

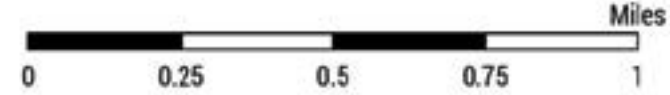
The Park Hill Golf Course property is located in the Northeast Park Hill statistical neighborhood, adjacent to the Clayton and Elyria-Swansea neighborhoods in Northeast Denver. For the purposes of this technical assessment, the larger contextual "study area" will extend 1 mile in all directions from the current property boundary, encompassing portions of Northeast Park Hill, Clayton and Elyria-Swansea. Situated just to the west of Colorado Boulevard between E. 35th and E. 40th Avenues. The former golf course ("site") is at the northern extent of existing residential neighborhoods with large areas of industrial land and transportation infrastructure to the north and east. Dahlia Street forms the eastern boundary of the site. The RTD University of Colorado A Line commuter rail and Interstate 70 are both directly north of the site, with the 40th & Colorado Station being less than ½ mile to the northwest of the property boundary.

There are several existing city parks within 1 mile of the Park Hill Golf Course, the closest being City of Axum Park to the south, City of Nairobi Park to the west and Boyd Park to the southwest. These existing parks are all smaller, neighborhood parks ranging in size from 2 to 8 acres, while City Park, a regional-scale park is just over 1 mile away. An analysis of existing park acreage shows that all three statistical neighborhoods (Northeast Park Hill, Clayton and Elyria-Swansea) are far below national and City averages for park acres per capita. This data will be presented in further detail in later sections of this assessment. There is also one City recreation center, Hiawatha Davis Jr., situated within Skyland Park just over ½ mile east from the eastern site boundary.



SITE CONTEXT MAP

- Park Hill Golf Course "Site"
- Neighborhood Boundary
- River or stream
- Rail transit
- Existing Park
- Recreation center



GAME PLAN FOR A HEALTHY CITY 2019

In 2019, Denver Parks and Recreation completed the *Game Plan for A Healthy City*, part of the City's Denveright coordinated planning effort and the Department's guiding document for the next 20 years. This Plan is organized around four Guiding Principles:

- Every Drop: Make the parks system more resilient and environmentally sustainable
- Every Person: Ensure equity in the distribution of parks and park resources and programming so that all residents have the opportunity to improve their personal health and well-being
- Every Dollar: Manage resources to ensure long term economic and operation health of the parks system
- Uniquely Denver: Provide parks and programming that reflect Denver's community and cultural identity

Each Guiding Principle is further divided into unique Goals and Strategies for realizing the vision. Furthermore, the Plan identified 25 Priority Strategies based on existing needs, community input and Departmental priorities. These 25 Priority Strategies are illustrated in the graphic below:

ADAPT TO THE CHANGING CLIMATE & LIMITED RESOURCES DIVERSIFY PARKS & RECREATION SERVICES GROW THE PARK SYSTEM & RECREATION ACCESS REINVEST IN DENVER'S PARKS & RECREATION RESOURCES & PEOPLE CONNECT TO DENVER'S NATURE & CULTURE	1.2 RESILIENT LANDSCAPES Create select park areas to incorporate climate resilient landscape and drought tolerance.	1.5 ECOSYSTEM RESTORATION Restore functional ecosystems emphasizing healthy waterways and lakes.	1.6 URBAN FOREST EXPANSION Protect and expand tree cover in areas of high urban heat.	1.8 RIGHT-OF-WAY TREES Redefine municipal roles and responsibilities for the establishment, care and replacement of trees in the ROW.	1.12 MOUNTAIN PARK FIRE MANAGEMENT Work with regional partners to research and develop best practices for Mountain Park forest management and fire mitigation.
	1.13 ENERGY EFFICIENT FACILITIES Make facilities more energy-saving and efficient, reducing energy use in park and recreation operations by 25 percent in 10 years.	1.15 WASTE REDUCTION & RECYCLING Address waste more efficiently, increase user responsibilities, and expand recycling in parks and recreation facilities.	2.2 RECREATION PROGRAMMING Adapt recreation facilities and programming to promote active lifestyles consistent with the values of the surrounding community.	2.3 EMERGING TRENDS Actively research, test, and implement new park facilities and programs to respond to emerging trends.	2.7 ENGAGEMENT Develop Departmental capabilities to deepen community and employee outreach and engagement to better understand perspectives and needs.
	3.1 GROW PARKS Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals.	3.2 EXPAND PARTNERSHIPS Partner with residents, the private sector and non-profit organizations to support facility and program expansion.	3.5 10 MIN WALK ACCESS Ensure a ten minute walk to park and open space for every neighborhood.	3.6 MULTI-MODAL ACCESS With partners, improve multi-modal transportation systems and pathways in neighborhoods with barriers or safety issues.	4.1 EQUITABLE ACCESS Identify and implement strategies to achieve level-of-access targets for facilities and programming to ensure equity.
	4.3 ALTERNATIVE FUNDING Explore alternative funding strategies to address current standards and expand and enhance Department services.	4.7 STAFF GROWTH & DEVELOPMENT Support and invest in staff development and professional growth to support engagement and retention.	4.9 UPGRADE FACILITIES Upgrade operation and user facilities to meet baseline standards.	4.12 PARTNERSHIP WITH DPS Develop a citywide mutually beneficial relationship with DPS to share resources.	4.16 DEVELOPMENT SUPPORT Work with other City agencies to seek increased participation from new development to improve park and recreation opportunities for new residents.
	5.3 TREE-LINED STREETS Expand a system of tree-lined streets to improve mobility, tree canopy, and water quality.	5.8 PARKS ACTIVATION Collaborate with agencies and organizations to activate parks and support art, cultural, and social community events.	5.9 INNOVATIVE PUBLIC SPACES Expand new innovative park and recreation amenities to encourage active lifestyles and improve health.	5.12 NATURE IN THE CITY Create nature experiences and access to natural areas in every community.	5.13 MOUNTAIN PARK ACCESS Expand access, amenities, programs, and ease of use to improve the experience of the mountain parks to encourage more use by Denver residents.

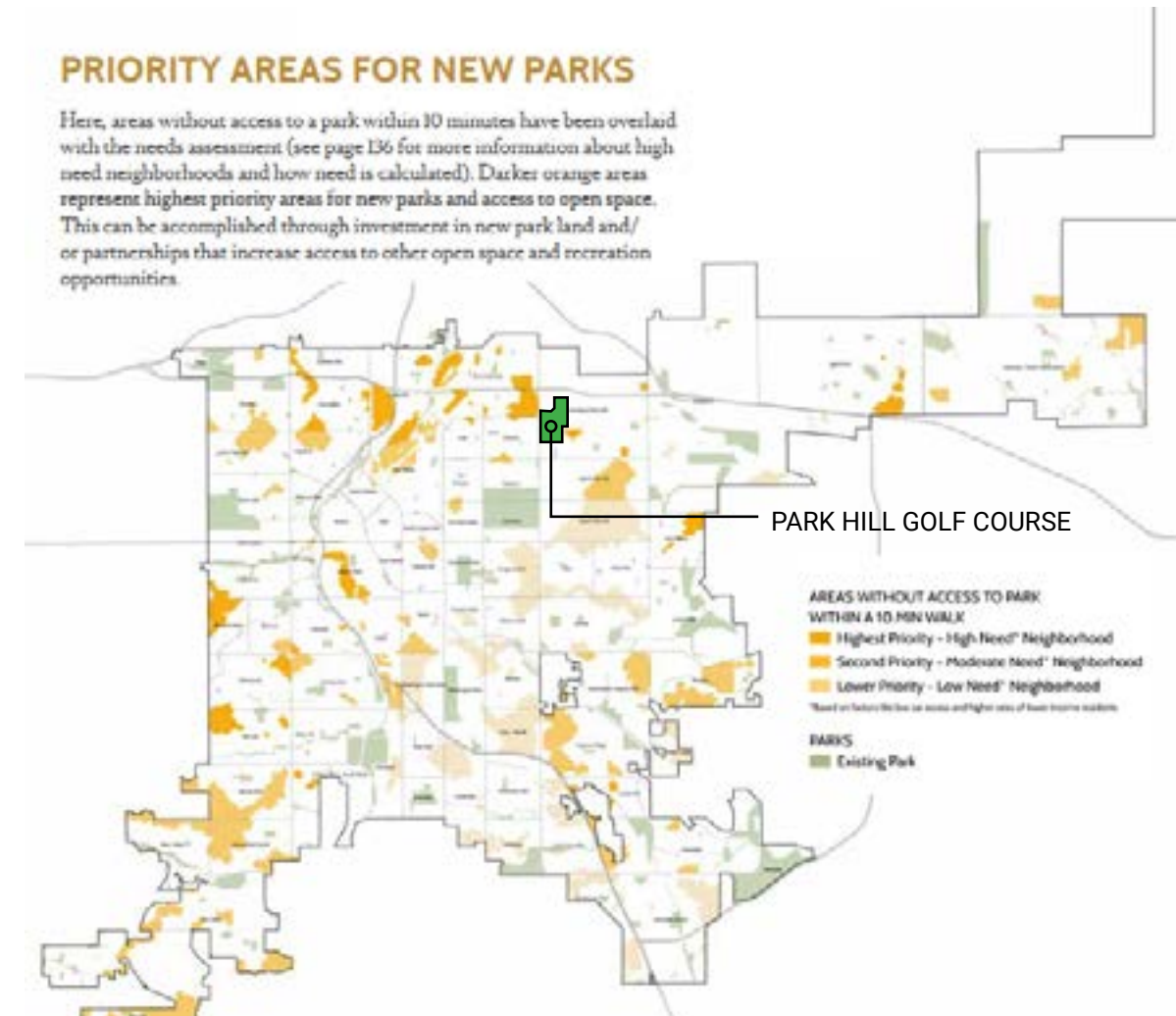
Source: Parks & Recreation Game Plan, May 2019, pg. 20-21

