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# Park Hill Golf Course - Referred Ballot Measure

LUTI – December 20, 2022

## Original Proposed Ballot Language

“Shall the voters of the City and County of Denver authorize the release of the City-owned conservation easement on privately owned property known as the Park Hill Golf Course, which requires the land to be used primarily for golf-related purposes, and allow for publicly accessible parks and open space and residential and commercial uses, including affordable housing, community-serving retail and other purposes?”

# Revised Proposed Ballot Language

“Shall the voters of the City and County of Denver authorize the release of the City-owned conservation easement on privately owned property known as the Park Hill Golf Course, which requires the land to be used primarily for golf-related purposes, and allow for commercial and residential development, including affordable housing, and public regional park, trail and open space?”

\*Highlighting indicates areas of change



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# Questions?



# Appendix

# Ballot Measure

- Ballot Measure 301, approved at the Nov. 2021 election, requires voters to approve release of conservation easement and commercial or residential construction on subject property
- Bill will refer a question to the voters for the April ballot authorizing release and commercial/residential uses
- A NO vote leaves conservation easement restrictions for golf-related purposes in place
- A YES vote allows commercial and residential uses to occur, including requirements for affordable housing and publicly accessible parks & open space, within the legally binding terms of the zoning and Development Agreement

# Ballot Measure Content

- Initiated Ordinance 301 (DRMC Sec. 39-193) requires voter approval for:
  - Commercial or residential construction on land covered by a conservation easement AND any release of the easement
  - Need to address both components in the ballot question to meet the requirements of 301
- Obligation to make it clear the effect of a yes vote and the effect of a no vote
  - It is the City's legal position that the conservation easement limits the property to golf-related uses
  - Legally binding requirements in other actions reflected to provide clarity on enforceable components of development

# What if voters don't approve the measure?

- Property must return to golf related uses, as required by the conservation easement & settlement agreement
- Development agreement is terminated, except for requirements to rezone property back to previous zoning
- Within 90 days, property owner must file an application to rezone back to OS-B (privately owned recreation uses)
- Metro Districts cannot impose mills unless authorized by an IGA with the City; Metro Districts will be required to dissolve within 10 years of service plan approval