The Park Hill Golf Course site presents a unique opportunity to address gaps in the existing parks and recreation system, while also addressing many of the 25 Priority Strategies illustrated above. Few sites within the City & County of Denver allow for the development of large new parks, open space and recreational facilities, especially in areas that are currently underserved and identified as "High Need" by the City.

The *Game Plan* categorizes the neighborhoods near and around the Park Hill Golf Course site as "High Need" areas for both walkable park access and access to recreation centers. While there are several recreation centers nearby, and while all of the study area falls within the City's 10-minute drive/20-minute bike threshold of a recreation center (*Game Plan for a Healthy City*, p. 124), much of the existing infrastructure is challenging to navigate and there are many barriers including

railroads, industrial zones with an inconsistent street grid and no sidewalks and a highway. The southeast quadrant of the Elyria-Swansea neighborhood, particularly surrounding the 40th & Colorado Station is identified as a transitioning area with a need for walkable park access (within a 10-minute walk). Overall, despite eight (8) existing city-owned parks in the study area, all of the neighborhoods surrounding the Park Hill Golf Course (Northeast Park Hill, Clayton and Elyria-Swansea Neighborhoods) are defined as "High Need Neighborhoods" for parks and recreation facilities due to:

- Lack of car ownership (less access to a car = higher park need)
- Ethnic and racial diversity (greater diversity = higher park need)
- Population density (denser neighborhoods = higher park need)
- Income (lower income = higher park need)
- Health (greater levels of obesity and chronic disease = higher walkable park need)



High-Need Neighborhoods with significant areas lacking walkable park access	Moderate-Need Neighborhoods with significant areas lacking walkable park access
<ul style="list-style-type: none"> • Elyria Swansea • Globeville • Sunnyside • Lincoln Park • Barnum West • Westwood • Mar Lee • East Colfax • Monchello 	<ul style="list-style-type: none"> • Berkeley • West Highland • Highland • Five Points • Harvey Park • Harvey Park South • Bear Valley • Marston • CBD • Fort Logan • Baker • Speer • Capitol Hill • North Park Hill • Washington Virginia Vale • Virginia Village • Windsor • Union Station

Park Hill Golf Course Area Plan
Source: Parks & Recreation Game Plan, May 2019, pg. 124

EXISTING PARKS & OPEN SPACES

As the area around 40th & Colorado Station develops with a higher residential population and transitions to a greater mix of uses, and if the Park Hill Golf Course site should hold future residential units, there will be a need for new park space to serve current and future residents. The station area currently lies outside of a 10-minute walk of any existing parks. The golf course site is close to City of Axum Park and within a 10-minute walk.

The following is a more detailed summary of the existing parks and open spaces within 1 mile of the Park Hill Golf Course site, including park acreage and amenities, gaps in the existing 10-minute walkshed as defined by the City & County of Denver and an assessment of opportunities to “fill in the gaps” at the Park Hill Golf Course site. There are no designated open spaces or natural areas within 1 mile of the site. In addition, a comparative analysis of three other Denver neighborhoods was completed to illustrate total park acres, park acres per 1,000 residents and park amenities.

Parks & Park Amenities within 1 mile of Park Hill Golf Course

	City of Nairobi	City of Axum	Boyd	Dunham	39th Avenue Greenway	Martin J. Schafer	Ferguson (Turtle)	Skyland	TOTAL
NEIGHBORHOOD	Clayton	NE Park Hill	Clayton	Elyria-Swansea	Clayton	Clayton	NE Park Hill	NE Park Hill	
SIZE (ACRES)	2.3	5.1	4.9	2.5	13.1	8.9	0.3	8.1	45.2
Playground	1	1		1	1	1	1	1	7
Picnic Area	3	2		1	1	2	1	1	11
Baseball/Softball Field	1			1		1			3
Restrooms		1						1	2
Multi-Use Field						1		1	2
Running/Walking Path		1	1	1	1			1	5
Basketball Court		1		1		1		1	4
Tennis Court						1		3	4
Pickleball Court								4	4
Recreation Center								1	1

Source: City & County of Denver

Based on field observations and data collected from the City & County of Denver, the parks within 1 mile of the Park Hill Golf Course site total 45.28 acres. There exists a mix of park and recreation amenities within these existing parks including playgrounds (both traditional and nature play styles), picnic areas, running and walking paths, baseball/softball fields, multi-use athletic fields, basketball courts, tennis courts, pickleball courts and park restrooms. The table above illustrates the existing amenities and their quantities in each of the parks within 1 mile of the site (“study area”). It should be noted, however, that the City & County of Denver does not yet have “Level of Service” targets for specific recreation amenities. This has been identified by the 2019 *Game Plan for a Healthy City* as

a next step for establishing baselines to achieve improved equity within the parks system. The table below shows a comparative analysis of park and recreation amenities within three comparative neighborhoods in the city, Berkeley, Gateway-Green Valley Ranch and Washington Park. These neighborhoods were chosen for either their similarity in proximity to a regional park (all three neighborhoods) or demographic and socio-economic similarities (Gateway-Green Valley Ranch).

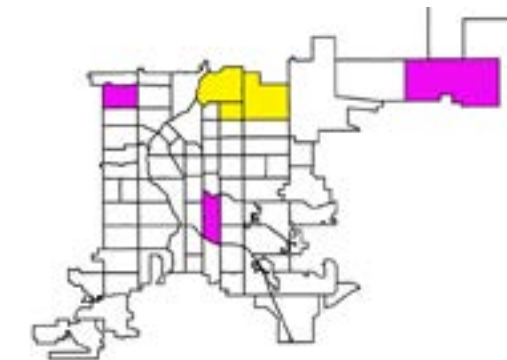
This data does illustrate the lack of specific recreational amenities within the study area. Most notable is the lack of any outdoor swimming pools or other water features such as splash pads within the study area. The closest public outdoor swimming pool to the Park Hill Golf Course site is the Swansea Pool located approximately 1.5 miles northwest of the site across Interstate 70. The Mestizo-Curtis Park Pool is approximately 2 miles to the west of the site with fewer infrastructural barriers. The Hiawatha Davis Jr. Recreation Center lies within the study area and includes an indoor swimming pool. Other notable amenities that are lacking in the study area include non-traditional facilities such as pump tracks, disc golf and adventure skills features.

Park Acres & Amenities by Neighborhood

	Berkeley	Gateway-Green Valley Ranch	Washington Park	Clayton	Elyria-Swansea	NE Park Hill
Total Park Acres	142.98	302.63	173.21	18.52	43.84	28.92
Playground	3	7	2	3	5	3
Picnic Area	3	7	5	0	0	3
Baseball/Softball Field	4	6	2	2	3	2
Restrooms	3	2	4	0	0	1
Multi-Use Field	9	9	5	1	2	3
Running/Walking Path	3	10*	5*	4	5	4
Basketball Court	2	10	4	1	3	3
Tennis Court	10	6	11	1	0	5
Pickleball Court	0	0	0	0	0	8
Recreation Center	1	2	1	0	2	2
Outdoor Pool	1	1	0	0	1	0

Source: City & County of Denver

By comparison, the neighborhoods of Berkeley and Gateway-Green Valley Ranch both have outdoor swimming pools, and all three neighborhoods include greater numbers of basketball and tennis courts. Gateway-Green Valley Ranch also has many more miles of running/walking paths as the neighborhood was developed much later and includes many greenways and open spaces in addition to traditional neighborhood parks.



Clayton, Elyria-Swansea and NE Park Hill indicated in yellow. Berkeley, Gateway-Green Valley Ranch and Washington Park indicated in pink.

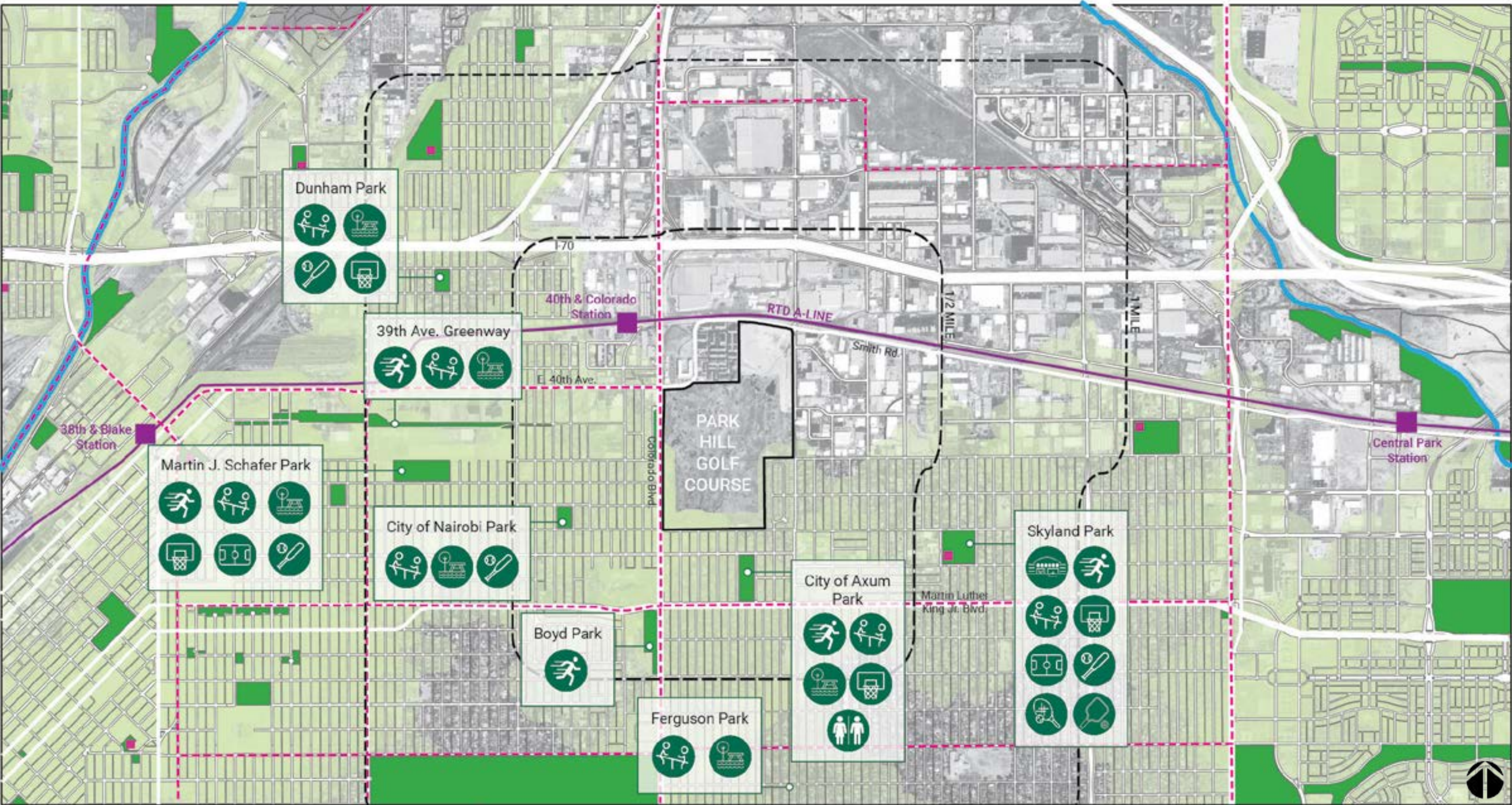
*Gateway-Green Valley Ranch and Washington Park have many trail and path loops within their regional parks. This number is a minimum estimate based on City GIS analysis.

PARK ACREAGE by Statistical Neighborhood	
Northeast Park Hill Neighborhood	
Population	9,643
Park Acres	28.92
Acres per 1,000 Residents	3.00
Clayton	
Population	4,862
Park Acres	18.52
Acres per 1,000 Residents	3.81
Elyria-Swansea	
Population	6,636
Park Acres	43.84
Acres per 1,000 Residents	6.61
Berkeley	
Population	9,360
Park Acres	142.98
Acres per 1,000 Residents	15.28
Gateway - Green Valley Ranch	
Population	39,431
Park Acres	302.63
Acres per 1,000 Residents	7.67
Washington Park	
Population	7,514
Park Acres	173.21
Acres per 1,000 Residents	23.05
NATIONAL AVERAGE ACRES PER 1,000	13
CITYWIDE AVERAGE ACRES PER 1,000	8.9

Source: ACS 2015-2019; Trust for Public Land; City & County of Denver

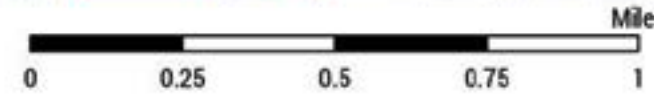
Importantly, the neighborhoods of Berkeley, Gateway-Green Valley Ranch and Washington Park all enjoy much higher quantities of park space both in sheer acres and in acres per 1,000 residents than the study area neighborhoods. Due to the presence of large, regional parks such as Berkeley Lake (Berkeley), Parkfield (Gateway-Green Valley Ranch) and Washington (Washington Park), the number of park acres greatly exceeds that of Clayton, Elyria-Swansea and Northeast Park Hill. Both Berkeley and Washington Park have park acreage that vastly exceed both the national and citywide averages as well.

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EXISTING PARKS & OPEN SPACES MAP

- Park Hill Golf Course "Site"
- Neighborhood Boundary
- River or stream
- Rail transit
- Park
- 10-minute walk from park
- Recreation center

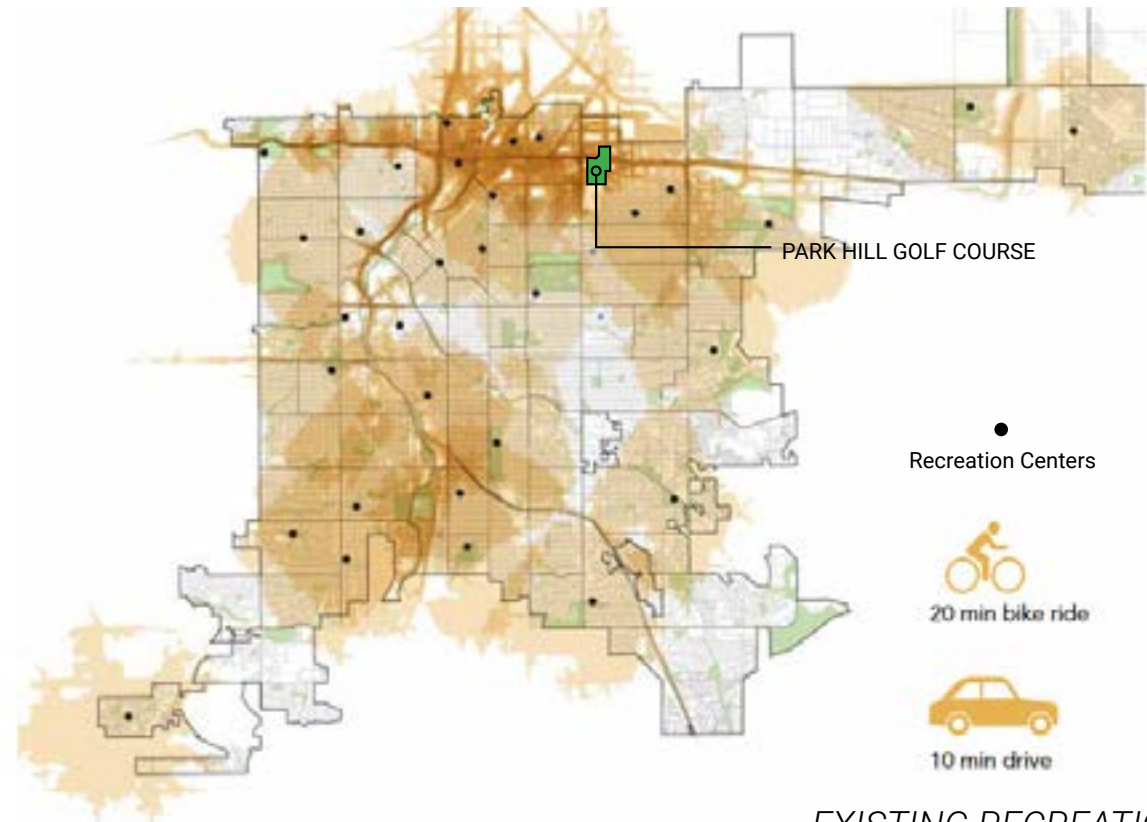


RECREATION CENTERS

Hiawatha Davis Jr. Recreation Center is located just over ½ mile east from the site boundaries and serves as a Local Level center, which is Denver Parks and Recreation’s mid-level of service. As defined by the City, local recreation centers are smaller than regional centers and are open 5-6 days a week. Most local centers have a variety of fitness classes and activities for drop-in and pre-registered fitness. Some local centers have a year-round indoor pool and many others have outdoor pools that are operational during the summer season. Built in 1960, with additional work completed in 1976, 1999, and 2001, Hiawatha Davis Jr. is the only recreation center in the citywide system that offers an indoor track. Other amenities included in the recreation center are an indoor swimming pool, multipurpose room, weight room, cycling studio and gymnasium. A game room includes tables tennis, foosball, air hockey and two billiards tables. In the adjacent Skyland Park, residents have access to 3 tennis and 4 pickleball courts, a basketball court, multi-use fields, a playground and restrooms.

Just beyond 1 mile east from the Park Hill Golf Course is the Martin Luther King Jr. Recreation Center. This is a Neighborhood Level center offering a multipurpose room, gymnasium, weight room, indoor lap pool and indoor therapy pool, racquetball/wallyball court and a dry sauna. Both Hiawatha Davis Jr. and Martin Luther King Jr. Recreation Centers are currently closed due to the COVID-19 pandemic but are offering a variety of virtual classes and meet-ups for residents. In 2021, Denver Parks and Recreation will be implementing a phased reopening of recreation centers, pools, registered programs and other activities. Reopening plans have been developed based on equity; community vs. individual benefit; maintaining other essential city services and partnerships; and current staffing levels. The Hiawatha Davis Jr. Recreation Center will begin offering group programming, MY Denver card activities and free meals on May 3, 2021. *Source: Denver Parks and Recreation*

Two other small recreation centers, Swansea and Johnson, both lie about 1 mile west from the golf course site, but are north of Interstate 70 and the railroads and therefore very difficult to access from Northeast Park Hill, Clayton and the portion of Elyria-Swansea south of the Interstate 70.



EXISTING RECREATION CENTERS

Source: Parks & Recreation Game Plan, May 2019, pg. A19

TRAILS

The new 39th Avenue Greenway Trail is the only off-street trail within the study area. While this trail provides a high-quality bicycle and pedestrian route through Northeast Denver, it lacks off-street connections to existing parks and the regional trail network. The 39th Avenue Greenway trail’s off-street portion dead-ends at Jackson Street without reaching the site or the 40th & Colorado Station directly to the north. On-street connections do exist between 40th & Colorado Station and 38th & Blake Station. There is an opportunity to further develop this trail and connect to both the transit station and future parks and open spaces on the Park Hill Golf Course site.

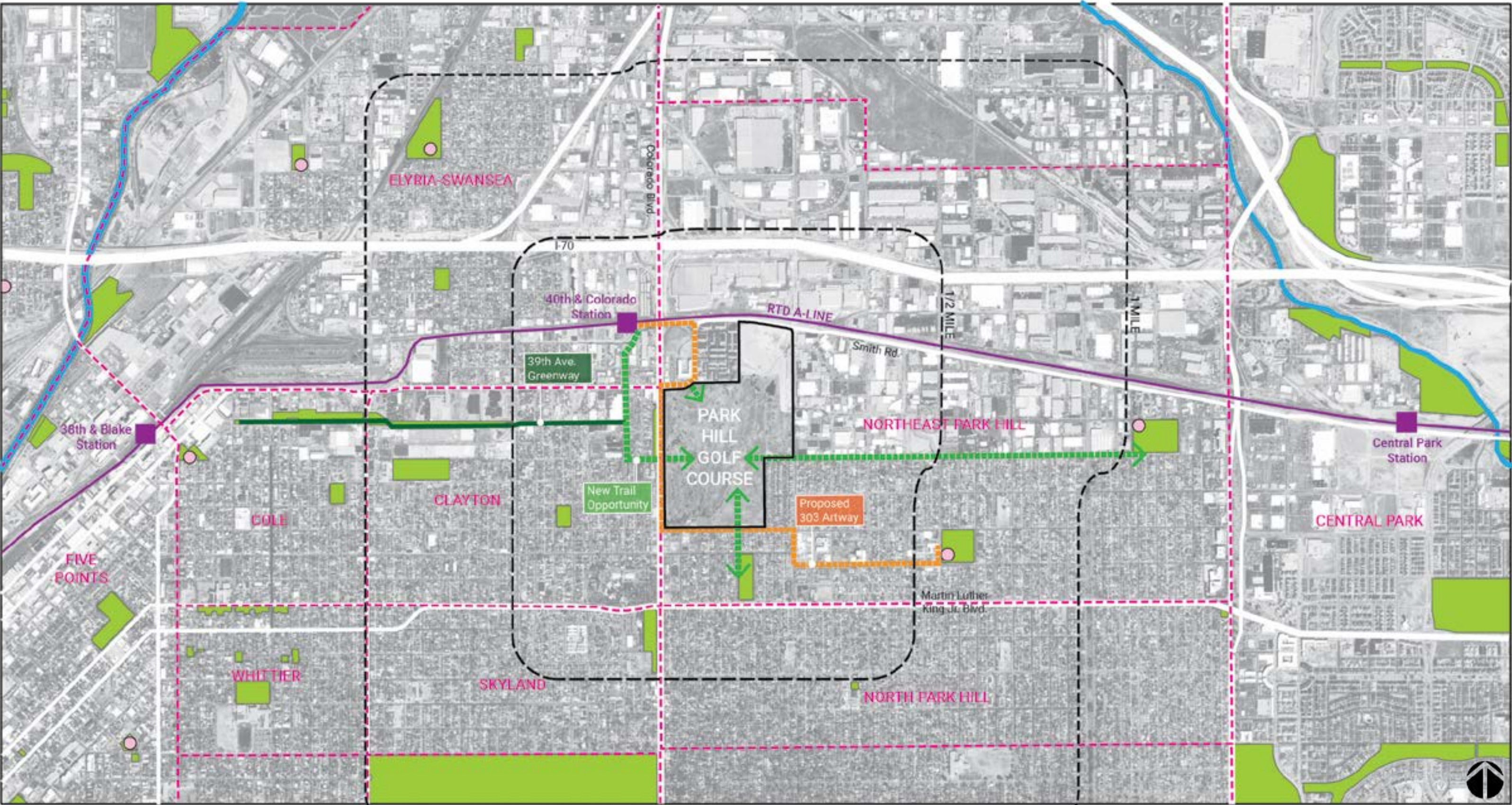
Additionally, the 303 Artway is a proposed 4-mile arts-focused bicycle and pedestrian trail linking the 40th & Colorado Station to the Holly Square area at Hiawatha Davis Jr. Recreation Center. While this trail is still to be developed based on future funding by community non-profit groups, there is opportunity to connect to the existing 39th Avenue Greenway, thereby linking the two trails into a continuous route between Five Points, the transit station, the Park Hill Golf Course site and the neighborhood and civic amenities at Holly Square. Combined with future improvements in the River North district of Five Points, this route could potentially provide a safe, alternative route for residents of Northeast Park Hill to access Downtown Denver and the regional trail system on the South Platte River. Future trail connections from the Park Hill Golf Course to the east along East 38th Avenue would link the site with the Martin Luther King Jr. Recreation Center and potentially through the Central Park neighborhood to the Sand Creek Regional Greenway.

NATURAL AREAS & OPEN SPACES

There are no existing natural areas or waterways within 1 mile of the Park Hill Golf Course site. The 39th Avenue Greenway provides an engineered and designed conveyance channel for urban stormwater management, but is not part of a natural waterway system. The large Park Hill detention site directly north of the golf course is also part of this larger urban drainage network but at this time does not include any accessible natural areas, trails or pathways.



39th Avenue Greenway, looking west. Source: KDVR Denver



EXISTING TRAILS & POTENTIAL CONNECTIONS

- Park Hill Golf Course "Site"
- Neighborhood Boundary
- River or stream
- Rail transit
- Park
- Recreation center
- Existing off-street trail
- Potential trail connection
- Proposed 303ArtWay Trail



ECOLOGICAL ASSESSMENT

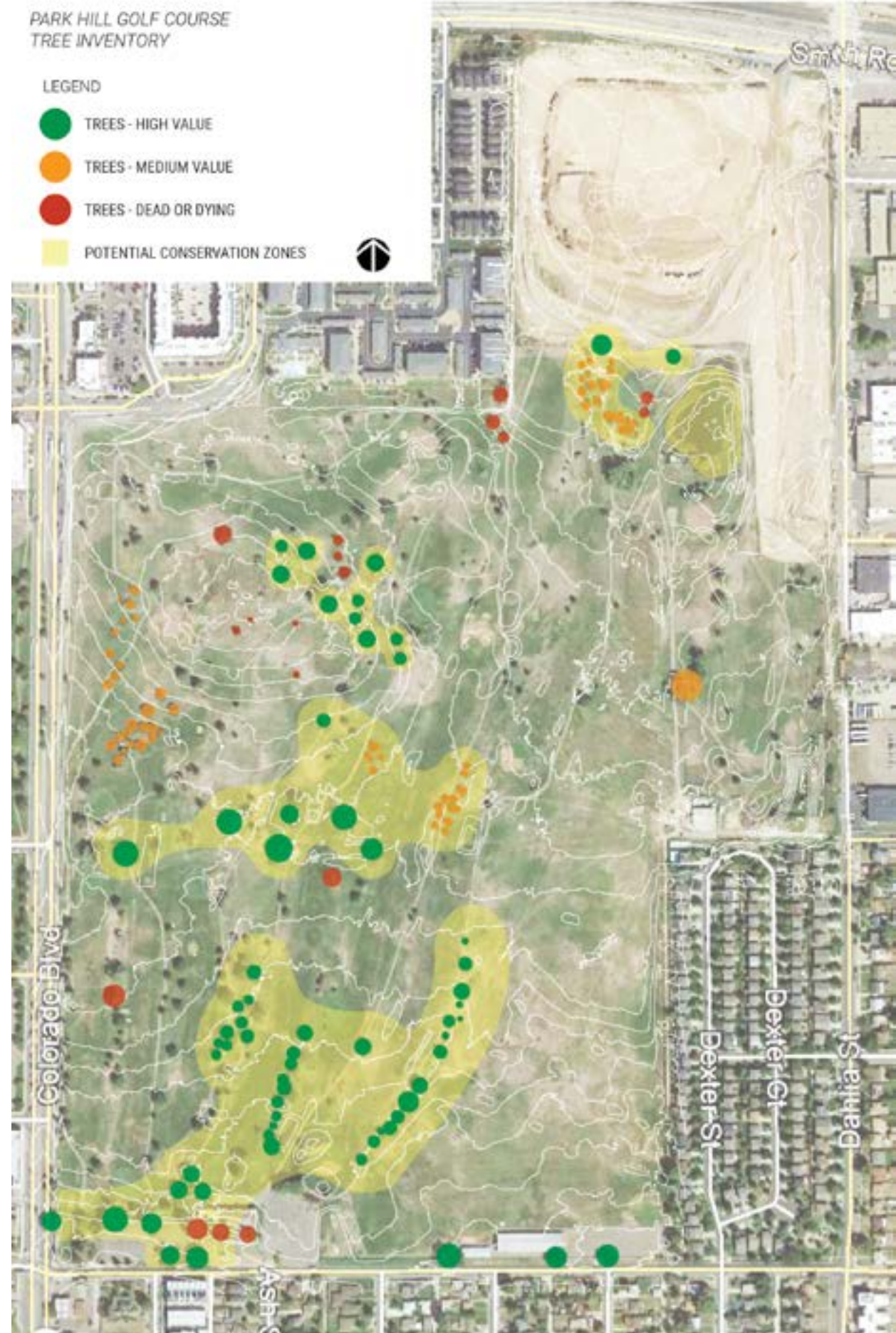
The Park Hill Golf Course site is a former manicured golf course occupying 155 acres in Northeast Park Hill. Situated along the east edge of Colorado Boulevard (a major urban arterial) between E. 35th Avenue and E. 40th Avenue, and surrounded by fully developed residential and industrial areas, the site lacks connection to any natural areas or open spaces. Typical of most golf courses in the high plains of Colorado, the site includes some trees that defined the golf course fairways, a mix of non-native turf grasses and no natural habitat features or waterways, except for a small irrigation pond formerly used for golf course irrigation storage. Though it is safe to assume that many animals adapted to urban areas have made their homes on the site, including squirrels and other rodents, birds and insects, the site is not part of any large-scale regional habitat areas. However, the larger Denver region is part of a principal route along the Central Migration Flyway for various bird species including the American robin, American kestrel and Kildeer (*Source: US Fish & Wildlife Service*) and many migrating birds may utilize the existing trees and open space of this site because of the lack of urban development.

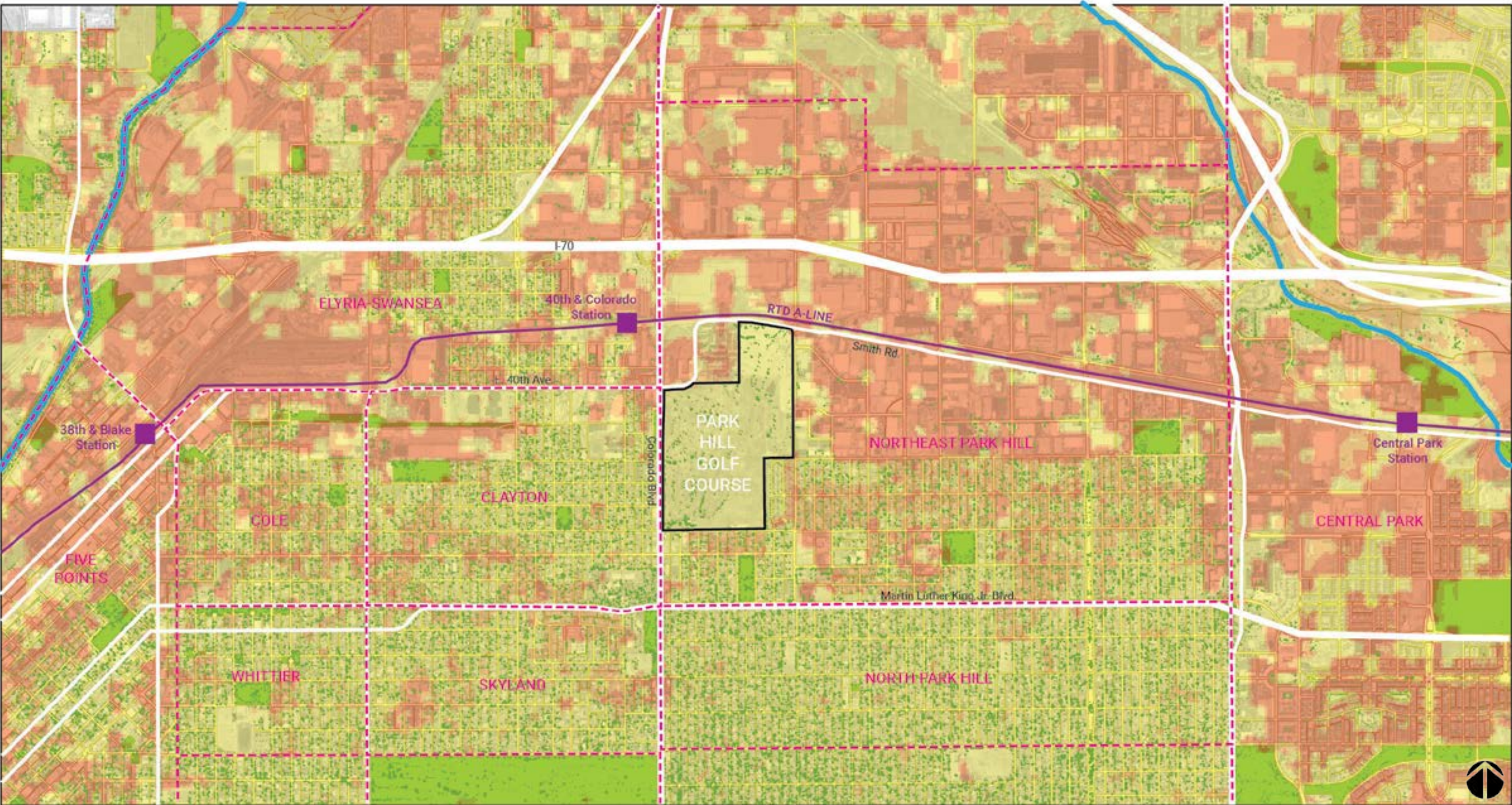
TREE INVENTORY

This section provides a high-level summary of the existing tree resources on the site and an assessment of areas best suited for conservation efforts. It should be noted that this is not a detailed arborist study of the site, but based on visual survey and best practices recommendations by the landscape architect and planning consultant team. At this time, it is unclear to the consultant team and the City the age and health of existing trees and whether best practices for tree planting and maintenance were employed on site. Additional analysis should be performed by licensed arborists to verify the health of existing trees and opportunities for preservation in place, transplant or removal.

The Park Hill Golf Course site includes a mix of approximately 440 trees in varying degrees of health and size scattered across the 155 acres, though primarily concentrated on the western 2/3 of the property. These trees are often found in small groves or linear groupings oriented north-south between the former golf course fairways. A mix of species is present including ash, elm, honey locust, various oaks and conifers, with some smaller ornamental trees concentrated on the southern end of the site.

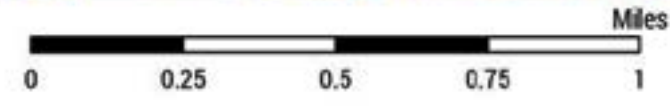
The most likely trees for preservation in place, based on a visual inventory of size and health with the City Forester, are located along a central east-west axis from Colorado Blvd. to about the center of the site, and several areas concentrated in the south-central portion of the property. There are several large, mature elms, ashes and honey locusts worth preserving as part of future parks and open space for both shade and habitat opportunities. Several small groves of medium-sized oaks are also in good health and would provide a pleasant feature for future parks. A small grove at the northeast edge of the site, adjacent to the new Park Hill detention basin, is also worth preserving as part of a future parks and open space corridor. The diagram on the opposite page highlights the trees best suited for preservation in place or possible transplanting efforts if size allows, and identifies larger opportunity areas around the trees that are well-suited for conservation efforts in order to maximize tree health, shade, habitat and water. Also indicated are trees that are already dead and other groves of trees that could be of low- to medium-value for preservation.





URBAN HEAT ISLAND & TREE CANOPY

- Park Hill Golf Course "Site"
- Neighborhood Boundary
- River or stream
- Rail transit
- Park
- Urban heat island: Hot
- Urban heat island: Warm
- Urban heat island: Cool
- Tree canopy



URBAN HEAT ISLAND

The urban heat island effect is a major concern facing urban areas in the 21st century. Created through a combination of paved, or impervious, and non-reflective surfaces and buildings, city neighborhoods absorb the heat from the sun and often experience air temperatures several degrees higher than surfaces with natural vegetation and soil. Urban trees and the urban forest collectively can help cities make major strides in combating this warming effect. Urban trees act as a filter for solar radiation between the sun and the ground, streets, sidewalks and homes, while providing shade to help cool the immediate air.

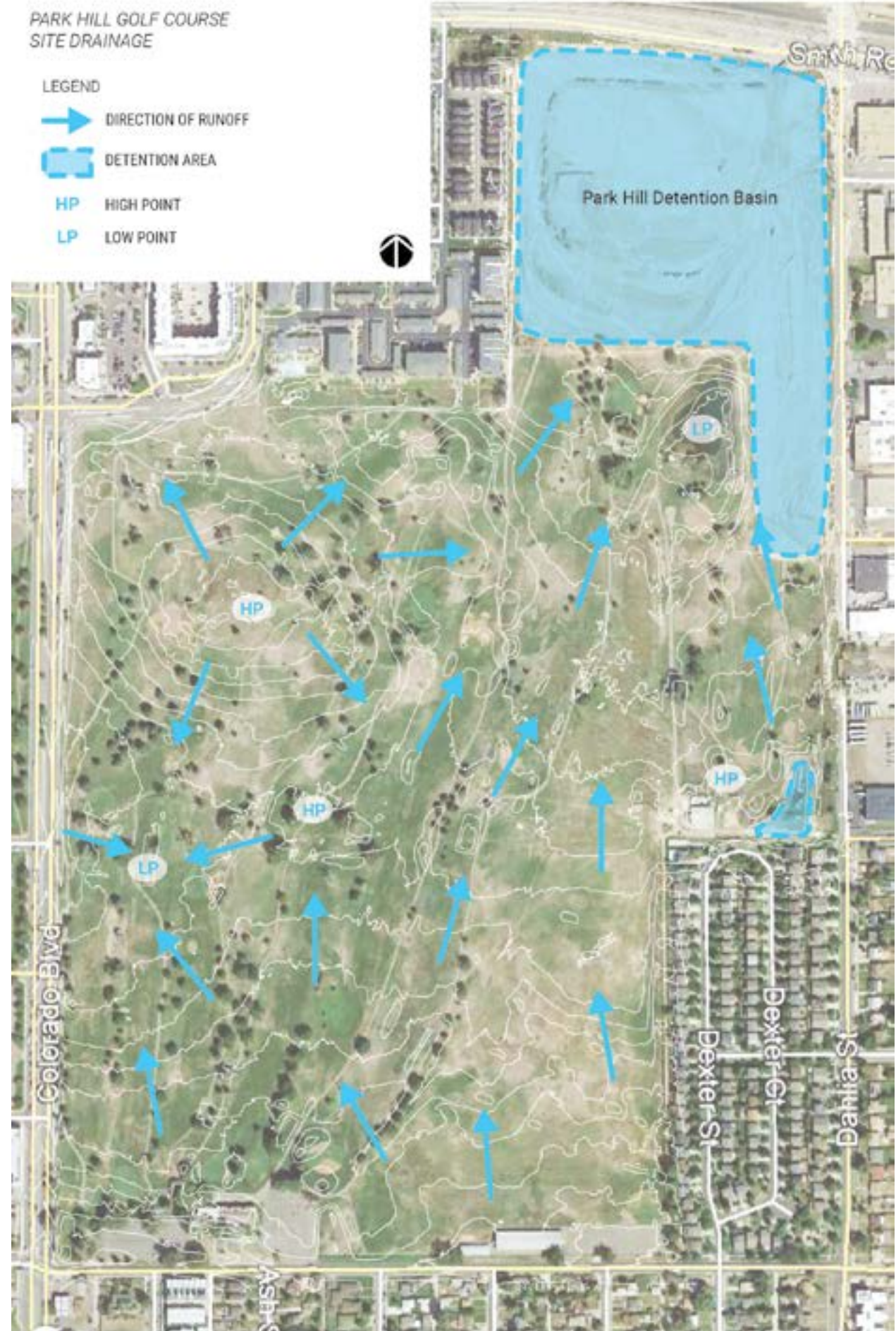
As shown in the previous map, the Park Hill Golf Course site itself has a fairly low urban heat island effect due to the lack of paved surfaces and predominance of turf grass. Yet, the site also has a very low amount of area shaded by tree canopy. The existing canopy coverage from the roughly 440 on-site trees totals approximately 11 acres, or 7% of the total site area. The Northeast Park Hill neighborhood as a whole has approximately 18% tree canopy coverage. When combined with Clayton and Elyria-Swansea, the three neighborhoods have 4,513 total trees with an overall tree canopy coverage of approximately 16.33%. The average tree canopy coverage citywide is 24.46%.

Source: Denver Parks & Recreation Tree Report Card

DRAINAGE & WATER QUALITY

The Park Hill Golf Course is part of a larger city-wide drainage basin known as Platte to Park Hill that has seen recent improvements and additional infrastructure to address historic flooding issues in Northeast Denver neighborhoods. The new, large Park Hill detention basin sits directly north of the former golf course site and links to other underground stormwater systems in the area. This detention basin provides a unique opportunity to become a feature of future parks and open space on the site, though currently lacks any amenities or pathways. The 39th Avenue Greenway, another part of the larger Platte-to-Park Hill drainage network, begins several blocks to the west of Colorado Blvd. and runs east toward Five Points and new outfalls at Globeville Landing Park. This greenway includes new multiuse trails but currently does not connect to any park or open space amenities or nearby transit stations through designated off-street facilities.

The site gently slopes from south to north and the detention basin captures much of the water from this site. A small high point in the northwest corner of the property drains some runoff toward Colorado Blvd. and E. 40th Ave. which is likely captured by on-street inlets. An additional small pond in the northeast corner of the property is not connected to the detention basin, as it was previously used for irrigation water for the golf course. A small detention area on the east edge of the property along Dahlia St. provides some stormwater capture for the adjacent streets and neighborhood.



Park Hill Golf Course Area Plan

TRENDS ANALYSIS FOR FUTURE GOLF USE

Key Trends

- Nationally, the supply of golf courses has contracted by about 10% since 2006 and golf participation has also decreased since the early 2000's.
- Nationally, 34.2 million people participated in on-course and off-course golf in 2019 and golfers are becoming younger and more diverse. Covid-19 has increased demand.
- Shorter, less-time consuming courses are becoming more popular to align with modern, busy lives.
- Technology is increasingly being used to improve game performance and increase viewership.
- Courses are seeking ways to reduce their environmental impact to better align with user concerns and increase their sustainability, including financial sustainability.

Golf Course Supply and Participation

This section describes trends in golf courses as well as the potential for continued golf activity at the Park Hill Golf Club. According to the National Golf Federation there were 14,300 golf facilities in the United States at the end of 2019. Three quarters of them were open to the public. There are 10% fewer courses now than in 2006 when a 20-year golf course expansion cycle in the United States came to an end, one that resulted in an oversupply of courses. Course closures have been concentrated among public facilities and 9-hole, "value-priced courses" with a greens fee of under \$40. (National Golf Foundation, 2021)

Golf participation is tracked by on-course and off-course activities. Off-course activities include use of driving ranges, indoor golf simulators or golf entertainment venues. Nationally, on-course participation was lower in 2019 (24.3 million) than in 2014 (24.7 million), with even lower participation from 2015 to 2018. And these rates of participation are all lower than in the early 2000's. Off-course participation on the other hand has consistently increased since 2014 to 9.9 million in 2019, a roughly 83% increase over that time. About 40% of off-course participation is by young adults. Women make up another 40% of off-course golfers, with particular interest in driving ranges.

In Colorado, there are about 240 golf courses. Golf participation in the state has been fairly flat since the 1990's. According to the Colorado Golf Association, the number of rounds played per year from 2015 to 2019 was around 1.7 million. The lowest participation was in 2019. Following Covid-19 related course shutdowns in the spring of 2020, golf participation spiked as people sought outdoor recreational activities where appropriate distance could be maintained. Despite an increase in demand, golf revenue in 2020 is likely to take a hit and there is uncertainty whether the increased pandemic demand will continue as Covid-19 concerns subside. (Colorado Golf Association, 2021)

Golfer Demographics

The sport's demographic makeup remains majority male, with just under one quarter (23%) of participants in 2019 being female. Of the 24.3 million people who golfed on a course in 2019, 6.1 million were young adults (18-34), a demographic that the National Golf Foundation says is the sport's biggest customer age segment; 2.5 million were juniors, with just over a third being female and about a quarter minority, a figure that is up from 6% 20 years ago. Combined, juniors and young adults make up about 35% of all on-course golfers. Senior (65+) participation increased to 5.3 million in 2019 and is expected to increase as boomers continue to reach retirement age.

The number of rounds played is dramatically different by age group. Seniors, unsurprisingly, play more rounds on average (36) than young adults (12). And despite the majority of course closures being 9-hole courses, and mostly public, the broader trend is an increased demand for shorter 9-hole courses that are less time consuming.

Offshoots like Disc Golf / Frisbee Golf and developments like Top golf are golf-related activities which are accessible and can serve as an introduction to the more traditional golf game. Disc / Frisbee golf can be played on golf courses. Discs are used instead of golf balls and baskets are installed on the course. Topgolf is a large driving range featuring electronically monitored targets and microchipped balls. It's designed to allow for mass participation in an entertainment-type venue.

In addition, to the demand for shorter courses and golf-related activities, the changing demographic profile of golfers is driving new trends. Women are increasingly interested in the sport and one in four golfers today is female. This trend is also resulting in more beginner and junior golfers as women are introducing their children to the sport. One in three golfers is a millennial and their increasing participation, along with Gen Z, is driving an increased use of technology, demand for new food and beverage options, apparel innovation, etc.

Technological Advances and Changing Tastes

The changing demographics and food and beverage consumption trends more broadly are increasing demand for healthy food options on courses, along with provision of craft beer and more cocktail options. As social media usage continues to increase, golf coverage and promotion is increasingly focused on reaching golfers through social channels and not just historic media outlets like television.

The sport's changing demographics and participant desires has also resulted in a trend among developers to create communities focused more on family-focused entertainment, not just building homes around a course with a clubhouse. Instead, there is more of a focus on providing a range of community amenities, including classes and events, with golf being just one of many options.

In addition, some courses are changing the way they use their vast acreage with more attention being paid to their environmental impact. This includes consideration for more effective water management and conservation, biodiversity and reducing their carbon footprint. For example, some are turning areas not really used into non-irrigated, unfertilized land for flowers, food, or grazing animals. Some are downsizing their land footprint, which aligns with demand for shorter play times. Others maximize use by providing year-round activities, such as cross-country skiing. More courses are working to be carbon positive, a trend expected to continue.

Sources: (National Golf Foundation, 2021; Colorado Golf Association, 2021; Donnally in Urban Land, 2015; Denver Business Journal, 2020).

OPEN SPACE ENVIRONMENTAL & ECONOMIC BENEFITS

Urban green space provides substantial environmental benefits ranging from preservation of biodiversity to curbing carbon emissions. Cities are still grappling with air and water pollution, heat island effects, and stormwater management; natural solutions have proven to help mitigate these urban problems. Trees and shrubs can filter toxic chemicals from the air, covered soil can act as a natural filter for water pollution and stormwater drainage, and trees, again, are natural air conditioners helping cities remain cooler during sweltering summer months. Cities are also major contributors to the climate crisis. Well-vegetated parks can help reduce the number of pollutants in the atmosphere and curb carbon emissions.

Urban parks provide clear benefits to individuals, communities, and cities. The key findings are as follows:

Environmental Benefits

Key Findings

- Urban parks are effective at filtering air, water, and noise pollution.
- Vegetation reduces pressure on hard infrastructure by absorbing rainwater, curbing surface runoff, and cut costs to municipalities.
- Urban parks help mitigate heat island effect in cities.
- Urban parks are effective at drawing down carbon emissions through carbon capture and storage.

Urban parks provide substantial environmental benefits ranging from preservation of biodiversity to curbing carbon emissions. These areas can be categorized into five areas: Pollution Control, Water Management, Micro-Climate Regulation, Biodiversity and Nature Conservation, and Climate Change Mitigation.

Pollution Control

Urban parks can play a pivotal role in reducing air pollution. Studies have found that one acre of tree cover in a park may reduce roughly 80 pounds of air pollution per year but could be as high as 200 pounds in a more polluted city with a longer growing season. The estimated value of pollution removal per acre of tree cover is about \$300 per year. (Nowak, 2010) TPL found that Denver's park system, saved the city \$128,914 (\$2009) in air pollution costs annually (TPL, 2010).

Urban forests, bioswales, rain gardens, and other types of green infrastructure in parks can help reduce runoff and filter pollutants such as heavy metals, animal waste, oils, and chemicals. (Sadeghian, 2013)

Water Management

Impermeable surfaces such as roads, sidewalks, parking lots, and rooftops prevent water from absorbing into the ground. This causes significant challenges, such as flooding and degraded water quality. Trees and ground cover are a more cost-effective and efficient tool for managing stormwater runoff than traditional hard infrastructure. Vegetation allows water to seep into the ground, slowing the rate at which it reaches stormwater infrastructure. This helps reduce localized flooding and increases water infiltration to promote groundwater recharge and evapotranspiration. TPL estimated that Denver's park system saved \$804,187 in stormwater management costs in 2009 (TPL, 2010).

Micro-Climate Regulation

Cities are prone to a phenomenon dubbed the urban heat island effect, where urbanized areas are up to 5°C hotter compared to surrounding rural areas (Sadeghian, 2013). This is due to dense urban infrastructure such as buildings and roads that absorb and re-emit the sun's heat. Vegetation, such as

trees, function as a natural air conditioner and help keep cities cool in the summer and reduce wind speed in the winter; mitigating the effects of glass and concrete. A study in Chicago found that a 10% increase in tree coverage could reduce the total energy for heating and cooling by \$50-100 per dwelling per year.

Biodiversity and Nature Conservation

While urban parks enhance peoples' connection to the natural world, they also help maintain viable populations of species that would otherwise disappear from the landscape. Vegetation corridors help link urban green space, supporting and enhancing urban biodiversity and protecting vulnerable species (Savard, 2000; Talal, 2020).

Parks and Climate Change

Parks with trees and vegetation can help drawdown carbon emissions in cities by directly removing and storing carbon and indirectly reducing air temperature and building energy use. It is estimated that U.S. park trees can store around 75 million tons of carbon (\$1.6 billion) and remove about 2.4 million tons of carbon (\$50 million) annually. One acre of park tree coverage can store roughly 40 tons of carbon and remove 1.2 tons of carbon per year. This amounts to \$800 per acre of carbon storage per year and \$25 per year for carbon removal (Nowak, 2010). As discussed earlier, trees and parks can help mitigate heat island effects and reduce energy use and, consequently, carbon emissions from power plants.

FINDINGS

The Park Hill Golf Course site presents an opportunity to address gaps in the existing parks, open space and recreation network for residents of Northeast Denver, create new non-automobile connections to nearby recreation, civic and transit amenities, and provide contemporary models of urban stormwater management, resiliency and ecology needs. A sizeable amount of new parks and open space would provide residents of adjacent neighborhoods with new recreation amenities and fill the gap in walkable park needs for new development and population growth that may be anticipated near the transit station. Within the three statistical neighborhoods of Northeast Park Hill, Clayton and Elyria-Swansea there are 91.28 acres of City park land for a combined resident population of 21,141 (Source: ACS 2015-2019), which equates to 4.32 acres per 1,000 residents. In order to meet the national average of 13 acres per 1,000, the City would need to increase total park acres to 274.8 within the three neighborhoods, an increase of 183.5 acres. The Park Hill Golf Course site can help advance toward those goals but it will also be important to increase park access throughout these neighborhoods to ensure all residents are within a 10-minute walk of a park.

Any future parks and open spaces that may occupy the site, should also address gaps in the park and recreation amenities within the surrounding neighborhoods. The City should develop level-of-service targets for facilities, services and specialized park amenities (Source: Parks & Recreation Game Plan, Strategy 3.4), combined with statistically valid surveys of resident needs and desires, use any future vision of the site to accommodate these needs and address the gaps. Additionally, future parks and open spaces on the site should be designed so as to preserve or transplant as many mature, healthy trees as possible, creating ready-made shade assets to address the urban heat island effect. Preserving mature tree canopies within new parks and open spaces will also protect habitat for urban wildlife and migrating birds. Utilizing existing topography and the adjacent Park Hill Detention basin, stormwater runoff can be directed toward the new parks and open spaces which, when intentionally-designed, can serve dual functions for both recreation and environmental quality. However, any future development or redevelopment would still be required to provide stormwater management as parks are not typically used to satisfy stormwater requirements. New off-street trail network connections can provide residents with new healthy mobility options and lower the rates of vehicle use to nearby and citywide recreational assets such as regional parks, the South Platte River and Sand Creek regional trails, community and civic amenities and transit stations.

DEFINITIONS

Designated Natural Area: City-owned land that has been designated by the DPR executive director based on ecological function and condition, outdoor education potential, and connection to the community; the Office of the City Naturalist coordinates management. (Game Plan for a Healthy City)

DPR: Denver Parks and Recreation (Game Plan for a Healthy City)

Equity: a condition when everyone has the opportunity to thrive, reducing or eliminating persistent institutional biases and barriers based on race, ability, gender identity and sexual preference, age, the environment and other factors. Equity acknowledges that treating every person or place exactly the same may not result in fair opportunities to succeed. (Game Plan for a Healthy City/Comprehensive Plan 2040/Blueprint Denver)

High-need neighborhood: neighborhoods with a greater demand for park space based on demographic, health, and urban context. High need neighborhoods have higher percentages of lower income households, less access to personal vehicles, and higher obesity rates and other health disparities so having walkable park access is particularly important. (Game Plan for a Healthy City)

Level-of-service: Level-of-service targets are goals describing how many amenities of various types are required to meet the demand of a certain number of residents. For example, level-of-service targets could include 1 baseball or softball field for every 5,000 residents, or 1 indoor pool for every 15,000 residents. Level-of-service targets can help gauge how well the City is providing parks and recreation amenities to meet resident demand. (Game Plan for a Healthy City)

Open space: The term open space defines parcels of land to preserve land, water, vegetative, historic, cultural or aesthetic features in their natural or primarily natural state. The goal of open space is to achieve the following:

- To provide opportunities for people to experience and connect to nature.
- To protect acreage containing natural resource values of community-wide significance including wetlands, wildlife habitats, urban forests, and scenic areas.
- To protect and restore healthy wildlife habitats and functional ecosystems maximizing their ability to provide ecosystem services to Denver Residents
- To help mitigate the effects of climate change on Denver residents.
- To protect water quality and manage water use.

Open space development and amenities would be limited to essential improvements like walk and trail pathways, seating, shade and overlooks. Open space park classifications include: Greenways, Linear Parks, Naturalized Areas of Urban Parks, Natural Areas, Mountain Parks, and Native Landscapes as defined by the Landscape Typology manual. (Denver Parks & Recreation)

Park: Lands and landscape that are acquired, developed, and managed for enjoyment by people, promotion of physical fitness, enhancement and preservation of the environment, and conservation of natural resources. (Game Plan for a Healthy City)

Urban heat island: The effect of pavement and buildings to absorb heat and increase the air temperature of surrounding areas. "Urban heat island" refers to an area with a concentration of pavement and buildings that feels hotter than surroundings. In contrast, parks and green space have a cooling effect on air temperature. (Game Plan for a Healthy City)

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